United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4350
www.yorkville.il.us

AGENDA
CITY COUNCIL MEETING
Tuesday, November 28, 2023
7:00 p.m.
City Hall Council Chambers
651 Prairie Pointe Drive, Yorkville, IL

Call to Order:

Pledge of Allegiance:

Roll Call by Clerk:

WARD I	WARD II	WARD III	WARD IV
Ken Koch	Arden Joe Plocher	Chris Funkhouser	Seaver Tarulis
Dan Transier	Craig Soling	Matt Marek	Rusty Corneils

Establishment of Quorum:

Amendments to Agenda:

Presentations:

1. Swearing-in of Patrol Officer – Alex Wrobel

Public Hearings:

Citizen Comments on Agenda Items:

Consent Agenda:

1. Bill Payments for Approval
   - $ 1,622,372.86 (vendors)
   - $ 356,842.05 (payroll period ending 11/09/23)
   - $ 1,979,214.91 (total)
2. PW 2023-85 Kane-Kendall Council of Mayors (KKCOM) Call for Projects – *authorize staff to submit a 2023 Call for Projects application for East Van Emmon Street project funding and Kennedy Road project funding*
3. PW 2023-87 2023 Road to Better Roads – Change Order No. 1 and Final Payment Estimate – *approve the 2023 Road to Better Road – Change Order No. 1 and authorize the Mayor to execute*

Mayor's Report:

1. CC 2023-58 Tax Levy
   a. Resolution Requesting Separate Limiting Rates for all City Funds
   b. Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning on May 1, 2024 and Ending on April 30, 2025

Mayor's Report (cont'd):

2. CC 2023-67 Treasurer's Report for October 2023
3. CC 2023-68 Ordinance Repealing and Replacing Title 1, Chapter 14 of the Yorkville City Code (Administrative Adjudication)
4. CC 2023-69 Resolution Approving an Interagency Agreement Between the Illinois State Police and the United City of Yorkville, Kendall County, Illinois
5. CC 2023-70 Bond Abatement Ordinances
    a. Ordinance abating the tax levied for the year 2023 to pay the principal of and interest on the $5,575,000 General Obligation Bonds (Alternate Revenue Source), Series 2015A
    b. Ordinance abating the tax levied for the year 2023 to pay the principal of and interest on the $1,235,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014
    c. Ordinance abating the tax levied for the year 2023 to pay the principal of and interest on the $1,290,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014C
    d. Ordinance abating the tax levied for the year 2023 to pay the principal of and interest on the $4,295,000 General Obligation Bonds (Alternate Revenue Source), Series 2014A
    e. Ordinance abating the tax levied for the year 2023 to pay the principal of and interest on the $8,250,000 General Obligation Bonds (Alternate Revenue Source), Series 2021
    f. Ordinance abating the tax levied for the year 2023 to pay the principal of and interest on the $5,170,000 General Obligation Bonds (Alternate Revenue Source), Series 2022
    g. Ordinance abating the tax hereto levied for the year 2023 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2023A, of the United City of Yorkville, Kendall County, Illinois
6. CC 2023-71 Special Service Area Abatement Ordinances
    a. Ordinance Abating Special Service Area Taxes for Special Service Area Number 2003-100 (Raintree Village Project) and Approving the Amended Special Tax Roll
    b. Ordinance Abating Special Service Area Taxes for Special Service Area Number 2003-101 (Windett Ridge Project) and Approving the Amended Special Tax Roll
    c. Ordinance Abating Special Service Area Taxes for Special Service Area Number 2004-104 (Central Grande Reserve) and Approving the Amended Special Tax Roll
    d. Ordinance Abating Special Service Area Taxes for Special Services Area Number 2004-107 (Raintree Village II Project)
    e. Ordinance Abating Special Service Area Taxes for Special Service Area Numbers 2005-108 and 2005-109 Special Tax Refunding Bonds, Series 2016 (Autumn Creek Project and Bristol Bay I Project)
7. CC 2023-72 Ordinance for the Amended Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2024 and Ending April 30, 2025 in and for Special Service Area Number 2004-201 (Fox Hill)

Mayor's Report (cont'd):

8. CC 2023-73 Ordinance for the Amended Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2024 and Ending April 30, 2025 in and for Special Service Area Number 2006-119 (Sunflower Estates)

Public Works Committee Report:

Economic Development Committee Report:

Public Safety Committee Report:

Administration Committee Report:

Park Board:

Planning and Zoning Commission:

1. PZC 2023-15 & EDC 2023-50 Ordinance Approving the Final Plat of Kendall Marketplace Lot 52 Phase 4 Resubdivision
2. PZC 2022-23 & EDC 2022-73 Northpointe Development (Fox Hill Senior Living)
    a. Ordinance Approving the Rezoning to the R-4 General Multi-Family Residence District of the Property Located at the Southeast Corner of W. Veterans Parkway (US Route 34) and Sycamore Road (Northpointe Development II Corporation)
    b. Ordinance Granting a Variance to Increase the Maximum Permitted Number of Dwelling Units Per Acre for the Property Located at the Southeast Corner of W. Veterans Parkway (US Route 34) and Sycamore Road (Northpointe Development II Corporation)

City Council Report:

City Clerk's Report:

Community and Liaison Report:

Staff Report:

Mayor's Report (cont'd):

9. PZC 2023-09 & EDC 2023-36 Unified Development Ordinance Discussion
10. CC 2021-04 City Buildings Updates
11. CC 2021-38 Water Study Update

Additional Business:

Citizen Comments:

Executive Session:

Adjournment:

COMMITTEES, MEMBERS AND RESPONSIBILITIES

ADMINISTRATION: December 20, 2023 – 6:00 p.m. – East Conference Room #337

Committee		Departments	Liaisons
Chairman:	Alderman Marek	Finance	Library
Vice-Chairman:	Alderman Plocher	Administration	
Committee:	Alderman Koch		
Committee:	Alderman Corneils		

ECONOMIC DEVELOPMENT: December 5, 2023 – 6:00 p.m. – East Conference Room #337

Committee		Departments	Liaisons
Chairman:	Alderman Plocher	Community Development	Planning & Zoning Commission
Vice-Chairman:	Alderman Funkhouser	Building Safety & Zoning	Kendall Co. Plan Commission
Committee:	Alderman Transier		
Committee:	Alderman Tarulis		

PUBLIC SAFETY: January 4, 2024 – 6:00 p.m. – East Conference Room #337

Committee		Departments	Liaisons
Chairman:	Alderman Transier	Police	School District
Vice-Chairman:	Alderman Tarulis		
Committee:	Alderman Soling		
Committee:	Alderman Funkhouser		

PUBLIC WORKS: December 19, 2023 – 6:00 p.m. – East Conference Room #337

Committee		Departments	Liaisons
Chairman:	Alderman Koch	Public Works	Park Board
Vice-Chairman:	Alderman Soling	Engineering	YBSD
Committee:	Alderman Marek	Parks and Recreation	
Committee:	Alderman Corneils		

UNITED CITY OF YORKVILLE
WORKSHEET
CITY COUNCIL
Tuesday, November 28, 2023
7:00 PM
CITY COUNCIL CHAMBERS

AMENDMENTS TO AGENDA:

PRESENTATIONS:

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1. Swearing-In of Patrol Officer – Alex Wrobel

CITIZEN COMMENTS ON AGENDA ITEMS:

CONSENT AGENDA:

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1. Bill Payments for Approval
   - ☐ Approved _____
     - ☐ As presented
     - ☐ As amended
   - ☐ Notes _____

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2. PW 2023-85 Kane-Kendall Council of Mayors (KKCOM) Call for Projects
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

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3. PW 2023-87 2023 Road to Better Roads – Change Order No. 1 and Final Payment Estimate
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

MAYOR'S REPORT:

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1. CC 2023-58 Tax Levy

   a. Resolution Requesting Separate Limiting Rates for all City Funds

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

   ☐ Removed _____

   b. Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning on May 1, 2024 and Ending on April 30, 2025

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

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2. CC 2023-67 Treasurer's Report for October 2023

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

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3. CC 2023-68 Ordinance Repealing and Replacing Title 1, Chapter 14 of the Yorkville City Code (Administrative Adjudication)

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

☐ Removed _____

☐ Notes _____

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4. CC 2023-69 Resolution Approving an Interagency Agreement Between the Illinois State Police and the United City of Yorkville, Kendall County, Illinois

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

☐ Removed _____

☐ Notes _____

_____

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5. CC 2023-70 Bond Abatement Ordinances

a. Ordinance abating the tax levied for the year 2023 to pay the principal of and interest on the $5,575,000 General Obligation Bonds (Alternate Revenue Source), Series 2015A

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

☐ Removed _____

b. Ordinance abating the tax levied for the year 2023 to pay the principal of and interest on the $1,235,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014

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

☐ Removed _____

c. Ordinance abating the tax levied for the year 2023 to pay the principal of and interest on the $1,290,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014C

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

☐ Removed _____

d. Ordinance abating the tax levied for the year 2023 to pay the principal of and interest on the $4,295,000 General Obligation Bonds (Alternate Revenue Source), Series 2014A

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

☐ Removed _____

e. Ordinance abating the tax levied for the year 2023 to pay the principal of and interest on the $8,250,000 General Obligation Bonds (Alternate Revenue Source), Series 2021

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

☐ Removed _____

f. Ordinance abating the tax levied for the year 2023 to pay the principal of and interest on the $5,170,000 General Obligation Bonds (Alternate Revenue Source), Series 2022

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

☐ Removed _____

g. Ordinance abating the tax hereto levied for the year 2023 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2023A, of the United City of Yorkville, Kendall County, Illinois

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

☐ Removed _____

☐ Notes _____

_____

_____

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6. CC 2023-71 Special Service Area Abatement Ordinances

a. Ordinance Abating Special Service Area Taxes for Special Service Area Number 2003-100 (Raintree Village Project) and Approving the Amended Special Tax Roll

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

☐ Removed _____

b. Ordinance Abating Special Service Area Taxes for Special Service Area Number 2003-101 (Windett Ridge Project) and Approving the Amended Special Tax Roll

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

☐ Removed _____

c. Ordinance Abating Special Service Area Taxes for Special Service Area Number 2004-104 (Central Grande Reserve) and Approving the Amended Special Tax Roll

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

☐ Removed _____

d. Ordinance Abating Special Service Area Taxes for Special Service Area Number 2004-107 (Raintree Village II Project)

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

☐ Removed _____

e. Ordinance Abating Special Service Area Taxes for Special Service Area Number 2005-108 and 2005-109 Special Tax Refunding Bonds, Series 2016 (Autumn Creek Project and Bristol Bay I Project)

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

☐ Removed _____

☐ Notes _____

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_____

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7. CC 2023-72 Ordinance for the Amended Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2024 and Ending April 30, 2025 in and for Special Service Area Number 2004-201 (Fox Hill)

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

☐ Removed _____

☐ Notes _____

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8. CC 2023-73 Ordinance for the Amended Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2024 and Ending April 30, 2025 in and for Special Service Area Number 2006-119 (Sunflower Estates)

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

☐ Removed _____

☐ Notes _____

_____

_____

PLANNING AND ZONING COMMISSION:

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1. PZC 2023-15 & EDC 2023-50 Ordinance Approving the Final Plat of Kendall Marketplace Lot 52 Phase 4 Resubdivision

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

☐ Removed _____

☐ Notes _____

_____

_____

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2. PZC 2022-23 & EDC 2022-73 Northpointe Development (Fox Hill Senior Living)

   a. Ordinance Approving the Rezoning to the R-4 General Multi-Family Residence District of the Property Located at the Southeast Corner of W. Veterans Parkway (US Route 34) and Sycamore Road (Northpointe Development II Corporation)

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

   ☐ Removed _____

   b. Ordinance Granting a Variance to Increase the Maximum Permitted Number of Dwelling Units Per Acre for the Property Located at the Southeast Corner of W. Veterans Parkway (US Route 34) and Sycamore Road (Northpointe Development II Corporation)

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

MAYOR'S REPORT (CONT'D):

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9. PZC 2023-09 & EDC 2023-36 Unified Development Ordinance Discussion

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

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10. CC 2021-04 City Building Updates

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

☐ Removed _____

☐ Notes _____

_____

_____

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11. CC 2021-38 Water Study Update

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

☐ Removed _____

☐ Notes _____

_____

_____

ADDITIONAL BUSINESS:

CITIZEN COMMENTS:

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

Agenda Item Number

Consent Agenda #1

Tracking Number

Agenda Item Summary Memo

Title: Bills for Payment

Meeting and Date: City Council – November 28, 2023

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Amy Simmons (Name) Finance (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 11/17/23

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
539666	EJEQUIP	EJ EQUIPMENT						
	E02350		11/15/23	01	TYMCO AIR STREET SWEEPER	25-215-60-00-6070	345,033.00	
						INVOICE TOTAL:	345,033.00 *	
						CHECK TOTAL:		345,033.00
						TOTAL AMOUNT PAID:		345,033.00

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
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 II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/28/2023

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539667	ADVAAUTO	ADVANCED AUTOMATION & CONTROLS					
	23-4148	10/31/23	01	RAINTREE FLOWMETER REPAIR	51-510-54-00-5445		3,908.58
					INVOICE TOTAL:		3,908.58 *
					CHECK TOTAL:		3,908.58
539668	ALTORFER	ALTORFER INDUSTRIES, INC					
	PM6A0021242	10/24/23	01	REPLACE FAN BELT AND PUEL	51-510-54-00-5445		5,533.46
			02	PRESSURE GUAGE	** COMMENT **		
					INVOICE TOTAL:		5,533.46 *
	PO630014101	10/31/23	01	LOAD BANK GENERATOR TESTING	52-520-54-00-5444		1,327.00
					INVOICE TOTAL:		1,327.00 *
	PO630014102	10/31/23	01	INSPECTION & LOAD TESTING	52-520-54-00-5444		1,327.60
					INVOICE TOTAL:		1,327.60 *
	PO630014103	10/31/23	01	COUNTRYSIDE GENERATOR TESTING	52-520-54-00-5444		1,496.00
					INVOICE TOTAL:		1,496.00 *
	PO630014104	10/31/23	01	LOAD BANK TEST GENERATOR	52-520-54-00-5444		1,202.00
					INVOICE TOTAL:		1,202.00 *
					CHECK TOTAL:		10,886.06
539669	AMEHOIST	AMERICAN HOIST & MANLIFT, INC					
	26827	07/05/23	01	JUL-SEPT 2023 ELEVATOR	24-216-54-00-5446		160.00
			02	MAINTENANCE	** COMMENT **		
					INVOICE TOTAL:		160.00 *
					CHECK TOTAL:		160.00
D003196	ANTPLACE	ANTHONY PLACE YORKVILLE LP					

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/28/2023

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D003196	ANTPLACE	ANTHONY PLACE YORKVILLE LP						
	DEC 2023		11/01/23	01	CITY OF YORKVILLE HOUSING	01-640-54-00-5427		946.00
				02	ASSISTANCE PROGRAM RENT	** COMMENT **		
				03	REIMBURSEMENT FOR THE MONTH OF	** COMMENT **		
				04	DEC 2023	** COMMENT **		
						INVOICE TOTAL:		946.00 *
						DIRECT DEPOSIT TOTAL:		946.00
539670	BACKFLOW	CHICAGO BACKFLOW, INC						
	8636		11/01/23	01	ANNUAL SUBSCRIPTION RENEWAL	51-510-54-00-5460		495.00
						INVOICE TOTAL:		495.00 *
						CHECK TOTAL:		495.00
539671	BEEBED	DAVID BEEBE						
	102623		10/26/23	01	UMPIRE	79-795-54-00-5462		100.00
						INVOICE TOTAL:		100.00 *
	110423		11/04/23	01	UMPIRE	79-795-54-00-5462		165.00
						INVOICE TOTAL:		165.00 *
						CHECK TOTAL:		265.00
539672	BUILDERS	BUILDERS PAVING LLC						
	130228		10/30/23	01	HMA SURFACE	23-230-60-00-6032		418.83
						INVOICE TOTAL:		418.83 *
						CHECK TOTAL:		418.83
539673	CAMBRIA	CAMBRIA SALES COMPANY INC.						
	43603		11/01/23	01	PAPER TOWEL	52-520-56-00-5620		108.54
						INVOICE TOTAL:		108.54 *
						CHECK TOTAL:		108.54

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
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88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/28/2023

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
539674	COMED	COMMONWEALTH EDISON							
	0663112230-1024		10/24/23	01	09/25-10/24 BEAVER LIFT	52-520-54-00-5480		131.01	
						INVOICE TOTAL:		131.01	*
						CHECK TOTAL:		131.01	
539675	COREMAIN	CORE & MAIN LP							
	T800872		10/23/23	01	16 100CF METERS	51-510-56-00-5664		4,638.00	
						INVOICE TOTAL:		4,638.00	*
	T835747		10/26/23	01	METER AND FLAGS	51-510-56-00-5664		1,544.91	
						INVOICE TOTAL:		1,544.91	*
	T857367		10/27/23	01	510M METERS	51-510-56-00-5664		3,943.26	
						INVOICE TOTAL:		3,943.26	*
						CHECK TOTAL:		10,126.17	
539676	COXLAND	COX LANDSCAPING LLC							
	192285		11/02/23	01	FOX HILL MOWING	11-111-54-00-5495		1,058.00	
						INVOICE TOTAL:		1,058.00	*
	192286		11/02/23	01	SUNFLOWER ESTATES MOWING	12-112-54-00-5495		1,000.00	
						INVOICE TOTAL:		1,000.00	*
						CHECK TOTAL:		2,058.00	
539677	CROSS	CROSS RHODES							
	59244		11/02/23	01	DIGITIZE NEW CITY HALL PLANS	24-216-54-00-5446		99.98	
						INVOICE TOTAL:		99.98	*
						CHECK TOTAL:		99.98	

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/28/2023

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
539678	DICKINSD DONALD W DICKINSON							
	102623	10/26/23	01	UMPIRE	79-795-54-00-5462		80.00	
					INVOICE TOTAL:		80.00	*
					CHECK TOTAL:			80.00
539679	DIETERG GARY M. DIETER							
	102823	10/28/23	01	UMPIRE	79-795-54-00-5462		100.00	
					INVOICE TOTAL:		100.00	*
	110423	11/04/23	01	UMPIRE	79-795-54-00-5462		100.00	
					INVOICE TOTAL:		100.00	*
					CHECK TOTAL:			200.00
539680	DIRENRGY DIRECT ENERGY BUSINESS							
	1704706-233040052934	10/31/23	01	09/28-10/26 RT34 & BEECHER	23-230-54-00-5482		95.38	
					INVOICE TOTAL:		95.38	*
	1704718-233070052964	11/03/23	01	10/03-11/01 RT34 & CANNONBALL	23-230-54-00-5482		18.99	
					INVOICE TOTAL:		18.99	*
	1704721-233030052927	10/30/23	01	09/26-10/24 610 TOWER WELLS	51-510-54-00-5480		2,615.19	
					INVOICE TOTAL:		2,615.19	*
	1704722-233040052934	10/31/23	01	09/28-10/26 2921 BRISTOL RDG	51-510-54-00-5480		6,513.36	
					INVOICE TOTAL:		6,513.36	*
					CHECK TOTAL:			9,242.92
539681	DRHCAMBR DR HORTON-MIDWEST							
	2466 JUSTICE	11/15/23	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00	
					INVOICE TOTAL:		5,000.00	*
					CHECK TOTAL:			5,000.00

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

UNITED CITY OF YORKVILLE
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INVOICES DUE ON/BEFORE 11/28/2023

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539682	EEI — ENGINEERING ENTERPRISES, INC.						
	77973	08/30/23	01	BEAVER ST PUMP STATION	51-510-60-00-6065		178.00
			02	IMPROVEMENTS ** COMMENT **			
					INVOICE TOTAL:		178.00 *
					CHECK TOTAL:		178.00
539683	FOXVALSA — FOX VALLEY SANDBLASTING						
	51830	05/27/22	01	SANDBLAST PLAYGROUND RAILINGS	25-225-60-00-6010		2,056.73
					INVOICE TOTAL:		2,056.73 *
					CHECK TOTAL:		2,056.73
539684	GADDYB — BREANA GADDY						
	102823	10/28/23	01	UMPIRE	79-795-54-00-5462		100.00
					INVOICE TOTAL:		100.00 *
					CHECK TOTAL:		100.00
539685	GARDKOCH — GARDINER KOCH & WEISBERG						
	H-2364C-16749	11/11/23	01	KIMBALL HILL I MATTERS	01-640-54-00-5461		1,517.75
					INVOICE TOTAL:		1,517.75 *
	H-3181C-16750	11/11/23	01	MISC CITY LEGAL MATTERS	01-640-54-00-5461		66.00
					INVOICE TOTAL:		66.00 *
					CHECK TOTAL:		1,583.75
539686	GROOT — GROOT INC						
	11531759T102	11/01/23	01	OCT 2023 REFUSE SERVICE	01-540-54-00-5442		140,888.56
			02	OCT SENIOR REFUSE SERVICE	01-540-54-00-5442		3,984.94
					INVOICE TOTAL:		144,873.50 *
					CHECK TOTAL:		144,873.50

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
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 II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539687	HARRIS HARRIS COMPUTER SYSTEMS						
	MSIXT0000396	09/27/23	01	SEPT 2023 MYGOVHUB FEES	01-120-54-00-5462		297.66
			02	SEPT 2023 MYGOVHUB FEES	51-510-54-00-5462		449.21
			03	SEPT 2023 MYGOVHUB FEES	52-520-54-00-5462		129.63
					INVOICE TOTAL:		876.50 *
					CHECK TOTAL:		876.50
539688	IMPACT IMPACT NETWORKING, LLC						
	3094507	11/06/23	01	8/1-10/31 COPY CHARGES	01-210-54-00-5430		0.56
			02	8/1-10/31 COPY CHARGES	01-110-54-00-5430		10.58
			03	8/1-10/31 COPY CHARGES	01-120-54-00-5430		46.37
			04	8/1-10/31 COPY CHARGES	79-790-54-00-5462		3.08
			05	8/1-10/31 COPY CHARGES-UB	01-120-54-00-5430		8.98
			06	8/1-10/31 COPY CHARGES-UB	51-510-54-00-5430		12.03
			07	8/1-10/31 COPY CHARGES-UB	52-520-54-00-5430		5.61
					INVOICE TOTAL:		87.21 *
					CHECK TOTAL:		87.21
539689	JETCOLTD JETCO, LTD						
	3429	11/07/23	01	ENGINEER PAYMENT ESTIMATE	51-510-60-00-6015		263,952.00
			02	2-NORTH CENTRAL TANK REHAB	** COMMENT **		
					INVOICE TOTAL:		263,952.00 *
					CHECK TOTAL:		263,952.00
539690	JIMSTRCK JIM'S TRUCK INSPECTION LLC						
	200116	11/01/23	01	TRUCK INSPECTION	01-410-54-00-5490		65.00
					INVOICE TOTAL:		65.00 *
	200265	11/07/23	01	TRUCK INSPECTION	79-790-54-00-5495		43.00
					INVOICE TOTAL:		43.00 *
					CHECK TOTAL:		108.00

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
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 II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

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539691	KENPRINT	ANNETTE M. POWELL							
	23-1110		11/10/23	01	QR CODE DOOR HANGERS	51-510-54-00-5462		65.50	
						INVOICE TOTAL:		65.50	*
						CHECK TOTAL:		65.50	
539692	LANEMUCH	LANER, MUCHIN, LTD							
	656221		11/01/23	01	LEGAL SERVICE THROUGH 10/20/23	01-640-54-00-5463		450.00	
						INVOICE TOTAL:		450.00	*
						CHECK TOTAL:		450.00	
539693	LINDCO	LINDCO EQUIPMENT SALES INC							
	231054P		11/13/23	01	LAMPREY EXPOSURE, OUTPUT	01-410-56-00-5628		4,018.24	
				02	CABLE, HYDRAULIC PIGTAIL	** COMMENT **			
				03	SEALS, POWER CABLE	** COMMENT **			
						INVOICE TOTAL:		4,018.24	*
						CHECK TOTAL:		4,018.24	
539694	LRS	LRS, LLC							
	PS555618		08/24/23	01	07/28-08/24 FURY PORTOLET FEES	79-795-56-00-5620		92.00	
						INVOICE TOTAL:		92.00	*
	PS561938		09/21/23	01	8/29-9/1 YYTF PORTOLET FEES	79-795-56-00-5620		157.71	
						INVOICE TOTAL:		157.71	*
	PS561940		09/21/23	01	8/25-9/21 YRD PORTOLET FEES	79-795-56-00-5620		92.00	
						INVOICE TOTAL:		92.00	*
	PS566017		10/19/23	01	9/22-11/5 TRD PORTOLET FEES	79-795-56-00-5620		337.49	
						INVOICE TOTAL:		337.49	*

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
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 II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

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539694	LRS LRS, LLC							
	PS566018	10/19/23	01	9/22-11/16 YRD PORTOLET FEES	79-795-56-00-5620		604.00	
					INVOICE TOTAL:		604.00	*
	PS566020	10/19/23	01	9/22-11/5 YRD PORTOLET FEES	79-795-56-00-5620		147.85	
					INVOICE TOTAL:		147.85	*
	PS566021	10/19/23	01	9/22-11/1 YYBS PORTOLET FEES	79-795-56-00-5620		134.72	
					INVOICE TOTAL:		134.72	*
	PS566022	10/19/23	01	9/22-11/1 YYBS PORTOLET FEES	79-795-56-00-5620		134.72	
					INVOICE TOTAL:		134.72	*
	PS566023	10/19/23	01	9/22-11/1 YRD PORTOLET FEES	79-795-56-00-5620		442.22	
					INVOICE TOTAL:		442.22	*
	PS566024	10/19/23	01	9/22-10/20 YRD PORTOLET FEES	79-795-56-00-5620		95.28	
					INVOICE TOTAL:		95.28	*
	PS566025	10/19/23	01	9/22-11/15 YRD PORTOLET FEES	79-795-56-00-5620		361.43	
					INVOICE TOTAL:		361.43	*
	PS566026	10/19/23	01	09/22-11/01 REDS PORTOLET FEES	79-795-56-00-5620		134.72	
					INVOICE TOTAL:		134.72	*
	PS566027	10/19/23	01	8/22-11/16 YYTF PORTOLET FEES	79-795-56-00-5620		368.00	
					INVOICE TOTAL:		368.00	*
	PS566028	10/19/23	01	9/22-11/1 REDS PORTOLET FEES	79-795-56-00-5620		134.72	
					INVOICE TOTAL:		134.72	*
	PS566029	10/19/23	01	09/22-11/01 YRD PORTOLET FEES	79-795-56-00-5620		134.72	
					INVOICE TOTAL:		134.72	*
	PS566030	10/19/23	01	9/22-11/1 YYBS PORTOLET FEES	79-795-56-00-5620		269.43	
					INVOICE TOTAL:		269.43	*

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
539694	LRS	LRS, LLC							
	PS566031		10/19/23	01	9/22-11/16 YRD PORTOLET FEES	79-795-56-00-5620		1,342.00	
						INVOICE TOTAL:		1,342.00	*
	PS566033		10/19/23	01	9/22-10/22 YRD PORTOLET FEES	79-795-56-00-5620		95.28	
						INVOICE TOTAL:		95.28	*
	PS566034		10/19/23	01	9/22-11/16 YRD PORTOLET FEES	79-795-56-00-5620		184.00	
						INVOICE TOTAL:		184.00	*
						CHECK TOTAL:		5,262.29	
539695	MEADOWSK	KEVIN A. MEADOWS							
	102823		10/28/23	01	UMPIRE	79-795-54-00-5462		100.00	
						INVOICE TOTAL:		100.00	*
						CHECK TOTAL:		100.00	
539696	MESIMPSO	M.E. SIMPSON CO, INC							
	41201		10/31/23	01	LEAK DETECTION AT516 MADISON	51-510-54-00-5462		645.00	
						INVOICE TOTAL:		645.00	*
						CHECK TOTAL:		645.00	
539697	METIND	METROPOLITAN INDUSTRIES, INC.							
	INV055918		10/31/23	01	REPLACED MODEM AT BLACKBERRY	52-520-54-00-5444		1,497.17	
				02	LIFT	** COMMENT **			
						INVOICE TOTAL:		1,497.17	*
						CHECK TOTAL:		1,497.17	
539698	METROWES	METRO WEST COG							

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

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539698	METROWES	METRO WEST COG						
	5146		06/29/23	01	LEGISLATIVE bbq FOR 3 PEOPLE	01-110-54-00-5412		160.00
						INVOICE TOTAL:		160.00 *
						CHECK TOTAL:		160.00
539699	MIDAMTEC	MID AMERICAN TECHNOLOGY, INC						
	17309		08/22/23	01	BATTERIES, SURVEY POLE	51-510-56-00-5640		450.00
				02	MOUNTING BRACKET	** COMMENT **		
						INVOICE TOTAL:		450.00 *
						CHECK TOTAL:		450.00
539700	MIDWSALT	MIDWEST SALT						
	P470443		11/07/23	01	BULK ROCK SALT	51-510-56-00-5638		3,457.00
						INVOICE TOTAL:		3,457.00 *
	P470506		11/09/23	01	BULK ROCK SALT	51-510-56-00-5638		3,421.28
						INVOICE TOTAL:		3,421.28 *
						CHECK TOTAL:		6,878.28
539701	MOHRR	RANDY MOHR						
	102823		10/28/23	01	UMPIRE	79-795-54-00-5462		165.00
						INVOICE TOTAL:		165.00 *
	110623		11/06/23	01	UMPIRE	79-795-54-00-5462		100.00
						INVOICE TOTAL:		100.00 *
						CHECK TOTAL:		265.00
539702	NARVICK	NARVICK BROS. LUMBER CO, INC						

EST. 1836 UNITED CITY OF YORKVILLE ILLINOIS County Seat of Kendall County

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
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88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

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539702	NARVICK	NARVICK BROS. LUMBER CO, INC							
	88192		10/05/23	01	4000 PSI AE	25-225-60-00-6010		1,316.00	
						INVOICE TOTAL:		1,316.00	*
	88387		10/16/23	01	3000AE	25-225-60-00-6010		960.00	
						INVOICE TOTAL:		960.00	*
	88629		10/24/23	01	4000 PSI AE	23-230-56-00-5637		728.00	
						INVOICE TOTAL:		728.00	*
						CHECK TOTAL:		3,004.00	
539703	NEOPOST	QUADIENT FINANCE USA, INC							
	110623-PR		11/06/23	01	POSTAGE MACHINE REFILL	79-000-14-00-1410		200.00	
						INVOICE TOTAL:		200.00	*
	110723-CITY		11/07/23	01	POSTAGE METER REFILL	01-000-14-00-1410		300.00	
						INVOICE TOTAL:		300.00	*
						CHECK TOTAL:		500.00	
539704	NICOR	NICOR GAS							
	00-41-22-8748 4-1023		10/31/23	01	10/02-10/31 1107 PRAIRIE LN	01-110-54-00-5480		53.24	
						INVOICE TOTAL:		53.24	*
	12-43-53-5625 3-1023		11/01/23	01	10/03-11/01 609 N BRIDGE	01-110-54-00-5480		43.09	
						INVOICE TOTAL:		43.09	*
	15-64-61-3532 5-1023		10/31/23	01	10/02-10/31 1991 CANNONBALL	01-110-54-00-5480		54.31	
						INVOICE TOTAL:		54.31	*
	23-45-91-4862 5-1023		11/01/23	01	10/04-11/01 101 BRUELL	01-110-54-00-5480		169.84	
						INVOICE TOTAL:		169.84	*

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL		

84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
539704	NICOR	NICOR GAS							
	40-52-64-8356 1-1023		11/02/23	01	10/04-11/02 102 E VAN EMMON	01-110-54-00-5480		268.53	
						INVOICE TOTAL:		268.53	*
	61-60-41-1000 9-1023		11/02/23	01	10/03-11/01 610 TOWER	01-110-54-00-5480		140.40	
						INVOICE TOTAL:		140.40	*
	83-80-00-1000 7-1023		11/12/23	01	10/03-11/01 610 TOWER UNIT B	01-110-54-00-5480		126.87	
						INVOICE TOTAL:		126.87	*
						CHECK TOTAL:			856.28
539705	OLEARYM	MARTIN J. O'LEARY							
	110423		11/04/23	01	UMPRE	79-795-54-00-5462		100.00	
						INVOICE TOTAL:		100.00	*
	111123		11/11/23	01	UMPRE	79-795-54-00-5462		100.00	
						INVOICE TOTAL:		100.00	*
						CHECK TOTAL:			200.00
539706	OSWEFIRE	OSWEGO FIRE PROTECTION DIST.							
	103123-LC		11/07/23	01	AUG-OCT 2023 DEVELOPMENT FEES	95-000-24-00-2456		4,567.50	
						INVOICE TOTAL:		4,567.50	*
						CHECK TOTAL:			4,567.50
539707	OSWEGO	VILLAGE OF OSWEGO							
	2457		11/09/23	01	TRAINING COORDINATOR SALARY	01-210-54-00-5413		4,060.72	
				02	REIMBURSEMENT FOR OCT 2023	** COMMENT **			
						INVOICE TOTAL:		4,060.72	*
						CHECK TOTAL:			4,060.72

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
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 II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/28/2023

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
539708	OTTOSEN	OTTOSEN DINOLFO							
	1187		09/30/23	01	SEPT 2023 BRIGHT FARMS MATTER	01-640-54-00-5456		77.00	
						INVOICE TOTAL:		77.00	*
	1195		09/30/23	01	SEPT 223 MEETINGS	01-640-54-00-5456		1,600.00	
						INVOICE TOTAL:		1,600.00	*
	727		09/30/23	01	SEPT 2023 MISC LEGAL MATTERS	01-640-54-00-5456		5,876.00	
						INVOICE TOTAL:		5,876.00	*
						CHECK TOTAL:		7,553.00	
539709	PHOENIX	PHOENIX INDUSTRIAL CLEANING							
	29484		11/03/23	01	CLEAN KITCHEN EXHAUST AT	24-216-54-00-5446		840.00	
				02	BEECHER CENTER	** COMMENT **			
						INVOICE TOTAL:		840.00	*
						CHECK TOTAL:		840.00	
539710	PIZZO	PIZZO AND ASSOCIATES, LTD							
	339-8		11/01/23	01	NATURALIZATION AREA	24-216-54-00-5446		732.19	
				02	MAINTENANCE AT 651 PRAIRIE	** COMMENT **			
				03	POINTE	** COMMENT **			
						INVOICE TOTAL:		732.19	*
						CHECK TOTAL:		732.19	
539711	PRINTSRC	LAMBERT PRINT SOURCE, LLC							
	3725		10/27/23	01	DISK GOLF SIGNS	79-790-56-00-5620		235.00	
						INVOICE TOTAL:		235.00	*
	3743		11/09/23	01	HOLIDAY CELEBRATION BANNERS	79-795-56-00-5606		845.00	
						INVOICE TOTAL:		845.00	*
						CHECK TOTAL:		1,080.00	

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/28/2023

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
539712	R0001593	LOCAL 150 APPRENTICESHIP FUND							
	L150.57		10/27/23	01	CDL TRAINING-WOLF	79-790-54-00-5412		3,360.00	
						INVOICE TOTAL:		3,360.00	*
	L150.58		10/27/23	01	CDL TRAINING-SCOTT	79-790-54-00-5412		3,360.00	
						INVOICE TOTAL:		3,360.00	*
						CHECK TOTAL:		6,720.00	
539713	R0002610	MIKE & JULIE LANDIS							
	110823-RFND		11/08/23	01	REFUND OVERPAYMENT ON FINAL	01-000-13-00-1371		250.45	
				02	BILL FOR ACCT#0104442810-01	** COMMENT **			
						INVOICE TOTAL:		250.45	*
						CHECK TOTAL:		250.45	
539714	R0002611	ALI BUKHRES							
	2023-1808 RFND		11/06/23	01	PUBLIC HEARING SIGN PERMIT	01-000-42-00-4210		100.00	
				02	REFUNDS	** COMMENT **			
						INVOICE TOTAL:		100.00	*
						CHECK TOTAL:		100.00	
539715	RIEHIEMG	GRANT RIEHLE-MOELLER							
	111123		11/11/23	01	UMPIRE	79-795-54-00-5462		100.00	
						INVOICE TOTAL:		100.00	*
						CHECK TOTAL:		100.00	
539716	RIETZJ	JACKSON RIETZ							
	111123		11/11/23	01	UMPIRE	79-795-54-00-5462		100.00	
						INVOICE TOTAL:		100.00	*
						CHECK TOTAL:		100.00	

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL		

84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/28/2023

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
539717	RIETZR	ROBERT L. RIETZ JR.							
	102623		10/26/23	01	UMPIRE	79-795-54-00-5462		40.00	
						INVOICE TOTAL:		40.00	*
	110423		11/04/23	01	UMPIRE	79-795-54-00-5462		100.00	
						INVOICE TOTAL:		100.00	*
	111123		11/11/23	01	UMPIRE	79-795-54-00-5462		100.00	
						INVOICE TOTAL:		100.00	*
						CHECK TOTAL:		240.00	
539718	SANDOVAA	ANTONIO SANDOVAL							
	111123		11/11/23	01	UMPIRE	79-795-54-00-5462		165.00	
						INVOICE TOTAL:		165.00	*
						CHECK TOTAL:		165.00	
539719	SPRTFLD	SPORTSFIELDS, INC.							
	23658		10/12/23	01	BASEBALL INFIELD MIX	79-790-56-00-5646		3,597.59	
						INVOICE TOTAL:		3,597.59	*
						CHECK TOTAL:		3,597.59	
539720	STANDE	STANDARD EQUIPMENT CO							
	P46303		10/25/23	01	SONETICS REPAIR	51-510-54-00-5490		223.79	
						INVOICE TOTAL:		223.79	*
						CHECK TOTAL:		223.79	
539721	SUBURLAB	SUBURBAN LABORATORIES INC.							
	219946		11/15/23	01	WATER SAMPLE TESTING	51-510-54-00-5429		752.30	
						INVOICE TOTAL:		752.30	*
						CHECK TOTAL:		752.30	

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
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25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
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 II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/28/2023

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539722	TRAFFIC	TRAFFIC CONTROL CORPORATION					
	147083	10/30/23	01	FLOOD LAMP	01-410-54-00-5435		100.00
					INVOICE TOTAL:		100.00 *
					CHECK TOTAL:		100.00
539723	TRICO	TRICO MECHANICAL , INC					
	8053	10/31/23	01	HVAC REPAIR AT OLD BANK BLDG	24-216-54-00-5446		480.00
					INVOICE TOTAL:		480.00 *
					CHECK TOTAL:		480.00
539724	UNIFIRST	UNIFIRST FIRST AID & SAFETY					
	H851303	10/16/23	01	FIRST AID SUPPLIES	79-790-54-00-5495		55.06
					INVOICE TOTAL:		55.06 *
					CHECK TOTAL:		55.06
539725	VITOSH	CHRISTINE M. VITOSH					
	2138	11/08/23	01	11/08/23 P&Z MEETING	90-195-00-00-0011		380.00
					INVOICE TOTAL:		380.00 *
					CHECK TOTAL:		380.00
539726	WATERSYS	WATER SOLUTIONS UNLIMITED, INC					
	118590	10/26/23	01	CHEMICALS	51-510-56-00-5638		4,749.32
					INVOICE TOTAL:		4,749.32 *
					CHECK TOTAL:		4,749.32
539727	WELDSTAR	WELDSTAR					

UNITED CITY OF YORKVILLE ILLINOIS EST. 1836 County Seat of Kendall County

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/28/2023

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
539727	WELDSTAR	WELDSTAR							
	0002225918		10/24/23	01	CYLINDER RENTAL	01-410-54-00-5485		76.80	
						INVOICE TOTAL:		76.80	*
						CHECK TOTAL:		76.80	
539728	WINNINGE	WINNINGER EXCAVATING INC.							
	PAY EST 2		11/02/23	01	ENGINEERS PAYMENT ESTIMATE	51-510-60-00-6025		583,506.34	
				02	2-2023 WATER MAIN IMPROVEMENTS	** COMMENT **			
						INVOICE TOTAL:		583,506.34	*
						CHECK TOTAL:		583,506.34	
D003197	YBSD	YORKVILLE BRISTOL							
	2023.021		11/06/23	01	NOV 2023 LANDFILL EXPENSE	51-510-54-00-5445		19,021.36	
						INVOICE TOTAL:		19,021.36	*
						DIRECT DEPOSIT TOTAL:		19,021.36	
539729	YORKSCHO	YORKVILLE SCHOOL DIST #115							
	103123-LC		11/12/23	01	AUG-OCT 2023 LAND CASH	95-000-24-00-2453		155,169.90	
						INVOICE TOTAL:		155,169.90	*
						CHECK TOTAL:		155,169.90	
539730	YOUNGM	MARLYS J. YOUNG							
	101723-PW		11/15/23	01	10/17/23 PW MEETING MINUTES	01-110-54-00-5462		85.00	
						INVOICE TOTAL:		85.00	*
	101823-ADMIN		10/24/23	01	10/18/23 ADMIN MEETING MINUTES	01-110-54-00-5462		85.00	
						INVOICE TOTAL:		85.00	*

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 11/28/2023

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
539730	YOUNGM MARLYS J. YOUNG							
	110223-PS	11/15/23	01	11/02/23 PS MEETING MINUTES	01-110-54-00-5462		85.00	
					INVOICE TOTAL:		85.00	*
	110723-EDC	11/15/23	01	11/07/23 EDC MEETING MINUTES	01-110-54-00-5462		85.00	
					INVOICE TOTAL:		85.00	*
	110823-P&Z	11/15/23	01	11/08/23 P&Z MEETING MINUTES	90-195-00-00-0011		57.00	
			02	11/08/23 P&Z MINUTES	90-213-00-00-0111		28.00	
					INVOICE TOTAL:		85.00	*
					CHECK TOTAL:		425.00	

TOTAL CHECKS PAID: 1,257,372.50

TOTAL DIRECT DEPOSITS 19,967.36

PAID: TOTAL AMOUNT PAID: 1,277,339.86

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
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25-215	PUBLIC WORKS CAPITAL
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52-520	SEWER OPERATIONS
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88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
PAYROLL SUMMARY
November 9, 2023

	REGULAR	OVERTIME	TOTAL	IMRF	FICA	TOTALS
ADMINISTRATION	18,622.43	-	18,622.43	1,221.63	895.10	20,739.16
FINANCE	13,543.28	-	13,543.28	888.45	999.78	15,431.51
POLICE	126,637.14	1,153.67	127,790.81	481.74	9,481.07	137,753.62
COMMUNITY DEV.	25,748.62	-	25,748.62	1,708.79	1,915.04	29,372.45
STREETS	23,641.46	-	23,641.46	1,557.45	1,758.57	26,957.48
BUILDING & GROUNDS	5,938.01	-	5,938.01	399.38	457.22	6,794.61
WATER	19,978.56	648.05	20,626.61	1,353.13	1,495.50	23,475.24
SEWER	10,066.18	-	10,066.18	660.31	735.61	11,462.10
PARKS	32,345.40	-	32,345.40	1,998.86	2,407.70	36,751.96
RECREATION	25,809.29	-	25,809.29	1,359.47	1,941.56	29,110.32
LIBRARY	16,996.89	-	16,996.89	726.98	1,269.73	18,993.60
TOTALS	$ 319,327.26	$ 1,801.72	$ 321,128.98	$ 12,356.19	$ 23,356.88	$ 356,842.05

TOTAL PAYROLL **$ 356,842.05**

UNITED CITY OF YORKVILLE

BILL LIST SUMMARY

Tuesday, November 28, 2023

ACCOUNTS PAYABLE		**DATE**		
City Check Manual Register *(Page 1)*		11/17/2023	$	345,033.00
City Check Register (*Pages 2 - 19)*		10/24/2023		1,277,339.86
	SUB-TOTAL:		**$**	**1,622,372.86**
PAYROLL				
Bi - Weekly *(Page 67)*		11/09/2023	$	356,842.05
	SUB-TOTAL:		**$**	**356,842.05**
	TOTAL DISBURSEMENTS:		**$**	**1,979,214.91**

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

Agenda Item Number

Consent Agenda #2

Tracking Number

PW 2023-85

Agenda Item Summary Memo

Title: KKCOM Call for Projects – Application

Meeting and Date: City Council – November 28, 2023

Synopsis: Application Consideration

Council Action Previously Taken:

Date of Action: PW – 11/21/23 Action Taken: Moved forward to CC consent agenda.

Item Number: PW 2023-85

Type of Vote Required: Majority

Council Action Requested: Consideration of Approval

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

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Rob Fredrickson, Finance Director
Jori Behland, City Clerk

Date: November 14, 2023
Subject: KKCOM – Call for Projects

Background:

The Kane-Kendall Council of Mayors (KKCOM) recently announced a call for projects. Generally, KKCOM funds three types of projects, Reconstruction, Minor Rehabilitation and Preservation (Resurfacing). In recent times, the City has taken advantage of the program and has received funding for Game Farm Road (Reconstruction), Cannonball Trail (Resurfacing), Mill Street (Resurfacing) and Bristol Ridge Road (Resurfacing).

Question Presented:

Should the City submit an application for the 2023 Call for Projects?

Discussion:

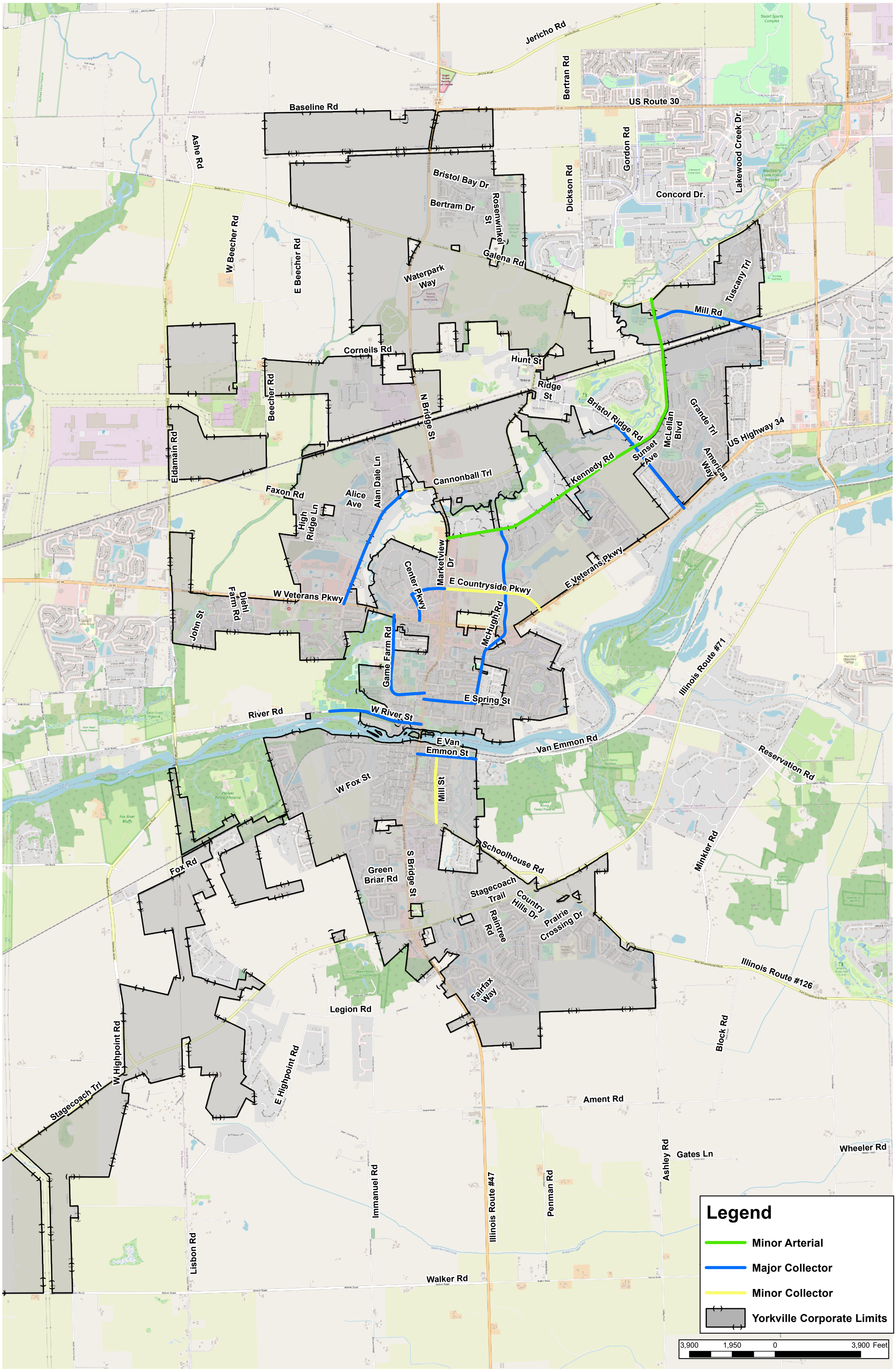
In order to be eligible for federal funding, a roadway must have a FAU Route designation. An exhibit indicating the FAU routes in the City is attached.

Staff has reviewed the City's eligible roadways and is recommending the following:

> Resubmit East Van Emmon Street for this call. Recall that this roadway is currently on the contingency list and there is a high level of probability that the City will receive funding next year. The project is currently under design. If selected, the project would be 75% funded (Construction only) by the KKCOM. We are estimating a total project cost of $583,000 ($398,145 STP, $184,855 Local).
>
> Submit an application for Kennedy Road as noted on the attached exhibit. Generally, higher traffic volume streets have a better chance of receiving these funds and based on review of the potential scoring, there is a reasonable change that this will be funded. This project would be a reconstruction/widening and would include intersection improvements at Bristol Ridge along with potential curve improvements. We are estimating a total project cost of $3,123,000 ($2,193,000 STP, $930,000 Local). The detailed cost estimate is also attached for your information.

Action Required:

Consideration of authorization to submit application for 2023 Call for Projects.



Engineering Enterprises, Inc. 52 Wheeler Road Sugar Grove, Illinois 60554 (630) 466-6700 *www.eeiweb.com*	**CITY OF YORKVILLE** Kendall County, IL	DATE: SEPTEMBER 2023 PROJECT NO.: YO2300 BY: MJT PATH: H:/GIS/PUBLIC/YORKVILLE/2023/YO2300 FILE: YO2300 FAU ROUTE MAP YORKVILLE OWNERSHIP.MXD	**FAU ROUTE MAP** **CITY OF YORKVILLE**	**LOCATION MAP** **YORKVILLE'S JURISDICTION**	N W E S

PRELIMINARY COST ESTIMATE
LAFO IMPROVEMENTS
E. VAN EMMON STREET (FAU 2515)
FROM IL ROUTE 47 TO CITY LIMITS
2611 LF, 36' E-E ON AVERAGE
UNITED CITY OF YORKVILLE, KENDALL COUNTY, IL

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	TOPSOIL FURNISH AND PLACE, 4"	SQ YD	450.0	$ 30.00	$ 13,500.00
2	SODDING, SALT TOLERANT	SQ YD	450.0	$ 40.00	$ 18,000.00
3	SUPPLEMENTAL WATERING	UNIT	10.0	$ 10.00	$ 100.00
4	BITUMINOUS MATERIALS (TACK COAT)	POUND	6,860.0	$ 0.10	$ 686.00
5	POLYMERIZED LEVELING BINDER, IL-4.75, N50	TON	590.0	$ 100.00	$ 59,000.00
6	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	SQ YD	400.0	$ 15.00	$ 6,000.00
7	HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50	TON	1,170.0	$ 75.00	$ 87,750.00
8	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	SQ FT	5,215.0	$ 7.50	$ 39,112.50
9	DETECTABLE WARNINGS	SQ FT	100.0	$ 30.00	$ 3,000.00
10	HOT-MIX ASPHALT SURFACE REMOVAL, VARIABLE DEPTH	SQ YD	10,160.0	$ 3.00	$ 30,480.00
11	COMBINATION CURB AND GUTTER REMOVAL	FOOT	440.0	$ 5.00	$ 2,200.00
12	SIDEWALK REMOVAL	SQ FT	5,215.0	$ 1.50	$ 7,822.50
13	CLASS D PATCHES, TYPE II, 5 INCH	SQ YD	110.0	$ 50.00	$ 5,500.00
14	CLASS D PATCHES, TYPE III, 5 INCH	SQ YD	110.0	$ 45.00	$ 4,950.00
15	CLASS D PATCHES, TYPE IV, 5 INCH	SQ YD	310.0	$ 40.00	$ 12,400.00
16	COMBINATION CONCRETE CURB AND GUTTER,TYPE B-6.12	FOOT	440.0	$ 40.00	$ 17,600.00
17	MOBILIZATION	L SUM	1.0	$ 19,000.00	$ 19,000.00
18	TRAFFIC CONTROL AND PROTECTION, STANDARD 701501	L SUM	1.0	$ 9,000.00	$ 9,000.00
19	TRAFFIC CONTROL AND PROTECTION, STANDARD 701801	L SUM	1.0	$ 3,500.00	$ 3,500.00
20	CHANGEABLE MESSAGE SIGN	CAL DAY	60.0	$ 60.00	$ 3,600.00
21	SHORT-TERM PAVEMENT MARKING	FOOT	660.0	$ 3.00	$ 1,980.00
22	TEMPORARY PAVEMENT MARKING - LINE 4"	FOOT	1,310.0	$ 2.00	$ 2,620.00
23	WORK ZONE PAVEMENT MARKING REMOVAL	SQ FT	220.0	$ 5.00	$ 1,100.00
24	INLETS TO BE ADJUSTED	EACH	5.0	$ 400.00	$ 2,000.00
25	MANHOLES TO BE ADJUSTED	EACH	5.0	$ 750.00	$ 3,750.00
26	SANITARY MANHOLES TO BE ADJUSTED	EACH	5.0	$ 1,250.00	$ 6,250.00
27	THERMOPLASTIC PAVEMENT MARKINGS - 4"	FOOT	6,142.0	$ 1.00	$ 6,142.00
28	THERMOPLASTIC PAVEMENT MARKINGS - 24"	FOOT	40.0	$ 5.00	$ 200.00
29	INCIDENTAL HOT-MIX ASPHALT SURFACING	TON	40.0	$ 150.00	$ 6,000.00
				TOTAL CONSTRUCTION COSTS (A)	**$ 373,243.00**

Cost estimate assumes 1" poly level binder, 2" surface & 5% patching

	TOTAL CONSTRUCTION COSTS (A) - SEE FIRST SHEET	**$ 373,243.00**
	CONTINGENCY (10%) (B=A*0.1)	**$ 37,330.00**
	TOTAL CONSTRUCTION COST WITH CONTINGENCY AND 4% INFLATION UNTIL 2025 (C=A*1.04^3+B)	**$ 473,980.00**
	PHASE II ENGINEERING (11%) (E = 0.11*C	**$ 52,140.00**
	RIGHT OF WAY (F)	**$ -**
	PHASE III ENGINEERING AND MATERIAL TESTING (12%) (G=0.12*C)	**$ 56,880.00**
	ESTIMATED PROJECT TOTAL (H = C+D+E+F+G)	**$ 583,000.00**

PRELIMINARY COST ESTIMATE
LAFO IMPROVEMENTS
E. VAN EMMON STREET (FAU 2515)
FROM IL ROUTE 47 TO CITY LIMITS
2611 LF, 36' E-E ON AVERAGE
UNITED CITY OF YORKVILLE, KENDALL COUNTY, IL

	Local Funding Percentage	STP Funding Percentage
Engineering - Phase I:	100%	0%
Engineering - Phase II:	100%	0%
ROW:	100%	0%
Engineering - Phase III:	25%	75%
Construction:	25%	75%

	Estimated Cost (enter most recent cost)	Funding Request	Projected Fiscal Year
Engineering - Phase I:	$ -	$ -	
Engineering - Phase II:	$ 52,140.00	$ -	FY25
ROW:	$ -	$ -	
Engineering - Phase III:	$ 56,880.00	$ 42,660.00	FY26
Construction:	$ 473,980.00	$ 355,485.00	FY26
Total:	$ 583,000.00	$ 398,145.00	

		Local Funding
Engineering - Phase I:		$ -
Engineering - Phase II:		$ 52,140.00
ROW:		$ -
Engineering - Phase III:		$ 14,220.00
Construction:		$ 118,495.00
Total:		$ 184,855.00

G:\Public\Yorkville\2022\YO2204-C 2022 STP Call for Projects-Yorkville\Eng\East Van Emmons Street\[Van Emmon Street LAFO.xls]Yorkville

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

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

NO.	DATE	REVISIONS

DATE: FEBRUARY 2022
PROJECT NO.: YO2204
BY: MJT
PATH: H:\GIS\PUBLIC\YORKVILLE\2022\
FILE: YO2204 VanEmmon Street Location Map

200 100 0 200 Feet

E. VAN EMMON STREET LOCATION MAP

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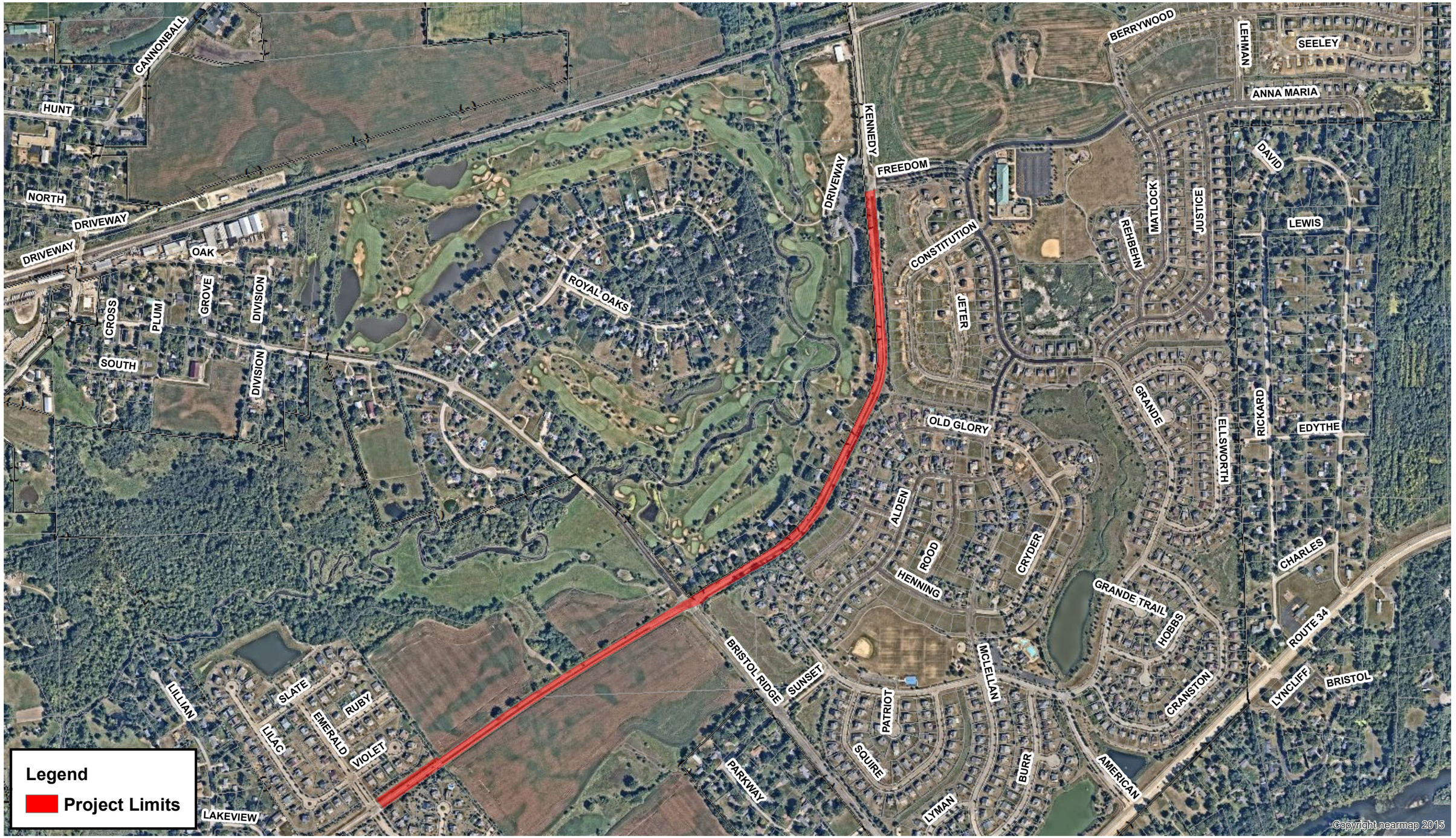
PRELIMINARY COST ESTIMATE

JOB NO:	YO2333-C
DESIGNED:	JHS
DATE:	November 10, 2023
PROJECT TITLE:	**Kennedy Road Improvements - Emerald Ln to Freedom Dr**

ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Earth Excavation	CY	2,025	$ 50.00	$ 101,250.00
2	Removal and Disposal of Unsuitable Material	CY	2,200	$ 50.00	$ 110,000.00
3	Geotechnical Fabric for Ground Stabilization	SY	3,450	$ 3.00	$ 10,350.00
4	Perimeter Erosion Barrier	LF	4,460	$ 4.50	$ 20,070.00
5	Aggregate Subgrade Improvement	CY	175	$ 40.00	$ 7,000.00
6	Aggregage Subgrade Improvement, 12"	SY	3,450	$ 20.00	$ 69,000.00
7	Bituminous Materials (Tack Coat)	LB	17,500	$ 1.00	$ 17,500.00
8	Hot-Mix Asphalt Surface Removal - Butt Joint	SY	140	$ 30.00	$ 4,200.00
9	Hot-Mix Asphalt Surface Removal, 3"	SY	22,710	$ 3.50	$ 79,485.00
10	Hot-Mix Asphalt Binder Course, IL-19.0, N70	TON	1,125	$ 100.00	$ 112,500.00
11	Polymerized Hot-Mix Asphalt Binder Course, IL-4.75, N50	TON	1,500	$ 125.00	$ 187,500.00
12	Hot-Mix Asphalt Surface Course, IL-9.5, Mix "D", N70	TON	3,000	$ 105.00	$ 315,000.00
13	Portland Cement Concrete Sidewalk, 5 Inch	SF	400	$ 25.00	$ 10,000.00
14	Sidewalk Removal	SF	400	$ 10.00	$ 4,000.00
15	Combination Concrete Curb and Gutter Removal and Replacement	LF	150	$ 100.00	$ 15,000.00
16	Pavement Removal	SY	460	$ 20.00	$ 9,200.00
17	Aggregate Shoulders, Type B 4"	SY	3,025	$ 30.00	$ 90,750.00
18	Thermoplastic Pavement Markings	LSUM	1	$ 40,000.00	$ 40,000.00
19	Traffic Staging	LSUM	1	$ 25,000.00	$ 25,000.00
20	Hot-Mix Asphalt Driveway Removal and Replacement	SY	375	$ 45.00	$ 16,875.00
21	Hot-Mix Asphalt Bike Path Removal and Replacement	SY	750	$ 45.00	$ 33,750.00
22	Partial Depth Patching	SY	2,275	$ 60.00	$ 136,500.00
23	Restoration	SY	7,500	$ 12.00	$ 90,000.00
24	Mobilization	LSUM	1	$ 110,000.00	$ 110,000.00
25	Drainage Improvements	LSUM	1	$ 100,000.00	$ 100,000.00
26	Traffic Control and Protection	LSUM	1	$ 50,000.00	$ 50,000.00

TOTAL	$ 1,765,000.00
20% CONTINGENCY	$ 353,000.00
TOTAL ESTIMATED CONSTRUCTION COSTS	**$ 2,118,000.00**
TOTAL ESTIMATE PRELIMINARY CONSTRUCTION COST WITH INFLATION (4%) (2028)	**$ 2,478,000.00**
PHASE I ENGINEERING (8%)	$ 198,240.00
PHASE II ENGINEERING (8%)	$ 198,240.00
PHASE III ENGINEERING (10%)	$ 247,800.00
TOTAL PRELIMINARY COST ESTIMATE	**$ 3,122,280.00**
ESTIMATED FEDERAL SHARE	**$ 2,193,030.00**
ESTIMATED CITY SHARE	**$ 929,250.00**

52 Wheeler Road, Sugar Grove, IL 60554 Tel: 630.466.6700 Fax: 630.466.6701 www.eeiweb.com



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

United City of Yorkville
651 Prairie Pointe Dr.
Yorkville, IL 60560
www.yorkville.il.us

NO.	DATE	REVISIONS

DATE: NOVEMBER 2023
PROJECT NO.: YO2333
BY: MJT
PATH: H:\GIS\PUBLIC\YORKVILLE\2023\
FILE: YO2333 Kennedy Rd.MXD

1,400 700 0 Feet

KENNEDY RD LOCATION MAP

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

Agenda Item Number

Consent Agenda #3

Tracking Number

PW 2023-87

Agenda Item Summary Memo

Title: 2023 Road to Better Roads Program - MFT

Meeting and Date: City Council – November 28, 2023

Synopsis: Recommendation to Approve Request for Change in Plans and Final Payment Estimate

Council Action Previously Taken:

Date of Action: PW – 11/21/23 Action Taken: Moved forward to CC consent agenda.

Item Number: PW 2023-87

Type of Vote Required: Majority

Council Action Requested: Recommendation to Approve Request for Change in Plans and Final Payment Estimate

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

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Rob Fredrickson, Finance Director
Jori Behland, City Clerk

Date: November 8, 2023
Subject: 2023 Road to Better Roads - MFT

The 2023 Road to Better Roads Program was awarded to D. Construction 1488 S. Broadway Coal City, IL 60416 at total awarded value of $1,197,204.31. The project is now complete and accepted.

The project came in $22,229.78 under budget for a Final Construction Cost of $1,174,974.53. Due to the use of Motor Fuel Tax Funds, the Request for Change in plans and Engineer's Final Payment Estimate needs to be approved by IDOT before final payment can be made.

We recommend that the City approve the Request for Change in Plans and Engineer's Final Payment Estimate.

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

Illinois Department of Transportation

Request for Approval of Change of Plans

Local Public Agency	County	Route	Section Number
United City of Yorkville	Kendall	Various Local Roads	23-00000-00-GM

Request Number: 1 ☒ Final

Contractor: D. Construction Inc.

Address	City	State	Zip Code
1488 S. Broadway	Coal City	IL	60416

Date: 11/06/23

I recommend that this Deduction be made from the above contract.

The estimated quantities are shown below and the contractor agrees to furnish the materials and do the work at the unit prices.

	Item Description	Unit of Measure	Quantity	Unit Price	Addition (A) or Deduction (D)	Total Addition	Total Deduction
-	Supplemental Watering	Unit	10	$220.0000	D	$0.0000	$2,200.0000
-	Bituminous Materials (Tack Coat)	Pound	18982	$0.0100	D	$0.0000	$189.8200
-	Hot-Mix Asphalt Surface Removal - Butt Joint	Sq Yd	55	$0.0100	D	$0.0000	$0.5500
-	Hot-Mix Asphalt Binder Course, IL-9.5, N50	Ton	161	$76.0000	D	$0.0000	$12,236.0000
-	Hot-Mix Asphalt Surface Course, IL-9.5, Mix "D", N50	Ton	49	$76.5000	D	$0.0000	$3,748.5000
-	Sidewalk Removal	Sq Ft	1155	$2.7500	A	$3,176.2500	$0.0000
-	Portland Cement Concrete Sidewalk, 5 Inch	Sq Ft	1319	$9.3500	A	$12,332.6500	$0.0000
-	Detectable Warnings	Sq Ft	35	$35.2000	A	$1,232.0000	$0.0000
-	Combination Concrete Curb and Gutter Removal and Replacement	Foot	124	$44.0000	A	$5,456.0000	$0.0000
-	Hot-Mix Asphalt Surface Removal, Variable Depth	Sq Yd	196	$2.5000	D	$0.0000	$490.0000
-	Hot-Mix Asphalt Surface Removal, 3"	Sq Yd	298	$2.7500	D	$0.0000	$819.5000
-	Partial Depth Patching (Special)	Sq Yd	427	$45.0000	D	$0.0000	$19,215.0000
-	Routing and Sealing Cracks	Foot	405	$0.6400	D	$0.0000	$259.2000
-	Manholes To Be Adjusted	Each	1	$800.0000	D	$0.0000	$800.0000
-	Inlets To Be Adjusted	Each	14	$440.0000	A	$6,160.0000	$0.0000
-	Sanitary Manholes To Be Adjusted	Each	1	$880.0000	D	$0.0000	$880.0000
-	Type 3 Frame and Grate	Each	1	$550.0000	A	$550.0000	$0.0000
-	Thermoplastic Pavement Marking - Letters & Symbols	Sq Ft	347	$6.0500	D	$0.0000	$2,099.3500
-	Thermoplastic Pavement Marking - Line 4"	Foot	2157	$0.6600	D	$0.0000	$1,423.6200
-	Thermoplastic Pavement Marking - Line 6"	Foot	506	$0.9900	A	$500.9400	$0.0000
-	Thermoplastic Pavement Marking - Line 8"	Foot	1238	$1.3800	D	$0.0000	$1,708.4400

	Item Description	Unit of Measure	Quantity	Unit Price	Addition (A) or Deduction (D)	Total Addition	Total Deduction
-	Thermoplastic Pavement Marking - Line 12"	Foot	474	$3.0300	D	$0.0000	$1,436.2200
-	Thermoplastic Pavement Marking - Line 24"	Foot	120	$5.5000	D	$0.0000	$660.0000
-	Modified Urethane Pavement Marking - Letters & Symbols	Sq Ft	11	$5.9400	A	$65.3400	$0.0000
-	Modified Urethane Pavement Marking - Line 4"	Foot	102	$1.2700	A	$129.5400	$0.0000
-	Modified Urethane Pavement Marking - Line 6"	Foot	2004	$1.8700	A	$3,747.4800	$0.0000
-	Modified Urethane Pavement Marking - Line 12"	Foot	155	$2.9700	D	$0.0000	$460.3500
-	Modified Urethane Pavement Marking - Line 24"	Foot	53	$5.9400	A	$314.8200	$0.0000
-	Temporary Pavement Marking - Line 4"	Foot	297	$3.0000	D	$0.0000	$891.0000
-	Temporary Pavement Marking Removal	Sq Ft	100	$5.0000	D	$0.0000	$500.0000
-	Aggregate Surface Removal, 4"	Sq Yd	133	$10.0000	D	$0.0000	$1,330.0000
-	Preparation of Base	Sq Yd	580	$2.0000	D	$0.0000	$1,160.0000
-	Sodding, Special	Sq Yd	271	$16.2500	A	$4,403.7500	$0.0000
-	Hot-Mix Asphalt Driveway Removal and Replacement	Sq Yd	18	$57.0000	D	$0.0000	$1,026.0000
-	Recessed Reflective Pavement Marker	Each	90	$71.5000	D	$0.0000	$6,435.0000
-	Raised Reflective Pavement Marker Removal	Each	9	$10.0000	D	$0.0000	$90.0000
-	Emulsified Maltene-Based Rejuvenator	Sq Yd	76	$2.0000	D	$0.0000	$152.0000
-	Crack Routing (Pavement)	Foot	150	$0.0300	D	$0.0000	$4.5000
-	Crack Filling	Pound	50	$1.6700	D	$0.0000	$83.5000
					Total Changes	$38,068.77	$60,298.55

Add Row

Total Net Change	($22,229.78)
Amount of Original Contract	$1,197,204.31
Amount of Previous Change Orders	$0.00
Amount of adjusted/final contract	$1,174,974.53

Total net deduction to date ($22,229.78) which is -1.86% of the contract price.

State fully the nature and reason for the change

Balance quantities based on as-built conditions. See attached for explanation of items increased or decreased over $10,000

When the net increase or decrease in the cost of the contract is $10,000.00 or more, or the time of completion is increased or decreased by 30 days or more, one of the following statements must be checked:

- ☐ The Local Public Agency has determined that the circumstances which necessitate this change were not reasonably foreseeable at the time the contract was signed.
- ☒ The Local Public Agency has determined that the change is germane to the original contract as signed.
- ☐ The Local Public Agency has determined that this change is in the best interest of the Local Public Agency and is authorized by law.

Prepared By: Christopher J. Ott

Title of Preparer: Project Manager

Submitted/Approved

Local Public Agency Signature & Date

BY:

Title: Mayor

For a Road District project County Engineer signature required.

County Engineer/Superintendent of HighwaysSignature & Date

Approved:
Illinois Department of Transportation

Regional Engineer Signature & Date

IDOT Department Use Only

Received Location | Received Date | Additional Location? ☐

WMFT Entry By | Entry Date

UNITED CITY OF YORKVILLE
2023 MFT (ROADS TO BETTER ROADS PROGRAM)
SECTION 23-00000-00-GM
BLR 13210 SUPPLEMENT
EXPLANATION OF PAY ITEM CHANGES IN EXCESS OF $10,000

HOT-MIX ASPHALT BINDER COURSE, IL-9.5., N50 (161 TONS DEDUCTED AT $76.00/TON = $12,236.00

This item was decreased based on existing field conditions and reflects actual delivered tonnages.

PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH (1,319 SQ FT ADDED AT $9.35/SQ FT = $12,332.65)

This item was increased in quantity due to additional sidewalk deterioration that occurred between design and construction of the project.

PARTIAL DEPTH PATCHING (SPECIAL) (427 SQ YD DEDUCTED AT $45.00/SQ YD = $19,215.00)

This item was reduced in quantity due to existing pavement conditions not needing to be patched.

Illinois Department of Transportation

Engineer's Payment Estimate

Local Public Agency	County	Route(s) (Street/Road)	Section Number	Estimate
United City of Yorkville	Kendall	Various Local Roads	23-00000-00-GM	5

☒ Final

Payable to Name

D. Construction Inc.

Address	Date From	Date To
1488 S. Broadway Coal City, IL 60416	11/06/23	11/24/23

Pay Items	Unit of Meas.	Awarded		Approved Change in Plans		Completed to Date		
		Quantity	Values	Added	Deducted	Quantity	Unit Price	Value
Supplemental Watering	Unit	10	$2,200.00		10	0	$220.0000	
Bituminous Materials (Tack Coat)	Pound	28946	$289.46		18982	9964	$0.0100	$99.6400
Hot-Mix Asphalt Surface Removal - Butt Joint	Sq Yd	413	$4.13		55	358	$0.0100	$3.5800
Hot-Mix Asphalt Binder Course, IL-9.5, N50	Ton	3556	$270,256.00		161	3395	$76.0000	$258,020.0000
Hot-Mix Asphalt Surface Course, IL-9.5, Mix "D", N50	Ton	3686	$281,979.00		49	3637	$76.5000	$278,230.5000
Sidewalk Removal	Sq Ft	5500	$15,125.00	1155		6655	$2.7500	$18,301.2500
Portland Cement Concrete Sidewalk, 5 Inch	Sq Ft	5500	$51,425.00	1319		6819	$9.3500	$63,757.6500
Detectable Warnings	Sq Ft	332	$11,686.40	35		367	$35.2000	$12,918.4000
Combination Concrete Curb and Gutter Removal and Replacement	Foot	2010	$88,440.00	124		2134	$44.0000	$93,896.0000
Hot-Mix Asphalt Surface Removal, Variable Depth	Sq Yd	32982	$82,455.00		196	32786	$2.5000	$81,965.0000
Hot-Mix Asphalt Surface Removal, 3"	Sq Yd	9306	$25,591.50		298	9008	$2.7500	$24,772.0000
Partial Depth Patching (Special)	Sq Yd	427	$19,215.00		427	0	$45.0000	
Routing and Sealing Cracks	Foot	19683	$12,597.12		405	19278	$0.6400	$12,337.9200
Manholes To Be Adjusted	Each	4	$3,200.00		1	3	$800.0000	$2,400.0000
Inlets To Be Adjusted	Each	47	$20,680.00	14		61	$440.0000	$26,840.0000

Local Public Agency	County	Route(s) (Street/Road)	Section Number
United City of Yorkville	Kendall	Various Local Roads	23-00000-00-GM

Pay Items	Meas.	Quantity	Values	Added	Deducted	Quantity	Unit Price	Value
Sanitary Manholes To Be Adjusted	Each	1	$880.00		1	0	$880.0000	
Type 1 Frame, Open Lid	Each	4	$2,200.00			4	$550.0000	$2,200.0000
Type 3 Frame and Grate	Each	1	$550.00	1		2	$550.0000	$1,100.0000
Thermoplastic Pavement Marking - Letters & Symbols	Sq Ft	1307	$7,907.35		347	960	$6.0500	$5,808.0000
Thermoplastic Pavement Marking - Line 4"	Foot	27168	$17,930.88		2157	25011	$0.6600	$16,507.2600
Thermoplastic Pavement Marking - Line 6"	Foot	2266	$2,243.34	506		2772	$0.9900	$2,744.2800
Thermoplastic Pavement Marking - Line 8"	Foot	2988	$4,123.44		1238	1750	$1.3800	$2,415.0000
Thermoplastic Pavement Marking - Line 12"	Foot	1093	$3,311.79		474	619	$3.0300	$1,875.5700
Thermoplastic Pavement Marking - Line 24"	Foot	458	$2,519.00		120	338	$5.5000	$1,859.0000
Modified Urethane Pavement Marking - Letters & Symbols	Sq Ft	273	$1,621.62	11		284	$5.9400	$1,686.9600
Modified Urethane Pavement Marking - Line 4"	Foot	2792	$3,545.84	102		2894	$1.2700	$3,675.3800
Modified Urethane Pavement Marking - Line 6"	Foot	4120	$7,704.40	2004		6124	$1.8700	$11,451.8800
Modified Urethane Pavement Marking - Line 12"	Foot	3183	$9,453.51		155	3028	$2.9700	$8,993.1600
Modified Urethane Pavement Marking - Line 24"	Foot	737	$4,377.78	53		790	$5.9400	$4,692.6000
Temporary Pavement Marking - Line 4"	Foot	500	$1,500.00		297	203	$3.0000	$609.0000
Temporary Pavement Marking, Removal	Sq Ft	168	$840.00		100	68	$5.0000	$340.0000
Aggregate Surface Removal, 4"	Sq Yd	580	$5,800.00		133	447	$10.0000	$4,470.0000

Local Public Agency	County	Route(s) (Street/Road)	Section Number
United City of Yorkville	Kendall	Various Local Roads	23-00000-00-GM

Preparation of Base	Sq Yd	580	$1,160.00		580	0	$2.0000	
Sodding, Special	Sq Yd	1151	$18,703.75	271		1422	$16.2500	$23,107.5000
Hot-Mix Asphalt Driveway Removal and Replacement	Sq Yd	117	$6,669.00		18	99	$57.0000	$5,643.0000
Recessed Reflective Pavement Marker	Each	90	$6,435.00		90	0	$71.5000	
Raised Reflective Pavement Marker Removal	Each	90	$900.00		9	81	$10.0000	$810.0000
Traffic Control and Protection, (Special)	L Sum	1	$15,000.00			1	$15,000.0000	$15,000.0000
Emulsified Maltene-Based Rejuvenator	Sq Yd	75742	$151,484.00		76	75666	$2.0000	$151,332.0000
Crack Routing (Pavement)	Foot	60000	$1,800.00		150	59850	$0.0300	$1,795.5000
Crack Filling	Pound	20000	$33,400.00		50	19950	$1.6700	$33,316.5000
		Total	$1,197,204.31				Total	$1,174,974.53

Miscellaneous Extras and Credits	Values

Total Miscellaneous Extras and Credits	
Total Value of Completed Work	$1,174,974.53
Deduct Retainage	$0.00
Balance Due of Completed Work	$1,174,974.53

Miscellaneous Debits	Values

Total Miscellaneous Debits	
Net Cost of Section	$1,174,974.53
Previous Payments	$1,145,612.55
Net Amount Due	$29,361.98

☐ The Local Public Agency (LPA) certifies that the above pay estimate quantities do not require submission to the Department of Transportation of a Change in Plans (BLR 13210).

☒ The LPA certifies that a Change in Plans (BLR 13210) has been submitted to, and approved by the Department of Transportation as required for the above quantities.

☐ The LPA is under agreements of understanding and has completed the required paperwork and documentation, with submissions made per the agreement.

Local Public Agency	County	Route(s) (Street/Road)	Section Number
United City of Yorkville	Kendall	Various Local Roads	23-00000-00-GM

Resident Engineer Signature & Date

Prepared by: Christopher J. Ott

Title: Project Manager

Approved

Local Agency Signature & Date

Regional Engineer Signature & Date

IDOT Department Use Only

Received Location | Received Date | Additional Location? ☐

WMFT Entry By | Entry Date

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

Agenda Item Number

Mayor's Report #1

Tracking Number

CC 2023-58

Agenda Item Summary Memo

Title: Tax Levy – Approval

Meeting and Date: City Council – November 28, 2023

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: CC – 11/14/23 Action Taken: Public Hearing - Tax Levy

Item Number: CC 2023-58

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson (Name) Finance (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: City Council
From: Rob Fredrickson, Finance Director
Date: November 20, 2023
Subject: 2023 Tax Levy Approval

Summary

Approval of the 2023 tax levy ordinance and resolution instructing the County to levy the City and Library separately.

Background

As you may recall, in anticipation of the County revising the City's new construction EAV projection, staff intentionally augmented this figure for the purposes of the tax levy estimate by ~$2.6 million (+10% - from $26.2M to $28.8M), in order to ensure that the City was able to capture every new construction dollar available under the tax cap (Exhibit A-1).

As expected, earlier this month staff received an updated report from the County regarding estimated new construction EAV. After only increasing by 2.97% last year, this year's revised new construction EAV estimate exceeded initial expectations, increasing by 13.6% (+ $3,571,473) – from $26,204,611 to $29,776,084. This updated EAV figure would generate an additional $5,314 in new construction incremental property taxes over the original estimated amount of $147,497, for a revised total of $152,811.

However, since the updated new construction EAV amount of $29.776M exceeds the new construction EAV ($28.83M) amount used for the setting of the tax levy estimate (which sets the maximum amount that can be levied), the City will be required to forgo the additional new construction increment of $5,314; though it should be noted that the City would have forgone almost four times that amount ($19,194) had staff not increased the initial August new construction EAV estimate by 10%. Moreover, staff believes that the bulk of the new construction EAV increment loss will be made up by revenue recapture amounts, which totaled $4,170 for the 2022 levy (current year). As you may recall, revenue recapture amounts were first implemented in the 2021 levy year (P.A. 102-0519), whereby the County is required to adjust the City's and Library's extension amounts in order to recapture prior year property tax amounts lost to Property Tax Appeal Board (PTAB) reductions, Circuit Court orders in assessment cases and error certificates resulting from assessment mistakes.

Based on the direction given to staff at previous Council meetings, the attached ordinance proposes increasing the City's levy by new construction (which generates an estimated increment of $147,497) and **NOTHING MORE**, resulting in a total PTELL amount of $5,073,005 – allocated between the City ($3,880,669) and Library ($1,192,336), as shown on Exhibit A-2 of the attached levy funding scenarios.

The overall levy can be further itemized into sublevies as identified below:

- $984,744 for General Corporate purposes
- $1,269,660 for Police Department operations
- $150,000 for payroll related FICA (i.e., Social Security) payments in the upcoming fiscal year
- $1,386,265 – City's contribution to the Yorkville Police Pension Fund
- $90,000 – for audit, liability insurance and school crossing guard expenditures in FY 2025
- $1,192,336 for Library operations

This represents an increase of 3.95% ($147,497 – new construction increment only) for the City's portion of the levy and includes the full funding of the actuarial determined contribution (ADC) amount for the Police Pension Fund of $1,386,265.

The levy amount for Library operations was formally approved by their Board on October 9th, in the amount $1,192,336, which is an increase of $286,549 (31.6%) over the prior year extension. The Library has chosen to levy at their maximum rate of $0.15 per $100 of EAV in order to capture every dollar possible under the tax cap. Nonetheless, once PTELL is applied to the Library (assuming Council continues with the past practice of instructing the County to levy the City and Library separately per the attached resolution), the actual amount received should be right around $985,000, as shown in levy Exhibit B-2.

In addition to the attached levy ordinance, staff is also recommending that Council approve a resolution instructing the County to levy the City and Library separately. This "levels the playing field", so to speak, allowing for both entities to be held to the same rules when it comes to growth and has been the City's past practice over the last six levy cycles.

Homeowner Impact

The property tax bill lists the City and the Library as two distinct itemized charges. Assuming the City levies for new construction increment only (Exhibit A-2), the City's (capped and uncapped) estimated levy extension is projected to increase by 3.95% for the 2023 levy year (payable in 2024). The Library (capped and uncapped) levy is projected to be 8.58% higher (Exhibit B-2) than the 2022 levy year extension (payable currently in 2023).

As of November 13th, overall EAV for the City is estimated at $793.5 million, which is a $98.5 million (14.2%) increase over the prior year amount of $695.0 million. However, approximately 30% of this increase is attributable to new construction, which is currently estimated at $29.8 million. When adjusting for new construction, EAV of existing property is projected to increase by ~10.0%; however, this inflationary increase in EAV should be mitigated by a similar reduction in the City's estimated property tax rate, which is currently expected to decline by 9.0%, from $0.53711 per $100 of EAV to $0.48903 per $100 of EAV.

Based on the information presented above, the amount that each property owner pays to the City and the Library **should** be relatively the same as the prior year's tax bill, assuming their individual property's EAV increases at a rate similar to overall EAV, adjusted for new construction.

Recommendation

Staff recommends approval of the attached levy ordinance (as itemized in Exhibit A-2) and resolution. Exhibits A-2, B-2 and C-2 have been updated to reflect the most recent EAV estimate of $793.5M (as of Nov 13th) and the corresponding projected tax rates for the City and Library. All other levy figures remain unchanged from what has been presented previously.

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

Ordinance No. 2023-_____
(2024-2025 TAX LEVY)

AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2024 AND ENDING APRIL 30, 2025 FOR THE UNITED CITY OF YORKVILLE

BE IT ORDAINED by the City Council of the United City of Yorkville, Kendall County, Illinois:

Section 1: That the total amount of the budget for all corporate purposes and public library purposes legally made to be collected from the tax levy of the current fiscal year is hereby ascertained to be the sum of $5,073,005.

Section 2: That the sum of $5,073,005 being the total of the budget expenditures heretofore legally made and which is to be collected in part from the levy of the current fiscal year of the United City of Yorkville and further for purposes of providing for the Illinois Municipal Retirement Fund, Police Fund, Police Pension Fund, Social Security Fund, Unemployment Fund, School Crossing Guard Fund, Audit Fund, General Corporate Purpose Fund, Library Fund and Insurance for Liability purposes, as budgeted for the current fiscal year by the annual Budget Ordinance of the United City of Yorkville for the fiscal year beginning May 1, 2024, and ending April 30, 2025, as passed by the City Council of the United City of Yorkville at a legally convened meeting prior to said fiscal year, the sum of $5,073,005 is hereby levied upon all of the taxable property in the United City of Yorkville subject to taxation for the current year, the specific amounts as levied for the various funds heretofore named being included herein by being placed in separate columns under the heading “To be Raised by Tax Levy”, which appears over the same, the tax so levied being for the current fiscal year of the

United City of Yorkville and for the said budget to be collected from said tax levy, the total of which has been ascertained as aforesaid and being as hereinafter set forth in Exhibit A, attached hereto and made a part hereof by this reference:

Section 3: That the total amount of $5,073,005 tax levy, ascertained as aforesaid, be and the same is hereby levied and assessed on all property subject to taxation with the United City of Yorkville, according to the value of said property as the same is assessed and equalized for State and County purposes for the current year.

Section 4:

(a) That the item of $0.00 levied for Illinois Municipal Retirement Fund for City purposes and for Library Municipal Retirement Fund purposes is levied without regard to any statutory rate, pursuant to Statutes of the State of Illinois.

(b) That the item of $40,000 levied for Liability Insurance is levied without regard to any statutory rate, pursuant to Statutes of the State of Illinois.

(c) That the item of $30,000 levied for the Audit Fee is levied without regard to any statutory rate, pursuant to Statutes of the State of Illinois.

(d) That the item of $0.00 levied for Unemployment Insurance is levied without regard to any statutory rate, pursuant to Statutes of the State of Illinois.

(e) That the item of $1,269,660 levied for Police Protection Tax is levied in an amount not exceeding the maximum tax rate of 0.60%.

(f) That the item of $1,386,265 levied for Police Pension is levied without regard to any statutory rate, pursuant to Statutes of the State of Illinois.

(g) That $0.00 levied for Garbage is levied not exceeding the maximum tax rate of 0.20%.

(h) That the item of $150,000 levied for Social Security is levied without regard to any statutory rate, pursuant to Statutes of the State of Illinois.

(i) That the item of $20,000 levied for School Crossing Guard is not exceeding the maximum tax rate of 0.02%.

(j) That the item of $984,744 levied for General Corporate is levied pursuant to Statutes of the State of Illinois not to exceed the maximum tax rate of 0.4375%.

(k) That the item of $1,192,336 levied for Library is levied not exceeding the maximum tax rate of 0.15%.

Section 5: That here is hereby certified to the County Clerk of Kendall County the several sums aforesaid constituting said total amount of $5,073,005 which said total amount of said United City of Yorkville requires to be raised by taxation for the current fiscal year of said city and the City Clerk is hereby ordered and directed to file with the Clerk of said County, on or before the time required by law, a certified copy of this Ordinance.

Section 6: This Ordinance shall be in full force and effect immediately from and after its passage and approval according to law.

Section 7: In the event any section of this Ordinance is declared invalid the remaining portion thereof shall be binding and given full effect.

ADOPTED this _____day of _____, 2023, pursuant to roll call vote as follows:

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____day of _____, 2023.

_____
Mayor

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2023.

Attest:

_____
City Clerk

SUMMARY OF 2023 TAX LEVY

General Corporate Tax (65 ILCS 5/8 3-1)	$984,744
I.M.R.F. (40 ILCS 5/7-171)	$0
Social Security (40 ILCS 5/7-171)	$150,000
Police Pension (40 ILCS 5/3-125)	$1,386,265
Police Protection Tax (65 ILCS 5/11-1-3)	$1,269,660
Garbage (65 ILCS 5/11-1-3)	$0
Audit (65 ILCS 5/11-19-4)	$30,000
Liability Insurance Tax (745 ILCS 10/9-107)	$40,000
School Crossing Guard (65 5/11-80-23)	$20,000
Unemployment Insurance (745 ILCS 10/9-107)	$0
Library (pg.4 DCCA Levy Man.) (75 ILCS 5/3-1, 5/3-4, 5/3-7)	$1,192,336

CERTIFICATE

The undersigned, John Purcell, Mayor of the United City of Yorkville, hereby certifies that I am the presiding officer of the United City of Yorkville, and as such presiding officer, I hereby certify that the Tax Levy Ordinance, a copy of which is appended hereto, was adopted pursuant to, and in all respects in compliance with, the provisions of Section 4-7 of the so-called "The Truth in Taxation Act".

Dated this _____ day of _____, 2023.

_____
John Purcell, Mayor

CERTIFICATE

The undersigned, Jori Behland, City Clerk of the United City of Yorkville, hereby certifies that an announcement was made at a regular City Council meeting of the United City of Yorkville of November 14, 2023, that the 2024-2025 Tax Levy would be $5,073,005, a sum greater than 105% of the tax levy extended by the County of Kendall Clerk for the 2023-2024 Tax Levy.

_____

Jori Behland, City Clerk

STATE OF KENDALL)
) ss.
COUNTY OF KENDALL)

I, Jori Behland, City Clerk of the United City of Yorkville, hereby certify the foregoing to be a true, perfect and correct copy of the Ordinance passed by the City Council at a regular meeting of the City Council on _____ ____, 2023.

Testimony Whereof, I have hereunto set my hand and seal this _____day of _____, 2023.

_____
Jori Behland, City Clerk

TRUTH IN TAXATION
CERTIFICATE OF COMPLIANCE

I, the undersigned, hereby certify that I am the presiding officer of the United City of Yorkville and as such presiding officer I certify that the Levy Ordinance, a copy of which is attached, was adopted pursuant to, and in all respects in compliance with the provisions of Section 4 through 7 of the "Truth in Taxation Act".

The notice and hearing requirements of Section 6 of the Act are applicable.

This certificate applies to the 2024-2025 Tax Levy.

Date : _____, 2023

Presiding Officer: _____
John Purcell, Mayor

TRUTH IN TAXATION
CERTIFICATE OF COMPLIANCE
(35 ILCS 200/18-90)

I, the undersigned, hereby certify that I am the presiding officer of the United City of Yorkville, and as such presiding officer I certify that the levy ordinance, a copy of which is attached, was adopted pursuant to, and in all respects in compliance with the provisions of Section 18-60 through 18-85 of the "Truth in Taxation" law.

Check One of the Choices Below:

□ 1) The taxing district published a notice in the newspaper and conducted a hearing meeting the requirements of the Truth in Taxation Law.

□ 2) The taxing district's aggregate levy did not exceed a 5% increase over the prior year's extension. Therefore, a notice and a hearing were not necessary.

□ 3) The proposed aggregate levy did not exceed a 5% increase over the prior year's extension. Therefore, a hearing was not held. The adopted aggregate tax levy exceeded 5% of the prior year's extension and a notice was published within 15 days of its adoption in accordance with the Truth in Taxation Law.

□ 4) The adopted levy exceeded the amount stated in the published notice. A second notice was published within 15 days of the adoption in accordance with the Truth in Taxation Law.

Date _____

Presiding Officer _____
John Purcell, Mayor

UNITED CITY OF YORKVILLE
2023 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
GENERAL FUND			
Administration			
SALARIES - MAYOR	$ 18,000	$ 18,000	
SALARIES - LIQUOR COMM	1,000	1,000	
SALARIES - ALDERMAN	72,800	72,800	
SALARIES - ADMINISTRATION	495,944	398,828	97,116
PART-TIME SALARIES	20,000	20,000	
RETIREMENT PLAN CONTRIBUTION	33,346	33,346	
FICA CONTRIBUTION	43,654	29,766	13,888
GROUP HEALTH INSURANCE	89,114	71,664	17,450
GROUP LIFE INSURANCE	558	449	109
DENTAL INSURANCE	6,835	5,497	1,338
VISION INSURANCE	936	753	183
TRAINING & CONFERENCES	17,000	17,000	
TRAVEL & LODGING	10,000	10,000	
COMPUTER REPLACEMENT CHARGEBACK	-	-	
PUBLISHING & ADVERTISING	5,000	5,000	
PRINTING & DUPLICATING	6,000	6,000	
TELECOMMUNICATIONS	35,000	35,000	
FILING FEES	500	500	
CODIFICATION	10,000	10,000	
POSTAGE & SHIPPING	1,500	1,500	
DUES & SUBSCRIPTIONS	26,200	26,200	
PROFESSIONAL SERVICES	14,000	14,000	
UTILITIES	45,050	45,050	
RENTAL & LEASE PURCHASE	7,000	7,000	
OFFICE CLEANING	11,250	11,250	
OFFICE SUPPLIES	10,000	10,000	
Total Administration Department	**$ 980,687**	**$ 850,603**	**$ 130,084**
Finance			
SALARIES & WAGES	$ 387,649	$ 311,741	$ 75,908
RETIREMENT PLAN CONTRIBUTION	26,065	26,065	
FICA CONTRIBUTION	28,816	19,649	9,167
GROUP HEALTH INSURANCE	78,709	63,296	15,413
GROUP LIFE INSURANCE	434	349	85
DENTAL INSURANCE	4,639	3,731	908

UNITED CITY OF YORKVILLE
2023 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
VISION INSURANCE	658	529	129
TRAINING & CONFERENCES	3,500	3,500	
AUDITING SERVICES	30,000	-	30,000
TRAVEL & LODGING	750	750	
COMPUTER REPLACEMENT CHARGEBACK	3,335	3,335	
PRINTING & DUPLICATING	4,000	4,000	
TELECOMMUNICATIONS	2,300	2,300	
POSTAGE & SHIPPING	1,300	1,300	
DUES & SUBSCRIPTIONS	1,500	1,500	
PROFESSIONAL SERVICES	80,000	80,000	
RENTAL & LEASE PURCHASE	4,000	4,000	
OFFICE CLEANING	11,250	11,250	
OFFICE SUPPLIES	2,500	2,500	
Total Finance Department	**$ 671,405**	**$ 539,795**	**$ 131,610**
Police			
SALARIES - POLICE OFFICERS	$ 2,241,458	$ 1,486,623	$ 754,835
SALARIES - COMMAND STAFF	573,567	380,413	193,154
SALARIES - SERGEANTS	597,691	396,413	201,278
SALARIES - POLICE CLERKS	176,506	117,066	59,440
SALARIES - CROSSING GUARD	30,000	10,000	20,000
PART-TIME SALARIES	70,000	46,427	23,573
OVERTIME	111,000	73,620	37,380
RETIREMENT PLAN CONTRIBUTION	11,868	11,868	
EMPLOYER CONTRIBUTION - POLICE PENSION	1,386,265	-	1,386,265
FICA CONTRIBUTION	282,882	192,888	89,994
GROUP HEALTH INSURANCE	660,847	531,442	129,405
GROUP LIFE INSURANCE	4,240	3,410	830
DENTAL INSURANCE	46,703	37,558	9,145
VISION INSURANCE	6,382	5,132	1,250
TUITION REIMBURSEMENT	12,142	12,142	
POLICE COMMISSION	18,000	18,000	
TRAINING & CONFERENCE	24,500	24,500	
TRAINING COORDINATOR SERVICES	50,000	50,000	
TRAVEL & LODGING	10,000	10,000	
VEHICLE & EQUIPMENT CHARGEBACK	129,173	129,173	
COMPUTER REPLACEMENT CHARGEBACK	3,216	3,216	
PRINTING & DUPLICATING	5,000	5,000	

UNITED CITY OF YORKVILLE
2023 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
TELECOMMUNICATIONS	35,000	35,000	
POSTAGE & SHIPPING	1,450	1,450	
DUES & SUBSCRIPTIONS	12,200	12,200	
PROFESSIONAL SERVICES	46,000	46,000	
ADJUDICATION SERVICES	22,050	22,050	
NEW WORLD & LIVE SCAN	2,000	2,000	
KENDALL CO JUVE PROBATION	6,600	6,600	
RENTAL & LEASE PURCHASE	8,000	8,000	
OFFICE CLEANING	42,000	42,000	
OUTSIDE REPAIR & MAINTENANCE	60,000	60,000	
WEARING APPAREL	15,000	15,000	
OFFICE SUPPLIES	4,500	4,500	
OPERATING SUPPLIES	17,000	17,000	
COMMUNITY SERVICES	3,000	3,000	
BALLISTIC VESTS	6,450	6,450	
GASOLINE	101,650	101,650	
AMMUNITION	8,000	8,000	
Total Police Department	**$ 6,842,340**	**$ 3,935,791**	**$ 2,906,549**
Community Development			
SALARIES & WAGES	$ 852,944	$ 685,923	$ 167,021
RETIREMENT PLAN CONTRIBUTION	57,351	57,351	
FICA CONTRIBUTION	63,790	43,496	20,294
GROUP HEALTH INSURANCE	150,781	121,255	29,526
GROUP LIFE INSURANCE	1,071	861	210
DENTAL INSURANCE	13,477	10,838	2,639
VISION INSURANCE	1,855	1,492	363
TRAINING & CONFERENCES	7,850	7,850	
TRAVEL & LODGING	7,000	7,000	
VEHICLE & EQUIPMENT CHARGEBACK	-	-	
COMPUTER REPLACEMENT CHARGEBACK	3,577	3,577	
PUBLISHING & ADVERTISING	2,500	2,500	
PRINTING & DUPLICATING	3,000	3,000	
TELECOMMUNICATIONS	7,000	7,000	
POSTAGE & SHIPPING	500	500	
INSPECTIONS	90,000	90,000	
DUES & SUBSCRIPTIONS	3,500	3,500	
PROFESSIONAL SERVICES	20,000	20,000	

UNITED CITY OF YORKVILLE
2023 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
RENTAL & LEASE PURCHASE	5,500	5,500	
OFFICE CLEANING	11,250	11,250	
VEHICLE MAINTENANCE SERVICES	4,725	4,725	
OFFICE SUPPLIES	2,000	2,000	
OPERATING SUPPLIES	11,000	11,000	
GASOLINE	10,700	10,700	
Total Community Development Department	**$ 1,331,371**	**$ 1,111,318**	**$ 220,053**
Public Works - Street Operations			
SALARIES & WAGES	$ 635,220	$ 510,833	$ 124,387
PART-TIME SALARIES	36,000	28,951	7,049
OVERTIME	30,000	24,125	5,875
RETIREMENT PLAN CONTRIBUTION	44,728	44,728	
FICA CONTRIBUTION	52,357	35,700	16,657
GROUP HEALTH INSURANCE	134,167	107,895	26,272
GROUP LIFE INSURANCE	774	622	152
DENTAL INSURANCE	10,157	8,168	1,989
VISION INSURANCE	1,526	1,227	299
TRAINING & CONFERENCES	6,000	6,000	
TRAVEL & LODGING	3,000	3,000	
VEHICLE & EQUIPMENT CHARGEBACK	1,113,569	1,113,569	
COMPUTER REPLACEMENT CHARGEBACK	-	-	
TRAFFIC SIGNAL MAINTENANCE	100,000	100,000	
TELECOMMUNICATIONS	7,600	7,600	
MOSQUITO CONTROL	7,404	7,404	
TREE & STUMP MAINTENANCE	30,000	30,000	
PROFESSIONAL SERVICES	12,000	12,000	
JULIE SERVICES	4,500	4,500	
RENTAL & LEASE PURCHASE	35,000	35,000	
OFFICE CLEANING	1,355	1,355	
VEHICLE MAINTENANCE SERVICES	80,000	80,000	
WEARING APPAREL	8,000	8,000	
OPERATING SUPPLIES	21,000	21,000	
VEHICLE MAINTENANCE SUPPLIES	35,000	35,000	
SMALL TOOLS & EQUIPMENT	15,000	15,000	
REPAIR & MAINTENANCE	45,000	45,000	

UNITED CITY OF YORKVILLE
2023 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
JULIE SUPPLIES	1,200	1,200	
GASOLINE	34,347	34,347	
Total Public Works Streets Department	**$ 2,504,904**	**$ 2,322,224**	**$ 182,680**
Public Works - Health & Sanitation			
GARBAGE SERVICES - SENIOR SUBSIDY	$ 46,049	$ 46,049	
GARBAGE SERVICES	1,669,200	1,669,200	
LEAF PICKUP	8,382	8,382	
Total PW Health & Sanitation Department	**$ 1,723,631**	**$ 1,723,631**	**$ -**
Administrative Services			
POLICE SPECIAL DETAIL WAGES	$ 10,000	$ 10,000	
UNEMPLOYMENT INSURANCE	16,000	16,000	
LIABILITY INSURANCE	461,392	421,392	40,000
RETIREES - GROUP HEALTH INSURANCE	34,340	34,340	
RETIREES - DENTAL INSURANCE	-	-	
RETIREES - VISION INSURANCE	-	-	
IDOR ADMINISTRATION FEE	70,277	70,277	
COMPUTER REPLACEMENT CHARGEBACK	-	-	
GC HOUSING RENTAL ASSISTANCE	11,266	11,266	
UTILITY TAX REBATE	-	-	
GIS CONSORTIUM SERVICES	50,000	50,000	
AMUSEMENT TAX REBATE	25,500	25,500	
KENCOM	243,815	196,072	47,743
INFORMATION TECHNOLOGY SERVICES	400,000	321,673	78,327
BUILDING & GROUNDS CHARGEBACK	218,320	218,320	
CORPORATE COUNSEL	110,000	88,460	21,540
LITIGATION COUNSEL	100,000	80,418	19,582
PROFESSIONAL SERVICES	38,450	30,921	7,529
SPECIAL COUNSEL	35,000	28,146	6,854
ENGINEERING SERVICES	450,000	361,882	88,118
KENDALL AREA TRANSIT	29,438	29,438	
CABLE CONSORTIUM FEE	-	-	
HOTEL TAX REBATE	126,000	126,000	
ECONOMIC DEVELOPMENT	183,855	183,855	
CITY PROPERTY TAX REBATE	1,418	1,418	
SALES TAX REBATE	1,222,000	1,222,000	
BUSINESS DISTRICT REBATE	607,600	607,600	

UNITED CITY OF YORKVILLE
2023 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
ADMISSIONS TAX REBATE	200,000	200,000	
BAD DEBT	1,000	1,000	
REIMBURSABLE REPAIRS	10,000	10,000	
CONTINGENCY	75,000	75,000	
TRANSFER TO CITY-WIDE CAPITAL	603,012	603,012	
TRANSFER TO BUILDINGS & GROUNDS	100,170	100,170	
TRANSFER TO SEWER	1,065,723	1,065,723	
TRANSFER TO PARKS & RECREATION	2,440,844	2,440,844	
TRANSFER TO LIBRARY OPERATIONS	31,335	31,335	
Total Administrative Services Department	**$ 8,971,755**	**$ 8,662,062**	**$ 309,693**
TOTAL GENERAL FUND	**$ 23,026,093**	**$ 19,145,424**	**$ 3,880,669**

LIBRARY FUND

Library Operations

SALARIES & WAGES	$ 300,000	$ 31,447	$ 268,553
PART-TIME SALARIES	200,000	20,963	179,037
RETIREMENT PLAN CONTRIBUTION	21,201	2,222	18,979
FICA CONTRIBUTION	33,917	3,555	30,362
GROUP HEALTH INSURANCE	86,456	9,062	77,394
GROUP LIFE INSURANCE	554	58	496
DENTAL INSURANCE	6,835	716	6,119
VISION INSURANCE	940	99	841
UNEMPLOYMENT INSURANCE	1,250	131	1,119
LIABILITY INSURANCE	30,085	3,153	26,932
ADMINISTRATIVE CHARGEBACK	15,000	1,572	13,428
TRAINING & CONFERENCES	3,000	314	2,686
TRAVEL & LODGING	1,500	157	1,343
PUBLISHING & ADVERTISING	2,500	262	2,238
TELECOMMUNICATIONS	8,000	839	7,161
POSTAGE & SHIPPING	1,000	105	895
BUILDING & GROUND CHARGEBACK	7,486	785	6,701
DUES & SUBSCRIPTIONS	18,000	1,887	16,113
PROFESSIONAL SERVICES	33,500	3,511	29,989
LEGAL SERVICES	3,000	314	2,686
AUTOMATION	25,000	2,620	22,380

UNITED CITY OF YORKVILLE
2023 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
UTILITIES	24,719	2,591	22,128
OFFICE CLEANING	75,000	7,861	67,139
OUTSIDE REPAIR & MAINTENANCE	300,000	31,444	268,556
PAYING AGENT FEES	1,700	178	1,522
OFFICE SUPPLIES	8,000	839	7,161
LIBRARY OPERATING SUPPLIES	4,000	419	3,581
CUSTODIAL SUPPLIES	7,000	734	6,266
COMPUTER EQUIPMENT & SOFTWARE	3,000	314	2,686
LIBRARY PROGRAMMING	2,000	210	1,790
EMPLOYEE RECOGNITION	300	31	269
AUDIO BOOKS	3,500	367	3,133
COMPACT DISCS & OTHER MUSIC	500	52	448
DVD'S	3,000	314	2,686
BOOKS	100,000	10,481	89,519
TOTAL LIBRARY FUND	**$ 1,331,943**	**$ 139,607**	**$ 1,192,336**

Exhibit A

UNITED CITY OF YORKVILLE
2023 TAX LEVY

RECAPITULATION BY FUND

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
GENERAL FUND			
Administration Department	$ 980,687	$ 850,603	$ 130,084
Finance Department	671,405	539,795	131,610
Police Department	6,842,340	3,935,791	2,906,549
Community Development Department	1,331,371	1,111,318	220,053
Public Works Streets & Sanitation Department	4,228,535	4,045,855	182,680
Administrative Services Department	8,971,755	8,662,062	309,693
TOTAL GENERAL FUND	**$ 23,026,093**	**$ 19,145,424**	**$ 3,880,669**
LIBRARY FUND			
Library Operations Department	$ 1,331,943	$ 139,607	$ 1,192,336
TOTAL LIBRARY FUND	**$ 1,331,943**	**$ 139,607**	**$ 1,192,336**
GRAND TOTAL	**$ 24,358,036**	**$ 19,285,031**	**$ 5,073,005**

TAX LEVY SUMMARY

General Corporate Purpose Fund Levy	$ 984,744
IMRF Fund Levy	-
Social Security Fund Levy	150,000
Police Pension Fund Levy	1,386,265
Police Protection Fund Levy	1,269,660
Garbage Fund Levy	-
Audit Fund Levy	30,000
Liability Insurance Fund Levy	40,000
School Crossing Guard Fund Levy	20,000
Unemployment Insurance Fund Levy	-
Library Fund Levy	1,192,336
	$ 5,073,005

Resolution No. 2023-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS REQUESTING SEPARATE LIMITING RATES FOR ALL CITY FUNDS

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the "*City*") is a duly organized and validly existing non home-rule municipality pursuant to the Illinois Constitution of 1970 and the laws of this State and as such is subject to the Property Tax Extension Limited Law ("PTELL") (35 ILCS 200/18-185 *et seq*.); and,

WHEREAS, PTELL provides at Section 18-195:

> "Upon written request of the corporate authority of a village, the county clerk shall calculate separate limiting rates for the library funds and for the aggregate of the other village funds in order to reduce the funds as may be required under provisions of this Law. In calculating the limiting rate for the library, the county clerk shall use only the part of the aggregate extension base applicable to the library, and for any rate increase or decrease factor under Section 18-230 the county clerk shall use only any new rate or rate increase applicable to the library funds and the part of the rate applicable to the library in determining factors under that Section. The county clerk shall calculate the limiting rate for all other village funds using only the part of the aggregate extension base not applicable to the library, and for any rate increase or decrease factor under Section 18-230 the county clerk shall use only any new rate or rate increase not applicable to the library funds and the part of the rate not applicable to the library in determining factors under that Section. If the county clerk is required to reduce the aggregate extension of the library portion of the levy, the county clerk shall proportionally reduce the extension for each library fund unless otherwise requested by the library board. If the county clerk is required to reduce the aggregate extension of the portion of the levy not applicable to the library, the county clerk shall proportionally reduce the extension for each fund not applicable to the library unless otherwise requested by the village.
>
> and,

WHEREAS, the Mayor and City Council (the "*Corporate Authorities*") desire to request the County Clerk of Kendall County to calculate separate limiting rates for the library funds and for the aggregate of all other City funds in its annual tax levy in order to reduce its funds as may be required by PTELL as hereinafter set forth.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, hereby authorizes the City Administrator to request that the County Clerk of Kendall County calculate separate limiting rates for the library funds and for all other City funds in order to reduce its funds as may be required by PTELL in connection with the City's 2023 tax levy.

BE IT FURTHER RESOLVED that this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED by the Mayor and City Council of the _____, Illinois, this ____ day of _____, 2023.

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED:

_____
Mayor

Attest:

_____
City Clerk

2023 Tax Levy - Public Hearing & Recommended Levy

Exhibit A - 2

*** (Based on new construction EAV estimate of $28,825,072) ***

(Limiting Rate Applied to City)

	2021 Rate Setting EAV	% Change over Prior Yr EAV		2022 Rate Setting EAV	% Change over Prior Yr EAV		*Updated Nov 2023* 2023 Estimated EAV	% Change over Prior Yr EAV	$ Change
Farm	$ 3,524,082	4.88%	Farm	$ 3,936,704	11.71%	Farm	$ 3,655,427	-7.14%	$ (281,277)
Residential	524,668,429	8.40%	Residential	594,475,190	13.30%	Residential	686,961,673	15.56%	92,486,483
Commercial	79,815,145	0.21%	Commercial	80,620,321	1.01%	Commercial	86,282,356	7.02%	5,662,035
Industrial	15,512,284	-0.48%	Industrial	15,925,318	2.66%	Industrial	16,557,914	3.97%	632,596
State Railroad	77,628	2.33%	State Railroad	90,328	16.36%	State Railroad	90,328	0.00%	-
Total	**$ 623,597,568**	**7.02%**	**Total**	**$ 695,047,861**	**11.46%**	**Total**	**$ 793,547,698**	**14.17%**	**$ 98,499,837**

	2021 Rate	2021 Levy Request	2021 Levy Extension	2022 Rate	2022 Levy Request	2022 Levy Extension	2023 Rate	2023 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
Corporate	0.15791	$ 984,681	$ 984,723	0.14168	$ 984,723	$ 984,744	0.12409	$ 984,744	0.00%	$ 0
Bonds & Interest	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
IMRF Pension	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
Police Protection	0.15963	995,406	995,449	0.16249	1,129,316	1,129,383	0.16000	1,269,660	12.42%	140,277
Police Pension	0.21405	1,334,771	1,334,811	0.19839	1,378,837	1,378,905	0.17469	1,386,265	0.53%	7,360
Audit	0.00482	30,000	30,057	0.00432	30,000	30,026	0.00378	30,000	-0.09%	(26)
Liability Insurance	0.00642	40,000	40,035	0.00576	40,000	40,035	0.00504	40,000	-0.09%	(35)
Social Security	0.02406	150,000	150,038	0.02159	150,000	150,061	0.01890	150,000	-0.04%	(61)
School Crossing Guard	0.00321	20,000	20,017	0.00288	20,000	20,017	0.00252	20,000	-0.09%	(17)
Unemployment Insurance	0.00000	-	-	0.00000	-	-	0.00000	-	0.00%	-
Subtotal City (PTELL)	**0.57010**	**$ 3,554,858**	**$ 3,555,130**	**0.53711**	**$ 3,732,876**	**$ 3,733,172**	**0.48903**	**$ 3,880,669**	**3.95%**	**147,497**
Revenue Recapture	0.00090	-	5,612	0.00060	-	4,170	0.00000	-	-	(4,170)
Total City	**0.57100**	**$ 3,554,858**	**$ 3,560,742**	**0.53771**	**$ 3,732,876**	**$ 3,737,342**	**0.48903**	**$ 3,880,669**	**3.84%**	**143,327**
Library Operations	0.13146	$ 934,994	$ 819,781	0.13032	$ 1,041,921	$ 905,786	0.15025	$ 1,192,336	31.64%	$ 286,549
Library Bonds & Interest	0.13588	847,313	847,344	0.12471	866,750	866,794	0.10888	864,000	-0.32%	(2,794)
Revenue Recapture	0.00043	-	2,681	0.00029	-	2,016	0.00000	-	-	(2,016)
Total Library	**0.26777**	**$ 1,782,307**	**$ 1,669,807**	**0.25532**	**$ 1,908,671**	**$ 1,774,596**	**0.25913**	**$ 2,056,336**	**15.88%**	**281,739**
Total City (PTELL & Non-PTELL)	**0.83877**	**$ 5,337,165**	**$ 5,230,549**	**0.79303**	**$ 5,641,547**	**$ 5,511,938**	**0.74816**	**$ 5,937,005**	**7.71%**	**$ 425,067**
less Bonds & Interest / Rev Recapture	0.13721	847,313	855,638	0.12560	866,750	872,980	0.10888	864,000	-1.03%	(8,980)
P-TELL Totals	**0.70156**	**$ 4,489,852**	**$ 4,374,911**	**0.66743**	**$ 4,774,797**	**$ 4,638,958**	**0.63928**	**$ 5,073,005**	**9.36%**	**$ 434,047**

2023 Tax Levy - Public Hearing & Recommended Levy

(Limiting Rate Applied to City)

	2021 Requested	2021 Extended		2022 Requested	2022 Extended		2023 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
City	$ 2,220,087	$ 2,225,932	City	$ 2,354,039	$ 2,358,436	City	$ 2,494,404	5.77%	$ 135,968
Library	934,994	822,463	Library	1,041,921	907,802	Library	1,192,336	31.34%	284,534
Police Pension	1,334,771	1,334,811	Police Pension	1,378,837	1,378,905	Police Pension	1,386,265	0.53%	7,360
City Debt Service	-	-	City Debt Service	-	-	City Debt Service	-	-	-
Library Debt Service	847,313	847,344	Library Debt Service	866,750	866,794	Library Debt Service	864,000	-0.32%	(2,794)
Total	**$ 5,337,165**	**$ 5,230,549**	**Total**	**$ 5,641,547**	**$ 5,511,938**	**Total**	**$ 5,937,005**	**7.71%**	**$ 425,067**
less B&I / Rev Recapture	847,313	855,638	less B&I / Rev Recapture	866,750	872,980	less B&I / Rev Recapture	864,000	-1.03%	(8,980)
PTELL Subtotal	**$ 4,489,852**	**$ 4,374,911**	**PTELL Subtotal**	**$ 4,774,797**	**$ 4,638,958**	**PTELL Subtotal**	**$ 5,073,005**	**9.36%**	**$ 434,047**
City (excluding D/S & Rev Rec)	*$ 3,554,858*	*$ 3,555,130*	*City (excluding D/S & Rev Rec)*	*$ 3,732,876*	*$ 3,733,172*	*City (excluding D/S & Rev Rec)*	*$ 3,880,669*	***3.95%***	*$ 147,497*
Lib (excluding D/S & Rev Rec)	*934,994*	*819,781*	*Lib (excluding D/S & Rev Rec)*	*1,041,921*	*905,786*	*Lib (excluding D/S & Rev Rec)*	*1,192,336*	***31.64%***	*286,549*

2023 Tax Levy - Estimated CPI and New Construction Increments

Exhibit B - 2

*** (Based on original new construction EAV estimate of $26,204,611 as of August 11, 2023) ***

(Limiting Rate Applied to City & Library)

	2021 Rate Setting EAV	% Change over Prior Yr EAV		2022 Rate Setting EAV	% Change over Prior Yr EAV		*Updated Nov 2023* 2023 Estimated EAV	% Change over Prior Yr EAV	$ Change
Farm	$ 3,524,082	4.88%	Farm	$ 3,936,704	11.71%	Farm	$ 3,655,427	-7.14%	$ (281,277)
Residential	524,668,429	8.40%	Residential	594,475,190	13.30%	Residential	686,961,673	15.56%	92,486,483
Commercial	79,815,145	0.21%	Commercial	80,620,321	1.01%	Commercial	86,282,356	7.02%	5,662,035
Industrial	15,512,284	-0.48%	Industrial	15,925,318	2.66%	Industrial	16,557,914	3.97%	632,596
State Railroad	77,628	2.33%	State Railroad	90,328	16.36%	State Railroad	90,328	0.00%	-
Total	**$ 623,597,568**	**7.02%**	**Total**	**$ 695,047,861**	**11.46%**	**Total**	**$ 793,547,698**	**14.17%**	**$ 98,499,837**

	2021 Rate	2021 Levy Request	2021 Levy Extension	2022 Rate	2022 Levy Request	2022 Levy Extension	2023 Rate	2023 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
Corporate	0.15791	$ 984,681	$ 984,723	0.14168	$ 984,723	$ 984,744	0.12409	$ 984,744	0.00%	$ 0
Bonds & Interest	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
IMRF Pension	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
Police Protection	0.15963	995,406	995,449	0.16249	1,129,316	1,129,383	0.18177	1,442,438	27.72%	313,055
Police Pension	0.21405	1,334,771	1,334,811	0.19839	1,378,837	1,378,905	0.17469	1,386,265	0.53%	7,360
Audit	0.00482	30,000	30,057	0.00432	30,000	30,026	0.00378	30,000	-0.09%	(26)
Liability Insurance	0.00642	40,000	40,035	0.00576	40,000	40,035	0.00504	40,000	-0.09%	(35)
Social Security	0.02406	150,000	150,038	0.02159	150,000	150,061	0.01890	150,000	-0.04%	(61)
School Crossing Guard	0.00321	20,000	20,017	0.00288	20,000	20,017	0.00252	20,000	-0.09%	(17)
Unemployment Insurance	0.00000	-	-	0.00000	-	-	0.00000	-	0.00%	-
Subtotal City (PTELL)	**0.57010**	**$ 3,554,858**	**$ 3,555,130**	**0.53711**	**$ 3,732,876**	**$ 3,733,172**	**0.51080**	**$ 4,053,447**	**8.58%**	**320,275**
Revenue Recapture	0.00090	-	5,612	0.00060	-	4,170	0.00000	-	-	(4,170)
Total City	**0.57100**	**$ 3,554,858**	**$ 3,560,742**	**0.53771**	**$ 3,732,876**	**$ 3,737,342**	**0.51080**	**$ 4,053,447**	**8.46%**	**316,105**
Library Operations	0.13146	$ 934,994	$ 819,781	0.13032	$ 1,041,921	$ 905,786	0.12394	$ 983,517	8.58%	$ 77,731
Library Bonds & Interest	0.13588	847,313	847,344	0.12471	866,750	866,794	0.10888	864,000	-0.32%	(2,794)
Revenue Recapture	0.00043	-	2,681	0.00029	-	2,016	0.00000	-	-	(2,016)
Total Library	**0.26777**	**$ 1,782,307**	**$ 1,669,807**	**0.25532**	**$ 1,908,671**	**$ 1,774,596**	**0.23282**	**$ 1,847,517**	**4.11%**	**72,921**
Total City (PTELL & Non-PTELL)	**0.83877**	**$ 5,337,165**	**$ 5,230,549**	**0.79303**	**$ 5,641,547**	**$ 5,511,938**	**0.74362**	**$ 5,900,964**	**7.06%**	**$ 389,026**
less Bonds & Interest / Rev Recapture	0.13721	847,313	855,638	0.12560	866,750	872,980	0.10888	864,000	-1.03%	(8,980)
P-TELL Totals	**0.70156**	**$ 4,489,852**	**$ 4,374,911**	**0.66743**	**$ 4,774,797**	**$ 4,638,958**	**0.63474**	**$ 5,036,964**	**8.58%**	**$ 398,006**

2023 Tax Levy - Estimated CPI and New Construction Increments

(Limiting Rate Applied to City & Library)

	2021 Requested	2021 Extended		2022 Requested	2022 Extended		2023 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
City	$ 2,220,087	$ 2,225,932	City	$ 2,354,039	$ 2,358,436	City	$ 2,667,182	13.09%	$ 308,746
Library	934,994	822,463	Library	1,041,921	907,802	Library	983,517	8.34%	75,715
Police Pension	1,334,771	1,334,811	Police Pension	1,378,837	1,378,905	Police Pension	1,386,265	0.53%	7,360
City Debt Service	-	-	City Debt Service	-	-	City Debt Service	-	-	-
Library Debt Service	847,313	847,344	Library Debt Service	866,750	866,794	Library Debt Service	864,000	-0.32%	(2,794)
Total	**$ 5,337,165**	**$ 5,230,549**	**Total**	**$ 5,641,547**	**$ 5,511,938**	**Total**	**$ 5,900,964**	**7.06%**	**$ 389,026**
less B&I / Rev Recapture	847,313	855,638	less B&I / Rev Recapture	866,750	872,980	less B&I / Rev Recapture	864,000	-1.03%	(8,980)
PTELL Subtotal	**$ 4,489,852**	**$ 4,374,911**	**PTELL Subtotal**	**$ 4,774,797**	**$ 4,638,958**	**PTELL Subtotal**	**$ 5,036,964**	**8.58%**	**$ 398,006**
City (excluding D/S & Rev Rec)	*$ 3,554,858*	*$ 3,555,130*	*City (excluding D/S & Rev Rec)*	*$ 3,732,876*	*$ 3,733,172*	*City (excluding D/S & Rev Rec)*	*$ 4,053,447*	***8.58%***	*$ 320,275*
Lib (excluding D/S & Rev Rec)	*934,994*	*819,781*	*Lib (excluding D/S & Rev Rec)*	*1,041,921*	*905,786*	*Lib (excluding D/S & Rev Rec)*	*983,517*	***8.58%***	*77,731*

2023 Tax Levy - Estimated New Construction Increment Only

Exhibit C - 2

*** (Based on original new construction EAV estimate of $26,204,611 as of August 11, 2023) ****

(Limiting Rate Applied to City & Library)

	2021 Rate Setting EAV	% Change over Prior Yr EAV		2022 Rate Setting EAV	% Change over Prior Yr EAV		*Updated Nov 2023* 2023 Estimated EAV	% Change over Prior Yr EAV	$ Change
Farm	$ 3,524,082	4.88%	Farm	$ 3,936,704	11.71%	Farm	$ 3,655,427	-7.14%	$ (281,277)
Residential	524,668,429	8.40%	Residential	594,475,190	13.30%	Residential	686,961,673	15.56%	92,486,483
Commercial	79,815,145	0.21%	Commercial	80,620,321	1.01%	Commercial	86,282,356	7.02%	5,662,035
Industrial	15,512,284	-0.48%	Industrial	15,925,318	2.66%	Industrial	16,557,914	3.97%	632,596
State Railroad	77,628	2.33%	State Railroad	90,328	16.36%	State Railroad	90,328	0.00%	-
Total	**$ 623,597,568**	**7.02%**	**Total**	**$ 695,047,861**	**11.46%**	**Total**	**$ 793,547,698**	**14.17%**	**$ 98,499,837**

	2021 Rate	2021 Levy Request	2021 Levy Extension	2022 Rate	2022 Levy Request	2022 Levy Extension	2023 Rate	2023 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
Corporate	0.15791	$ 984,681	$ 984,723	0.14168	$ 984,723	$ 984,744	0.12409	$ 984,744	0.00%	$ 0
Bonds & Interest	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
IMRF Pension	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
Police Protection	0.15963	995,406	995,449	0.16249	1,129,316	1,129,383	0.15825	1,255,779	11.19%	126,396
Police Pension	0.21405	1,334,771	1,334,811	0.19839	1,378,837	1,378,905	0.17469	1,386,265	0.53%	7,360
Audit	0.00482	30,000	30,057	0.00432	30,000	30,026	0.00378	30,000	-0.09%	(26)
Liability Insurance	0.00642	40,000	40,035	0.00576	40,000	40,035	0.00504	40,000	-0.09%	(35)
Social Security	0.02406	150,000	150,038	0.02159	150,000	150,061	0.01890	150,000	-0.04%	(61)
School Crossing Guard	0.00321	20,000	20,017	0.00288	20,000	20,017	0.00252	20,000	-0.09%	(17)
Unemployment Insurance	0.00000	-	-	0.00000	-	-	0.00000	-	0.00%	-
Subtotal City (PTELL)	**0.57010**	**$ 3,554,858**	**$ 3,555,130**	**0.53711**	**$ 3,732,876**	**$ 3,733,172**	**0.48728**	**$ 3,866,788**	**3.58%**	**133,616**
Revenue Recapture	0.00090	-	5,612	0.00060	-	4,170	0.00000	-	-	(4,170)
Total City	**0.57100**	**$ 3,554,858**	**$ 3,560,742**	**0.53771**	**$ 3,732,876**	**$ 3,737,342**	**0.48728**	**$ 3,866,788**	**3.46%**	**129,446**
Library Operations	0.13146	$ 934,994	$ 819,781	0.13032	$ 1,041,921	$ 905,786	0.11823	$ 938,228	3.58%	$ 32,442
Library Bonds & Interest	0.13588	847,313	847,344	0.12471	866,750	866,794	0.10888	864,000	-0.32%	(2,794)
Revenue Recapture	0.00043	-	2,681	0.00029	-	2,016	0.00000	-	-	(2,016)
Total Library	**0.26777**	**$ 1,782,307**	**$ 1,669,807**	**0.25532**	**$ 1,908,671**	**$ 1,774,596**	**0.22711**	**$ 1,802,228**	**1.56%**	**27,632**
Total City (PTELL & Non-PTELL)	**0.83877**	**$ 5,337,165**	**$ 5,230,549**	**0.79303**	**$ 5,641,547**	**$ 5,511,938**	**0.71439**	**$ 5,669,016**	**2.85%**	**$ 157,078**
less Bonds & Interest / Rev Recapture	0.13721	847,313	855,638	0.12560	866,750	872,980	0.10888	864,000	-1.03%	(8,980)
P-TELL Totals	**0.70156**	**$ 4,489,852**	**$ 4,374,911**	**0.66743**	**$ 4,774,797**	**$ 4,638,958**	**0.60551**	**$ 4,805,016**	**3.58%**	**$ 166,058**

2023 Tax Levy - Estimated New Construction Increment Only

(Limiting Rate Applied to City & Library)

	2021 Requested	2021 Extended		2022 Requested	2022 Extended		2023 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
City	$ 2,220,087	$ 2,225,932	City	$ 2,354,039	$ 2,358,436	City	$ 2,480,523	5.18%	$ 122,087
Library	934,994	822,463	Library	1,041,921	907,802	Library	938,228	3.35%	30,426
Police Pension	1,334,771	1,334,811	Police Pension	1,378,837	1,378,905	Police Pension	1,386,265	0.53%	7,360
City Debt Service	-	-	City Debt Service	-	-	City Debt Service	-	-	-
Library Debt Service	847,313	847,344	Library Debt Service	866,750	866,794	Library Debt Service	864,000	-0.32%	(2,794)
Total	**$ 5,337,165**	**$ 5,230,549**	**Total**	**$ 5,641,547**	**$ 5,511,938**	**Total**	**$ 5,669,016**	**2.85%**	**$ 157,078**
less B&I / Rev Recapture	847,313	855,638	less B&I / Rev Recapture	866,750	872,980	less B&I / Rev Recapture	864,000	-1.03%	(8,980)
PTELL Subtotal	**$ 4,489,852**	**$ 4,374,911**	**PTELL Subtotal**	**$ 4,774,797**	**$ 4,638,958**	**PTELL Subtotal**	**$ 4,805,016**	**3.58%**	**$ 166,058**
City (excluding D/S & Rev Rec)	*$ 3,554,858*	*$ 3,555,130*	*City (excluding D/S & Rev Rec)*	*$ 3,732,876*	*$ 3,733,172*	*City (excluding D/S & Rev Rec)*	*$ 3,866,788*	***3.58%***	*$ 133,616*
Lib (excluding D/S & Rev Rec)	*934,994*	*819,781*	*Lib (excluding D/S & Rev Rec)*	*1,041,921*	*905,786*	*Lib (excluding D/S & Rev Rec)*	*938,228*	***3.58%***	*32,442*

Memorandum

To: City Council
From: Rob Fredrickson, Finance Director
Date: October 4, 2023
Subject: 2023 Tax Levy Estimate

Summary

Approval of the 2023 tax levy estimate, for the purpose of publishing a public notice for an upcoming public hearing. All of the levy figures shown in this memo remain unchanged from what was presented at the September 26th Council meeting, except for the paragraphs pertaining to the City's Police Pension Contributions on the second page.

Background

Each year, the first step of the tax levy process involves adopting a tax levy estimate for the purposes of holding a public hearing (if required). The estimated tax levy for the City and Library operations (capped taxes or PTELL) is $5,073,005, as shown on Exhibit A. The City's levy request totals $3,880,669 and includes increment generated from new construction only. The Library operations levy is set at the max rate of $0.15 per $100 of EAV; however, due to the property tax extension limitation law (PTELL), staff would expect the actual Library tax levy to be lower.

2017 Tax Levy (FY 19) thru 2022 Tax Levy (FY 24 - current fiscal year)

Pursuant to PTELL, two factors determine how much the City, as a non-home rule municipality, can increase its levy by each year: 1.) the equalized assessed valuation (EAV) of new construction and 2.) the year-over-year change in inflation (as measured by the Consumer Price Index or CPI). Beginning with the 2017 levy process, the City Council began to ease back into its past practice of marginally increasing the levy each year by new construction only, thus foregoing the annual inflationary increment. This practice was continued last year (2022 levy - currently being collected in FY 2024) as the City Council decided to increase the levy by estimated new construction ($177,747) only; and forfeit the inflationary increment of $177,756. As a result, most residents over the last six levy cycles should have seen the City portion of their property tax bill stay relatively the same or even decrease slightly in some years, assuming that the change in EAV of their homes was less than the overall increase in EAV for all taxable property in the City.

2023 Tax Levy (FY 25 – next fiscal year)

For this year's levy, new construction EAV is currently estimated by Kendall County at $26,204,611, which would generate additional property tax proceeds of $133,617 for the City. As shown on Exhibit D, after two consecutive years of low inflation (levy years 2015-2016), CPI returned to more of a historical norm in 2017 of 2.1%. After holding right around 2.0% in levy years 2018 through 2020, CPI fell to 1.4% in 2021, before skyrocketing to 7.0% and 6.5% (capped at 5% - lessor of 5% or CPI) in 2022 and 2023; ostensibly the result of pent-up consumer demand stemming from the pandemic, the ongoing war in Ukraine and ubiquitous increases in the general price levels (i.e., inflation) throughout the economy. The

inflationary portion of the levy equates to a projected increment of $186,659, for an estimated grand total of $320,276 in additional property taxes that could be levied by the City under PTELL.

Based on the information presented above, it is the recommendation of staff that the City increase its levy only by the amount of incremental property taxes generated from new construction, which is currently estimated at $133,617 (as shown on Exhibit C), for a total levy of $3,866,788. While this will result in the City not levying approximately $186,659 (CPI portion) under PTELL (which means this amount will be forgone in subsequent levy years), staff believes that this is a balanced approach as it allows the City to marginally expand its tax base with minimal impact on homeowners. Depending on how the City Council decides to levy, either including incremental property taxes from both CPI and new construction (Exhibit B) or new construction only (Exhibit C), will result in the City's portion of the levy either increasing by approximately 8.5% (Exhibit B) or 3.5% (Exhibit C).

**** Updated ****

The 2023 City contribution (i.e., actuarially determined funding policy contribution) to the Yorkville Police Pension Fund is $1,386,265 (Exhibit F – page 1), as calculated by the City's actuary, MWM Consulting Group. This amount is calculated based on the assumption of a 100% funding level by the year 2040, pursuant to the City's pension funding policy. This amount represents a nominal increase of $7,360 (0.5%) in comparison to the 2022 contribution amount of $1,378,837. For the 2023 valuation, MWM used revised assumptions regarding mortality, disability and retirement rates, based on actual data collected by the State from experience studies conducted between 2017 and 2020. These revised assumptions, which did result in a slight increase in the City's contribution amount, were largely offset by the recent changes made to the City's pension funding policy; whereby annual salary assumption were changed from a flat 5% to a variable rate between 11.0% and 3.5% (as approved by City Council on August 22nd). The current funding level of the Police Pension Fund is 53.85% (as calculated by dividing the market value of assets of $15,011,047 by the accrued liability of $27,875,658), which is slightly up from last year's funding level of 53.56%; but significantly improved from the FYE 2020 funding level of 46.2%.

Fiscal Year 2023 will be the last fiscal period in which Police Pension Fund investment decisions will be made by the local pension board. In November of 2022, all Pension Fund investments (excluding cash) were transferred to the Illinois Police Officers' Pension Investment Fund (IPOPIF), pursuant to P.A. 101-0610. This law provided for the mandatory consolidation of the investment assets of the State's public safety pension funds into two aggregated funds: one for police officers (Article 3) and the other for firefighters (Article 4). However, the assets and liabilities of the Yorkville Police Pension Fund remain under the ownership of the local pension board, as Fund assets will be combined for investment purposes only. The consolidation of the investment assets of all Article 3 downstate and suburban police pension plans into one statewide investment asset pool created a single trust fund with over $9.0 billion in assets as of April 30, 2023.

After an unprecedented rate of return for the FYE 2021 of +28.0%, the Fund yielded a negative 4.9% (the Fund benchmark is +7.0%) in FY 2022– as a result of equity market volatility and a low interest rate environment. The FY 2023 rate of return was marginally better than the year prior, finishing at a +0.6%, as shown on the Historical Rate of Return chart on page 4 of the actuarial valuation (Exhibit F). One of the primary drivers behind the State deciding to consolidate the Downstate pension funds into one "super" fund (i.e., IPOPIF), was the expectation that this new consolidated fund would yield rates of return similar to that of the Illinois Municipal Retirement Fund (IMRF); which has typically yielded annual rates of +7% or greater. The efficacy of the new consolidated fund remains to be seen, as the Yorkville Police Pension Fund enters its first full fiscal year in which all investment decisions will be made by IPOPIF.

Looking back at the last seven levy cycles, you may recall that a reoccurring policy question has been whether the City and Library levies should be combined or levied separately. In an effort to "level the playing field" by applying the same rules of property tax growth (lesser of CPI or 5%, plus new construction) to both entities, the City Council has chosen to levy the two entities separately since levy year 2016. Last year the 2022 Library Operations tax rate was capped at $0.130 per $100 of EAV, resulting in a property tax extension of $905,786 (excludes revenue recapture) for library operations. This was an increase of $86,005 (10.5%) over the 2021 levy extended amount of $819,781 (excludes revenue recapture). For the 2023 levy, staff recommends that Council continue with the practice of levying separately for the City and the Library, which is currently estimated to yield property taxes for library operations in the amount of $983,517. This amount includes both CPI ($45,289) and new construction ($32,441) increments. Based on current EAV figures, the library operations tax rate is estimated to be at $0.124 per $100 of EAV (max amount is $0.15 per $100 EAV) for the 2023 levy year, which is an increase of 8.6% ($77,731) over the 2022 extension. The levy amount for the Library is expected to be formally approved by the Board at their upcoming October 9th meeting.

In addition, the Fiscal Year 2024 (2022 levy) certifications from the Kendall County Clerk are attached as Exhibit E. The first page contains all City (non-Library) taxes, and the second page contains Library taxes (operations and debt service for the 2006 & 2013 Refunding bonds). As noted last year, the 2022 levy includes revenue recapture amounts, pursuant to State Statue (P.A. 102-0519); which requires the County to adjust the City's and Library's extension amounts in order to recapture prior year property tax amounts lost to Property Tax Appeal Board (PTAB) reductions, Circuit Court orders in assessment cases and error certificates resulting from assessment mistakes. These revenue recapture amounts are itemized in Exhibit E for both the City and Library, in the amounts of $4,170 and $2,016, respectively. As in past levy years, all City debt service amounts are expected to be fully abated for the 2023 levy year. Materials regarding the City's bond abatements will be presented at a future committee meeting, before being presented to the City Council for approval in either November or December.

Homeowner Impact

The property tax bill lists the City and the Library as two distinct itemized charges. Assuming the City levies for the new construction increment only (Exhibit C), the City's (capped and uncapped) estimated levy extension is projected to increase by 3.5% for the 2023 levy year (payable in 2024). The Library (capped and uncapped) levy is projected to be 4.1% higher (Exhibit B) than the 2022 levy year extension (payable currently in 2023).

Overall EAV for the City is currently estimated at $794.9 million, which is a $99.8 million (14.4%) increase over the prior year's amount of $695.0 million. Approximately 26% of this increase is attributable to new construction, which is currently estimated at $26.2 million. When adjusting for new construction, EAV of existing property is projected to increase by ~10.6%; however, this inflationary increase in EAV should be assuaged by a similar reduction in the City's estimated property tax rate which is currently expected to decline by 9.5%, from $0.54 per $100 of EAV to $0.49 per $100 of EAV.

Based on the information presented above, the amount that each property owner pays to the City and the Library **should** be approximately the same as the prior year's tax bill, assuming that their individual property's EAV increases at a rate similar to overall EAV, adjusted for new construction.

Recommendation

The preliminary staff recommendations for aggregate levy amounts are below.

City Tax Levy

	2022 Levy Extension	2023 Maximum Levy (Estimate)	2023 Levy Recommended Amount
City Levy (Capped)	$3,733,172	$4,053,447	$3,880,669
City Bonds/Revenue Recapture(Uncapped)	$4,170	N / A	N / A
Totals	**$3,737,342**	**$4,053,447**	**$3,880,669**

Library Tax Levy

	2022 Levy Extension	2023 Maximum Levy (Estimate)	2023 Levy Recommended Amount
Library Operations (Capped)	$905,786	$1,192,336	$1,192,336
Library Bonds/Revenue Recapture(Uncapped)	$868,810	$864,000	$864,000
Totals	**$1,774,596**	**$2,056,336**	**$2,056,336**

In regards to the setting of a tax levy estimate, staff recommends the approval of Exhibit A, which shows the City's levy increasing by an augmented new construction only amount and sets the Library's levy at their ceiling rate of $0.15 per $100 of EAV, for the purposes of setting a maximum levy amount for the public hearing. In order to capture every dollar possible generated from the new construction increment, staff has increased the County's current new construction EAV estimate ($26,204,611) by approximately 10% ($28,825,072); which would increase projected new construction incremental property tax amounts by $13,881, from $133,617 to $147,498. Since the estimated amount of new construction is likely to be updated by the County between now and December, this would allow Council maximum flexibility to adjust the levy accordingly to ensure that the entire new construction component of the levy could be utilized, if desired. As a reminder, the tax levy estimate sets the maximum amount that the City and Library could levy, with the understanding that Council and the Library Board reserve the right to levy less than that amount should they desire to do so.

Exhibit B is an estimate of how much the City could levy under PTELL (includes increases for both new construction & CPI) for a total of $316,105 in additional property tax proceeds. Exhibit C shows the new construction increment only, for both the City ($129,446) and Library ($27,632); hence foregoing the CPI increments of $186,659 (City) and $45,289 (Library), respectively, in subsequent levy years.

Furthermore, staff recommends that the City instruct the County Clerk to levy separately once again for the City and the Library, so that both entities are held to the same rules when it comes to growth. A tentative timeline for the 2023 tax levy process is presented below:

- ~~September 20th (Administration Committee) - Preliminary Tax Levy Estimate - informational~~

- ~~September 26th (City Council) - Preliminary Tax Levy Estimate - informational~~

- ~~October 10th and/or 24th (City Council) - Tax Levy Estimate review and approval~~
    - ~~Tax Levy Estimate must be adopted 20 days prior to City Council approval of levy~~

- ~~November 14th (City Council) – Tax Levy Public Hearing~~
    - ~~Public Hearing Notice will be published on November 3rd~~
    - ~~Per State Statute, the Public Hearing Notice must be published in a local paper between 14 and 7 days prior to the public hearing date~~

- November 28th or December 12th (City Council) - Approval of the Tax Levy Ordinance
    - Must be filed with Kendall County before the last Tuesday in December (December 26th)

Exhibit A - 1

2023 Tax Levy - Public Hearing

*** (Based on new construction EAV estimate of $28,825,072) ****

(Limiting Rate Applied to City)

	2021 Rate Setting EAV	% Change over Prior Yr EAV		2022 Rate Setting EAV	% Change over Prior Yr EAV		2023 Estimated EAV	% Change over Prior Yr EAV	$ Change
Farm	$ 3,524,082	4.88%	Farm	$ 3,936,704	11.71%	Farm	$ 4,163,860	5.77%	$ 227,156
Residential	524,668,429	8.40%	Residential	594,475,190	13.30%	Residential	687,742,410	15.69%	93,267,220
Commercial	79,815,145	0.21%	Commercial	80,620,321	1.01%	Commercial	86,335,951	7.09%	5,715,630
Industrial	15,512,284	-0.48%	Industrial	15,925,318	2.66%	Industrial	16,557,914	3.97%	632,596
State Railroad	77,628	2.33%	State Railroad	90,328	16.36%	State Railroad	90,328	0.00%	-
Total	**$ 623,597,568**	**7.02%**	**Total**	**$ 695,047,861**	**11.46%**	**Total**	**$ 794,890,463**	**14.36%**	**$ 99,842,602**

	2021 Rate	2021 Levy Request	2021 Levy Extension	2022 Rate	2022 Levy Request	2022 Levy Extension	2023 Rate	2023 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
Corporate	0.15791	$ 984,681	$ 984,723	0.14168	$ 984,723	$ 984,744	0.12388	$ 984,744	0.00%	$ 0
Bonds & Interest	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
IMRF Pension	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
Police Protection	0.15963	995,406	995,449	0.16249	1,129,316	1,129,383	0.15973	1,269,660	12.42%	140,277
Police Pension	0.21405	1,334,771	1,334,811	0.19839	1,378,837	1,378,905	0.17440	1,386,265	0.53%	7,360
Audit	0.00482	30,000	30,057	0.00432	30,000	30,026	0.00377	30,000	-0.09%	(26)
Liability Insurance	0.00642	40,000	40,035	0.00576	40,000	40,035	0.00503	40,000	-0.09%	(35)
Social Security	0.02406	150,000	150,038	0.02159	150,000	150,061	0.01887	150,000	-0.04%	(61)
School Crossing Guard	0.00321	20,000	20,017	0.00288	20,000	20,017	0.00252	20,000	-0.09%	(17)
Unemployment Insurance	0.00000	-	-	0.00000	-	-	0.00000	-	0.00%	-
Subtotal City (PTELL)	**0.57010**	**$ 3,554,858**	**$ 3,555,130**	**0.53711**	**$ 3,732,876**	**$ 3,733,172**	**0.48820**	**$ 3,880,669**	**3.95%**	**147,497**
Revenue Recapture	0.00090	-	5,612	0.00060	-	4,170	0.00000	-	-	(4,170)
Total City	**0.57100**	**$ 3,554,858**	**$ 3,560,742**	**0.53771**	**$ 3,732,876**	**$ 3,737,342**	**0.48820**	**$ 3,880,669**	**3.84%**	**143,327**
Library Operations	0.13146	$ 934,994	$ 819,781	0.13032	$ 1,041,921	$ 905,786	0.15000	$ 1,192,336	31.64%	$ 286,549
Library Bonds & Interest	0.13588	847,313	847,344	0.12471	866,750	866,794	0.10869	864,000	-0.32%	(2,794)
Revenue Recapture	0.00043	-	2,681	0.00029	-	2,016	0.00000	-	-	(2,016)
Total Library	**0.26777**	**$ 1,782,307**	**$ 1,669,807**	**0.25532**	**$ 1,908,671**	**$ 1,774,596**	**0.25869**	**$ 2,056,336**	**15.88%**	**281,739**
Total City (PTELL & Non-PTELL)	**0.83877**	**$ 5,337,165**	**$ 5,230,549**	**0.79303**	**$ 5,641,547**	**$ 5,511,938**	**0.74690**	**$ 5,937,005**	**7.71%**	**$ 425,067**
less Bonds & Interest / Rev Recapture	0.13721	847,313	855,638	0.12560	866,750	872,980	0.10869	864,000	-1.03%	(8,980)
P-TELL Totals	**0.70156**	**$ 4,489,852**	**$ 4,374,911**	**0.66743**	**$ 4,774,797**	**$ 4,638,958**	**0.63820**	**$ 5,073,005**	**9.36%**	**$ 434,047**

Exhibit A - 1 - continued

2023 Tax Levy - Public Hearing

(Limiting Rate Applied to City)

	2021 Requested	2021 Extended	2022 Requested	2022 Extended	2023 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
City	$ 2,220,087	$ 2,225,932	$ 2,354,039	$ 2,358,436	$ 2,494,404	5.77%	$ 135,968
Library	934,994	822,463	1,041,921	907,802	1,192,336	31.34%	284,534
Police Pension	1,334,771	1,334,811	1,378,837	1,378,905	1,386,265	0.53%	7,360
City Debt Service	-	-	-	-	-	-	-
Library Debt Service	847,313	847,344	866,750	866,794	864,000	-0.32%	(2,794)
Total	**$ 5,337,165**	**$ 5,230,549**	**$ 5,641,547**	**$ 5,511,938**	**$ 5,937,005**	**7.71%**	**$ 425,067**
less B&I / Rev Recapture	847,313	855,638	866,750	872,980	864,000	-1.03%	(8,980)
PTELL Subtotal	**$ 4,489,852**	**$ 4,374,911**	**$ 4,774,797**	**$ 4,638,958**	**$ 5,073,005**	**9.36%**	**$ 434,047**
City (excluding D/S & Rev Rec)	*$ 3,554,858*	*$ 3,555,130*	*$ 3,732,876*	*$ 3,733,172*	*$ 3,880,669*	***3.95%***	*$ 147,497*
Lib (excluding D/S & Rev Rec)	*934,994*	*819,781*	*1,041,921*	*905,786*	*1,192,336*	***31.64%***	*286,549*

Exhibit B - 1

2023 Tax Levy - Estimated CPI and New Construction Increments

*** (Based on original new construction EAV estimate of $26,204,611 as of August 11, 2023) ****

(Limiting Rate Applied to City & Library)

	2021 Rate Setting EAV	% Change over Prior Yr EAV		2022 Rate Setting EAV	% Change over Prior Yr EAV		2023 Estimated EAV	% Change over Prior Yr EAV	$ Change
Farm	$ 3,524,082	4.88%	Farm	$ 3,936,704	11.71%	Farm	$ 4,163,860	5.77%	$ 227,156
Residential	524,668,429	8.40%	Residential	594,475,190	13.30%	Residential	687,742,410	15.69%	93,267,220
Commercial	79,815,145	0.21%	Commercial	80,620,321	1.01%	Commercial	86,335,951	7.09%	5,715,630
Industrial	15,512,284	-0.48%	Industrial	15,925,318	2.66%	Industrial	16,557,914	3.97%	632,596
State Railroad	77,628	2.33%	State Railroad	90,328	16.36%	State Railroad	90,328	0.00%	-
Total	**$ 623,597,568**	**7.02%**	**Total**	**$ 695,047,861**	**11.46%**	**Total**	**$ 794,890,463**	**14.36%**	**$ 99,842,602**

	2021 Rate	2021 Levy Request	2021 Levy Extension	2022 Rate	2022 Levy Request	2022 Levy Extension	2023 Rate	2023 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
Corporate	0.15791	$ 984,681	$ 984,723	0.14168	$ 984,723	$ 984,744	0.12388	$ 984,744	0.00%	$ 0
Bonds & Interest	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
IMRF Pension	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
Police Protection	0.15963	995,406	995,449	0.16249	1,129,316	1,129,383	0.18146	1,442,438	27.72%	313,055
Police Pension	0.21405	1,334,771	1,334,811	0.19839	1,378,837	1,378,905	0.17440	1,386,265	0.53%	7,360
Audit	0.00482	30,000	30,057	0.00432	30,000	30,026	0.00377	30,000	-0.09%	(26)
Liability Insurance	0.00642	40,000	40,035	0.00576	40,000	40,035	0.00503	40,000	-0.09%	(35)
Social Security	0.02406	150,000	150,038	0.02159	150,000	150,061	0.01887	150,000	-0.04%	(61)
School Crossing Guard	0.00321	20,000	20,017	0.00288	20,000	20,017	0.00252	20,000	-0.09%	(17)
Unemployment Insurance	0.00000	-	-	0.00000	-	-	0.00000	-	0.00%	-
Subtotal City (PTELL)	**0.57010**	**$ 3,554,858**	**$ 3,555,130**	**0.53711**	**$ 3,732,876**	**$ 3,733,172**	**0.50994**	**$ 4,053,447**	**8.58%**	**320,275**
Revenue Recapture	0.00090	-	5,612	0.00060	-	4,170	0.00000	-	-	(4,170)
Total City	**0.57100**	**$ 3,554,858**	**$ 3,560,742**	**0.53771**	**$ 3,732,876**	**$ 3,737,342**	**0.50994**	**$ 4,053,447**	**8.46%**	**316,105**
Library Operations	0.13146	$ 934,994	$ 819,781	0.13032	$ 1,041,921	$ 905,786	0.12373	$ 983,517	8.58%	$ 77,731
Library Bonds & Interest	0.13588	847,313	847,344	0.12471	866,750	866,794	0.10869	864,000	-0.32%	(2,794)
Revenue Recapture	0.00043	-	2,681	0.00029	-	2,016	0.00000	-	-	(2,016)
Total Library	**0.26777**	**$ 1,782,307**	**$ 1,669,807**	**0.25532**	**$ 1,908,671**	**$ 1,774,596**	**0.23242**	**$ 1,847,517**	**4.11%**	**72,921**
Total City (PTELL & Non-PTELL)	**0.83877**	**$ 5,337,165**	**$ 5,230,549**	**0.79303**	**$ 5,641,547**	**$ 5,511,938**	**0.74236**	**$ 5,900,964**	**7.06%**	**$ 389,026**
less Bonds & Interest / Rev Recapture	0.13721	847,313	855,638	0.12560	866,750	872,980	0.10869	864,000	-1.03%	(8,980)
P-TELL Totals	**0.70156**	**$ 4,489,852**	**$ 4,374,911**	**0.66743**	**$ 4,774,797**	**$ 4,638,958**	**0.63367**	**$ 5,036,964**	**8.58%**	**$ 398,006**

Exhibit B - 1 - continued

2023 Tax Levy - Estimated CPI and New Construction Increments

(Limiting Rate Applied to City & Library)

	2021 Requested	2021 Extended		2022 Requested	2022 Extended		2023 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
City	$ 2,220,087	$ 2,225,932	City	$ 2,354,039	$ 2,358,436	City	$ 2,667,182	13.09%	$ 308,746
Library	934,994	822,463	Library	1,041,921	907,802	Library	983,517	8.34%	75,715
Police Pension	1,334,771	1,334,811	Police Pension	1,378,837	1,378,905	Police Pension	1,386,265	0.53%	7,360
City Debt Service	-	-	City Debt Service	-	-	City Debt Service	-	-	-
Library Debt Service	847,313	847,344	Library Debt Service	866,750	866,794	Library Debt Service	864,000	-0.32%	(2,794)
Total	**$ 5,337,165**	**$ 5,230,549**	**Total**	**$ 5,641,547**	**$ 5,511,938**	**Total**	**$ 5,900,964**	**7.06%**	**$ 389,026**
less B&I / Rev Recapture	847,313	855,638	less B&I / Rev Recapture	866,750	872,980	less B&I / Rev Recapture	864,000	-1.03%	(8,980)
PTELL Subtotal	**$ 4,489,852**	**$ 4,374,911**	**PTELL Subtotal**	**$ 4,774,797**	**$ 4,638,958**	**PTELL Subtotal**	**$ 5,036,964**	**8.58%**	**$ 398,006**
City (excluding D/S & Rev Rec)	*$ 3,554,858*	*$ 3,555,130*	*City (excluding D/S & Rev Rec)*	*$ 3,732,876*	*$ 3,733,172*	*City (excluding D/S & Rev Rec)*	*$ 4,053,447*	***8.58%***	*$ 320,275*
Lib (excluding D/S & Rev Rec)	*934,994*	*819,781*	*Lib (excluding D/S & Rev Rec)*	*1,041,921*	*905,786*	*Lib (excluding D/S & Rev Rec)*	*983,517*	***8.58%***	*77,731*

Exhibit C - 1

2023 Tax Levy - Estimated New Construction Increment Only

*** (Based on original new construction EAV estimate of $26,204,611 as of August 11, 2023) ****

(Limiting Rate Applied to City & Library)

	2021 Rate Setting EAV	% Change over Prior Yr EAV		2022 Rate Setting EAV	% Change over Prior Yr EAV		2023 Estimated EAV	% Change over Prior Yr EAV	$ Change
Farm	$ 3,524,082	4.88%	Farm	$ 3,936,704	11.71%	Farm	$ 4,163,860	5.77%	$ 227,156
Residential	524,668,429	8.40%	Residential	594,475,190	13.30%	Residential	687,742,410	15.69%	93,267,220
Commercial	79,815,145	0.21%	Commercial	80,620,321	1.01%	Commercial	86,335,951	7.09%	5,715,630
Industrial	15,512,284	-0.48%	Industrial	15,925,318	2.66%	Industrial	16,557,914	3.97%	632,596
State Railroad	77,628	2.33%	State Railroad	90,328	16.36%	State Railroad	90,328	0.00%	-
Total	**$ 623,597,568**	**7.02%**	**Total**	**$ 695,047,861**	**11.46%**	**Total**	**$ 794,890,463**	**14.36%**	**$ 99,842,602**

	2021 Rate	2021 Levy Request	2021 Levy Extension	2022 Rate	2022 Levy Request	2022 Levy Extension	2023 Rate	2023 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
Corporate	0.15791	$ 984,681	$ 984,723	0.14168	$ 984,723	$ 984,744	0.12388	$ 984,744	0.00%	$ 0
Bonds & Interest	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
IMRF Pension	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
Police Protection	0.15963	995,406	995,449	0.16249	1,129,316	1,129,383	0.15798	1,255,779	11.19%	126,396
Police Pension	0.21405	1,334,771	1,334,811	0.19839	1,378,837	1,378,905	0.17440	1,386,265	0.53%	7,360
Audit	0.00482	30,000	30,057	0.00432	30,000	30,026	0.00377	30,000	-0.09%	(26)
Liability Insurance	0.00642	40,000	40,035	0.00576	40,000	40,035	0.00503	40,000	-0.09%	(35)
Social Security	0.02406	150,000	150,038	0.02159	150,000	150,061	0.01887	150,000	-0.04%	(61)
School Crossing Guard	0.00321	20,000	20,017	0.00288	20,000	20,017	0.00252	20,000	-0.09%	(17)
Unemployment Insurance	0.00000	-	-	0.00000	-	-	0.00000	-	0.00%	-
Subtotal City (PTELL)	**0.57010**	**$ 3,554,858**	**$ 3,555,130**	**0.53711**	**$ 3,732,876**	**$ 3,733,172**	**0.48646**	**$ 3,866,788**	**3.58%**	**133,616**
Revenue Recapture	0.00090	-	5,612	0.00060	-	4,170	0.00000	-	-	(4,170)
Total City	**0.57100**	**$ 3,554,858**	**$ 3,560,742**	**0.53771**	**$ 3,732,876**	**$ 3,737,342**	**0.48646**	**$ 3,866,788**	**3.46%**	**129,446**
Library Operations	0.13146	$ 934,994	$ 819,781	0.13032	$ 1,041,921	$ 905,786	0.11803	$ 938,228	3.58%	$ 32,442
Library Bonds & Interest	0.13588	847,313	847,344	0.12471	866,750	866,794	0.10869	864,000	-0.32%	(2,794)
Revenue Recapture	0.00043	-	2,681	0.00029	-	2,016	0.00000	-	-	(2,016)
Total Library	**0.26777**	**$ 1,782,307**	**$ 1,669,807**	**0.25532**	**$ 1,908,671**	**$ 1,774,596**	**0.22673**	**$ 1,802,228**	**1.56%**	**27,632**
Total City (PTELL & Non-PTELL)	**0.83877**	**$ 5,337,165**	**$ 5,230,549**	**0.79303**	**$ 5,641,547**	**$ 5,511,938**	**0.71318**	**$ 5,669,016**	**2.85%**	**$ 157,078**
less Bonds & Interest / Rev Recapture	0.13721	847,313	855,638	0.12560	866,750	872,980	0.10869	864,000	-1.03%	(8,980)
P-TELL Totals	**0.70156**	**$ 4,489,852**	**$ 4,374,911**	**0.66743**	**$ 4,774,797**	**$ 4,638,958**	**0.60449**	**$ 4,805,016**	**3.58%**	**$ 166,058**

Exhibit C - 1 - continued

2023 Tax Levy - Estimated New Construction Increment Only

(Limiting Rate Applied to City & Library)

	2021 Requested	2021 Extended		2022 Requested	2022 Extended		2023 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
City	$ 2,220,087	$ 2,225,932	City	$ 2,354,039	$ 2,358,436	City	$ 2,480,523	5.18%	$ 122,087
Library	934,994	822,463	Library	1,041,921	907,802	Library	938,228	3.35%	30,426
Police Pension	1,334,771	1,334,811	Police Pension	1,378,837	1,378,905	Police Pension	1,386,265	0.53%	7,360
City Debt Service	-	-	City Debt Service	-	-	City Debt Service	-	-	-
Library Debt Service	847,313	847,344	Library Debt Service	866,750	866,794	Library Debt Service	864,000	-0.32%	(2,794)
Total	**$ 5,337,165**	**$ 5,230,549**	**Total**	**$ 5,641,547**	**$ 5,511,938**	**Total**	**$ 5,669,016**	**2.85%**	**$ 157,078**
less B&I / Rev Recapture	847,313	855,638	less B&I / Rev Recapture	866,750	872,980	less B&I / Rev Recapture	864,000	-1.03%	(8,980)
PTELL Subtotal	**$ 4,489,852**	**$ 4,374,911**	**PTELL Subtotal**	**$ 4,774,797**	**$ 4,638,958**	**PTELL Subtotal**	**$ 4,805,016**	**3.58%**	**$ 166,058**
City (excluding D/S & Rev Rec)	*$ 3,554,858*	*$ 3,555,130*	*City (excluding D/S & Rev Rec)*	*$ 3,732,876*	*$ 3,733,172*	*City (excluding D/S & Rev Rec)*	*$ 3,866,788*	***3.58%***	*$ 133,616*
Lib (excluding D/S & Rev Rec)	*934,994*	*819,781*	*Lib (excluding D/S & Rev Rec)*	*1,041,921*	*905,786*	*Lib (excluding D/S & Rev Rec)*	*938,228*	***3.58%***	*32,442*

Illinois Dept. of Revenue
History of CPI's Used for the PTELL
01/12/2023

Exhibit D

Year	December CPI-U	% Change From Previous December	% Use for PTELL	Comments	Levy Year	Years Taxes Paid
1991	137.900	--				
1992	141.900	2.9%	2.9%		1993	1994
1993	145.800	2.7%	2.7%	(5 % for Cook)	1994	1995
1994	149.700	2.7%	2.7%		1995	1996
1995	153.500	2.5%	2.5%		1996	1997
1996	158.960	3.6%	3.6%		1997	1998
1997	161.300	1.5%	1.5%		1998	1999
1998	163.900	1.6%	1.6%		1999	2000
1999	168.300	2.7%	2.7%		2000	2001
2000	174.000	3.4%	3.4%		2001	2002
2001	176.700	1.6%	1.6%		2002	2003
2002	180.900	2.4%	2.4%		2003	2004
2003	184.300	1.9%	1.9%		2004	2005
2004	190.300	3.3%	3.3%		2005	2006
2005	196.800	3.4%	3.4%		2006	2007
2006	201.800	2.5%	2.5%		2007	2008
2007	210.036	4.08%	4.1%		2008	2009
2008	210.228	0.1%	0.1%		2009	2010
2009	215.949	2.7%	2.7%		2010	2011
2010	219.179	1.5%	1.5%		2011	2012
2011	225.672	3.0%	3.0%		2012	2013
2012	229.601	1.7%	1.7%		2013	2014
2013	233.049	1.5%	1.5%		2014	2015
2014	234.812	0.8%	0.8%		2015	2016
2015	236.525	0.7%	0.7%		2016	2017
2016	241.432	2.1%	2.1%		2017	2018
2017	246.524	2.1%	2.1%		2018	2019
2018	251.233	1.9%	1.9%		2019	2020
2019	256.974	2.3%	2.3%		2020	2021
2020	260.474	1.4%	1.4%		2021	2022
2021	278.802	7.0%	5.0%		2022	2023
2022	296.797	6.5%	5.0%		2023	2024

CPI History (R-01/23) Printed by the authority of the State of Illinois – web only, 1 copy

Tax Year: 2022

Exhibit E

Tax Computation Report
Kendall County

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Taxing District VCYV - CITY OF YORKVILLE

Equalization Factor 1.000000

Property Type	Total EAV	Rate Setting EAV
Farm	3,936,704	3,936,704
Residential	595,832,271	594,475,190
Commercial	84,412,769	80,620,321
Industrial	15,926,373	15,925,318
Mineral	0	0
State Railroad	90,328	90,328
Local Railroad	0	0
County Total	**700,198,445**	**695,047,861**
Total + Overlap	**700,198,445**	**695,047,861**

PTELL Values	
Annexation EAV	0
Disconnection EAV	0
Recovered TIF EAV	0
Agg. Ext. Base (2021)	3,555,130
Limiting Rate	0.56514
% of Burden	0.00%
TIF Increment	5,150,584
New Property	34,518,313
New Property (Overlap)	0
Total New Property	**34,518,313**

Road and Bridge Transfer

Road District	Fund	Amount Extended
TTBRRD - BRISTOL ROAD DISTRI	999	$59,019.29
TTKERD - KENDALL ROAD DISTR	999	$62,019.38
Total		**$121,038.67**

Fund/Name	Levy Request	Max. Rate	Calc. Rate	Actual Rate	Non-PTELL Extension	PTELL Factor	Limited Rate	% Burden Rate	Kendall County Total Extension	Percent
** 001 CORPORATE	984,723	0.43750	0.141677	0.14168	$984,743.81	1.00000	0.14168	0.00000	$984,743.81	26.3487
003 BONDS & INTEREST	0	0.00000	0.000000	0.00000	$0.00	1.00000	0.00000	0.00000	$0.00	0.0000
** 014 POLICE PROTECTION	1,129,316	0.60000	0.162480	0.16249	$1,129,383.27	1.00000	0.16249	0.00000	$1,129,383.27	30.2189
** 015 POLICE PENSION	1,378,837	0.00000	0.198380	0.19839	$1,378,905.45	1.00000	0.19839	0.00000	$1,378,905.45	36.8954
** 027 AUDIT	30,000	0.00000	0.004316	0.00432	$30,026.07	1.00000	0.00432	0.00000	$30,026.07	0.8034
** 035 LIABILITY INSURANCE	40,000	0.00000	0.005755	0.00576	$40,034.76	1.00000	0.00576	0.00000	$40,034.76	1.0712
** 047 SOC SEC	150,000	0.00000	0.021581	0.02159	$150,060.83	1.00000	0.02159	0.00000	$150,060.83	4.0152
** 048 SCHOOL CROSS GUARD	20,000	0.02000	0.002878	0.00288	$20,017.38	1.00000	0.00288	0.00000	$20,017.38	0.5356
200 REVENUE RECAPTURE	4,169	0.00000	0.000600	0.00060	$4,170.29	1.00000	0.00060	0.00000	$4,170.29	0.1116
** 999 ROAD & BRIDGE TRANSFE	0	0.00000	0.000000	0.00000	$0.00	1.00000	0.00000	0.00000	$0.00	0.0000
Totals (Capped)	**3,732,876**		**0.537067**	**0.53711**	**$3,733,171.57**		**0.53711**	**0.00000**	**$3,733,171.57**	**99.8884**
Totals (Not Capped)	**4,169**		**0.000600**	**0.00060**	**$4,170.29**		**0.00060**	**0.00000**	**$4,170.29**	**0.1116**
Totals (All)	**3,737,045**		**0.537667**	**0.53771**	**$3,737,341.86**		**0.53771**	**0.00000**	**$3,737,341.86**	**100.0000**

*** Subject to PTELL*

I agree with the above figures

Signature

Taxing District VCYV - CITY OF YORKVILLE

Taxing Body

Title: Finance Director

E-Mail Address: rfredrickson@yorkville.il.us

Phone Number: (630-553-8534)

Fax Number: (630-553-7575)

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JHANNA

Exhibit E - continued

Tax Year: 2022

Tax Computation Report
Kendall County

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Taxing District LYYV - YORKVILLE LIBRARY

Equalization Factor 1.000000

Property Type	Total EAV	Rate Setting EAV
Farm	3,936,704	3,936,704
Residential	595,832,271	594,475,190
Commercial	84,412,769	80,620,321
Industrial	15,926,373	15,925,318
Mineral	0	0
State Railroad	90,328	90,328
Local Railroad	0	0
County Total	**700,198,445**	**695,047,861**
Total + Overlap	**700,198,445**	**695,047,861**

PTELL Values	
Annexation EAV	0
Disconnection EAV	0
Recovered TIF EAV	0
Agg. Ext. Base (2021)	819,781
Limiting Rate	0.13032
% of Burden	0.00%
TIF Increment	5,150,584
New Property	34,518,313
New Property (Overlap)	0
Total New Property	**34,518,313**

Fund/Name	Levy Request	Max. Rate	Calc. Rate	Actual Rate	Non-PTELL Extension	PTELL Factor	Limited Rate	% Burden Rate	Kendall County Total Extension	Percent
003 BONDS & INTEREST	866,750	0.00000	0.124704	0.12471	$866,794.19	1.00000	0.12471	0.00000	$866,794.19	48.8446
** 016 LIBRARY	1,041,921	0.15000	0.149906	0.14991	$1,041,946.25	0.86933	0.13032	0.00000	$905,786.37	51.0418
200 REVENUE RECAPTURE	1,957	0.00000	0.000282	0.00029	$2,015.64	1.00000	0.00029	0.00000	$2,015.64	0.1136
Totals (Capped)	**1,041,921**		**0.149906**	**0.14991**	**$1,041,946.25**		**0.13032**	**0.00000**	**$905,786.37**	**51.0418**
Totals (Not Capped)	**868,707**		**0.124986**	**0.12500**	**$868,809.83**		**0.12500**	**0.00000**	**$868,809.83**	**48.9582**
Totals (All)	**1,910,628**		**0.274892**	**0.27491**	**$1,910,756.08**		**0.25532**	**0.00000**	**$1,774,596.20**	**100.0000**

*** Subject to PTELL*

I agree with the above figures

Signature

Taxing District LYYV - YORKVILLE LIBRARY

Taxing Body

Title: Finance Director

E-Mail Address: rfredrickson@yorkville.il.us

Phone Number: 630-553-8534

Fax Number: 630-553-7575

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Exhibit F

Actuarial Valuation

City of Yorkville
Yorkville Police Pension Fund

As of May 1, 2023
For the Year Ending April 30, 2024

MWM Consulting Group
Taking Measure of Tomorrow

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Section 1 - Summary of Principal Valuation Results

MWM Consulting Group was retained to prepare an actuarial valuation as of May 1, 2023 for the Yorkville Police Pension Fund. The purpose of the actuarial valuation was to determine the financial position and the annual actuarial requirements of the pension fund under Illinois statute 40 ILCS 5/3, Section 125, and to develop a recommended minimum contribution amount.

For quick reference, some of the key results of the valuation, along with selected financial and demographic information for the year ending April 30, 2024 are summarized in this overview section along with (for comparison) the results from the prior year.

CONTRIBUTIONS

The plan sponsor must contribute at least the statutorily required minimum contribution under Illinois statutes equal to the normal cost plus the amount necessary to amortize the unfunded accrued liability such that by 2040, the liabilities will be 90% funded.

Other contribution amounts are shown including Funding Policy Contribution and the contribution required to prevent negative funding.

Item	Current Valuation as of 5/1/2023	Prior Year Valuation as of 5/1/2022
Contribution Required To Prevent Negative Funding	$1,255,842 (41.6%)	$1,284,735 (47.7%)
Actuarially Determined Funding Policy Contribution	$1,386,265 (46.0%)	$1,378,837 (51.2%)
Statutory Minimum Contribution per 40 ILCS 5/3 Section 125	$1,133,770 (37.6%)	$1,149,676 (42.7%)

() amounts expressed as a percentage of payroll

STATUTORY MINIMUM FUNDING COST ELEMENTS

Illinois statutes require employers to contribute at least the amount necessary such that assets will equal at least 90% of the accrued liability by 2040. The minimum amount is determined under the Projected Unit Credit funding method, with smoothed assets, and is equal to the normal cost plus the amortization amount. The absolute minimum statutory contribution is determined and separately provided by the Pension Board.

Item	Current Valuation as of 5/1/2023	Prior Year Valuation as of 5/1/2022
Accrued Liability	$ 26,818,436	$ 25,956,590
Market Value of Assets	$ 15,011,047	$ 14,483,325
Actuarial (Smoothed) Value of Assets	$ 16,068,738	$ 14,824,872
Normal Cost (employer)	$ 428,947	$ 437,114
Amortization Amount	$ 611,094	$ 619,881
Statutory Minimum Contribution	$ 1,133,770	$ 1,149,676

FUNDING POLICY CONTRIBUTION COST ELEMENTS

The funding policy contribution amount is determined under the Entry Age Normal funding method, with smoothed assets, and is equal to the normal cost plus the amortization amount. 100% of the unfunded liability is amortized as a level percentage of pay on a closed basis over 17 years.

Item	Current Valuation as of 5/1/2023	Prior Year Valuation as of 5/1/2022
Accrued Liability	$ 27,875,658	$ 27,041,961
Market Value of Assets	$ 15,011,047	$ 14,483,325
Actuarial (Smoothed) Value of Assets	$ 16,068,738	$ 14,824,872
Normal Cost (employer)	$ 381,712	$ 383,969
Amortization Amount	$ 894,306	$ 887,195
Actuarially Determined Funding Policy Contribution	$ 1,386,265	$ 1,378,837

AMOUNT REQUIRED TO AVOID NEGATIVE FUNDING

The statutory minimum contribution amortization amount is based upon a percentage of increasing payroll and, in the early years of funding, may not be sufficient to cover the interest cost on the unfunded liability. In order to avoid an increase in the unfunded liability (known as negative funding), the minimum amortization amount must be adjusted to be at least equal to the interest on the unfunded liability. The amount shown in the table as "Contribution to Avoid Negative Funding" provides for interest on 100% of the unfunded liability.

Item	Current Valuation as of 5/1/2023	Prior Year Valuation as of 5/1/2022
Accrued Liability	$ 27,875,658	$ 27,041,961
Market Value of Assets	$ 15,011,047	$ 14,483,325
Actuarial (Smoothed) Value of Assets	$ 16,068,738	$ 14,824,872
Normal Cost (employer)	$ 381,712	$ 383,969
Amortization Amount	$ 826,484	$ 855,196
Amount of Contribution Needed to Avoid Negative Funding	$ 1,255,842	$ 1,284,735

FINANCIAL THUMBNAIL RATIOS

This chart summarizes traditional financial ratios as applied to the pension plan. This liquidity ratio relates the cash flow position of the Fund by comparing the investment income plus employer and employee contributions to the annual benefit payments. Maintaining a ratio well above 100% prevents the liquidation of assets to cover benefit payments. The increase in benefits paid over the years is generally a result of the maturing of the pension plan.

Coverage of the Accrued Liabilities by the Assets is the Coverage Ratio and is one indication of the long term funding progress of the plan.

Tests	5/1/2023 Valuation	5/1/2022 Valuation
Liquidity Ratio (based upon year ended)	141%	90%
Coverage Ratio (Market Value Assets)	53.85%	53.56%
Annual Benefit Payments (expected)	$ 1,123,199	$ 1,120,356
Annual Contributions (expected)		
Members	$ 298,939	$ 267,024
City	$ 1,386,265	$ 1,378,837

PLAN MATURITY MEASURES

This chart includes financial relationship measures which are meant to help understand the risks associated with the plan.

The ratio of Market Value of Assets to Active Payroll is measure of volatility risk associated with asset losses. The higher the ratio, the greater the volatility in contribution risks.

The Ratio of Accrued Liability to Payroll is a measure of the volatility risk associated with assumption or other changes in liabilities. The higher the ratio, the greater the volatility in contribution risks.

The Ratio of retired life actuarial accrued liability to total actuarial accrued liability is a measure of the maturity of the Plan. A mature plan will have a ratio above 60%.

The Support Ratio (Actives: Retirees). A number less than 1 indicates a more mature plan.

Tests	5/1/2023 Valuation	5/1/2022 Valuation
Ratio of Market Value of Assets to Active Participant Payroll is a measure of volatility risk associated with asset losses	4.98	5.38
Ratio of Accrued Liability to Payroll is a measure of volatility risk associated with changes in assumptions	9.24	10.04
Ratio of retired life Actuarial Accrued Liability to total Actuarial Accrued Liability	0.64	0.65
Percentage of Contributions less Benefit Payments to Market Value of Assets	5.08%	4.54%
Ratio of Benefit Payments to Contributions	0.57	0.59
Support Ratio: Ratio of Active Participants to Retired Participants	1.57	1.36

PARTICIPANT DATA SUMMARY

The Actuarial Valuation takes into account demographic and benefit information for active employees, vested former employees, and retired pensioners and beneficiaries. The statistics for the past two years are compared in the chart.

Item	Current Year Valuation as of 5/1/2023			Prior Year Valuation as of 5/1/2022		
	Tier 1	Tier 2	Total	Tier 1	Tier 2	Total
Active Members						
Vested	12	3	15	12	2	14
Non-Vested	0	18	18	0	16	16
Total Active	12	21	33	12	18	30
Terminated entitled to future benefits	4	4	8	4	5	9
Retired	13	0	13	13	0	13
Surviving Spouse	0	0	0	0	0	0
Minor Dependent	0	0	0	0	0	0
Disabled	0	0	0	0	0	0
Total	29	25	54	29	23	52

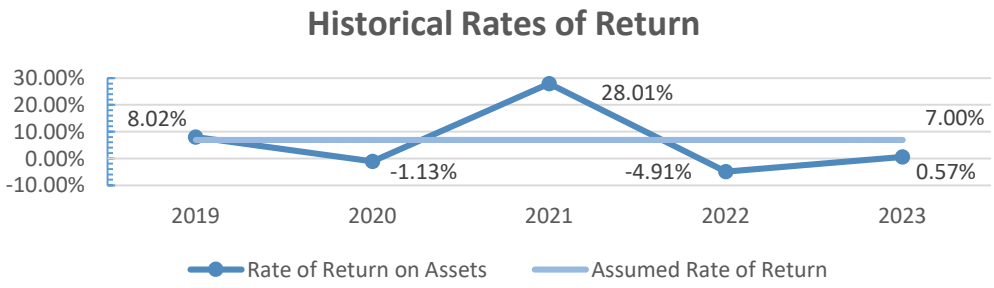
SECTION 2 - VALUATION RESULTS

Significant Events, Disclosure Risks and Issues Influencing Valuation Results

Actuarial valuations are snapshot calculations which incorporate and reflect the experience and events of the past year such as changes in the demographics of the plan participants, gains and losses in the plan assets, changes in actuarial assumptions about future experience and outside influences such as legislation. Some of the more significant issues affecting the Plan's contribution level are described here.

Asset Performance for yearend 4/30/2023

The approximate 0.57% return (not time weighted) on net assets was below the actuarial assumption of 7.00% in effect for the 2022/2023 year.



Gain and Loss Analysis

For the year ending 4/30/2023, the fund experienced an investment loss of $946,229 on a Market Value basis as the actual investment return was below the 7.00% assumption. In addition, there was an experience loss on the Actuarial Accrued Liability of $148,948 as the actual liability at 5/1/2023 increased by more than was expected based on the prior year participant census and actuarial valuation results.

Change in Assumptions

The mortality table was updated from the PubS-2010 base rates projected to the valuation date with scale MP2021 to the PubS-2010 base rates projected generationally with scale MP2021. Rates (probability of death at each age) have been adjusted by a factor of 1.15 for healthy male retirees and female surviving spouses, and adjusted by a factor of 1.08 for disabled male retirees.

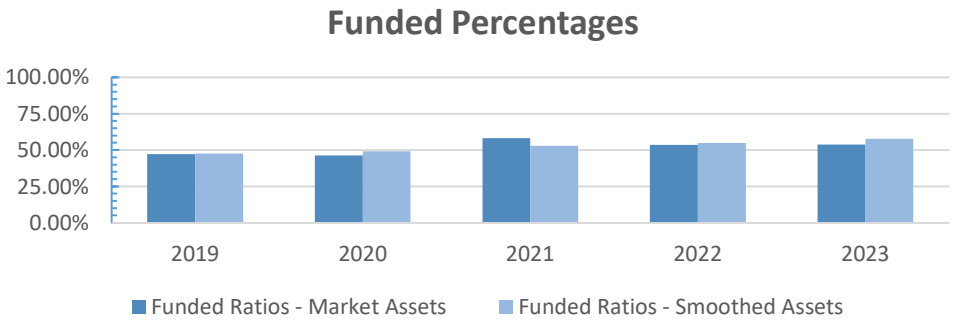
Projected salary increases, retirement, withdrawal, and disability rates have been updated to reflect the rates recommended from the recent actuarial experience study completed for the Illinois Police Officers' Pension Investment Fund.

Funded Status

The funded ratio measurement presented in the Actuarial Valuation Report for the Fund is the ratio of the actuarial value of fund assets available for benefits compared to the actuarial accrued liability. By monitoring changes in the funding ratio each year, one can determine whether or not funding progress is being made. Please understand that:

- The funded ratio measurement is dependent upon the actuarial cost method which, in combination with the plan's amortization policy, affects the timing and amounts of future contributions. The amounts of future contributions will most certainly differ from those assumed in this report due to future actual experience differing from assumed experience based upon the actuarial assumptions. Attainment of a funded status measurement in the Actuarial Valuation of 90% or 100% is not synonymous with no required future annual contributions. Even if the funded status attained is 100%, the plan would still require future normal cost contributions (i.e., contributions to cover the annual cost of the active membership accruing an additional year of service credit).

• The funded ratio measurement is a different result depending upon whether the market value of assets or the actuarial value of assets is used.



Employer Contributions

The employer contribution is expected to be paid according to the funding policy, which exceeds the required statutory minimum amount. An additional funding contribution amount is included which determines the amount necessary to prevent negative funding.

Assuming the Funding Policy Contributions are received (and the actuarial assumptions are met) each year through 2040, the Fund's funded ratio is projected to increase to 100% by 2040. If only the Minimum Statutory contributions are made, the Fund's funded ratio would be projected to increase to 90% by 2040 and would require steeper contributions in years closer to 2040.

The ability of the fund to reach 100% is heavily dependent on the City contributing the Funding Policy Employer Contribution each and every year. Actuarial standards do not require the actuary to evaluate the ability of the City or other contributing entity to make such required contributions to the Fund when due. Such an evaluation is not within the actuary's domain of expertise. Consequently, the actuary performed no such evaluation.

The articulated Funding Policy amortizes 100% the unfunded amount based upon a level percentage of pay. The statutory funding required amortization method develops dollar amounts which also increase as payroll increases. The dollar amounts towards the end of the closed amortization period are necessarily much larger, and if payroll does not increase as expected, the amortization amount can dramatically increase the contribution as a percentage of payroll.

Negative Funding

Since the Funding Policy percentage of payroll amortization (end of year) is greater than the negative funding amount, at this point, the dollar value of the interest on the unfunded liability is covered.

Pension Valuations and Risks

Actuarial Standards of Practice (ASOP No. 51), states that the actuary should identify risks that, in the actuary's professional judgment, may reasonably be anticipated to significantly affect future financial condition. Actuarial valuation results are developed based upon a single set of assumptions and a "snapshot" of the participant census and financial data as of the valuation date. The actuarial valuation represents an estimated forecast. The actual cost will be determined by the benefits and expenses paid, as they develop through the future experience of the participants and invested assets. There is a risk that emerging results may differ significantly as actual experience proves to be different from what is projected based on the current assumptions.

MWM has not been engaged to perform a detailed analysis of the potential range of the impact of risks relative to the Fund's future financial condition but included below is a description of some of the funding related risks that could significantly affect the Fund.

- Investment Risk – Investment performance may create volatility in the funded status as well as future contributions. A gain or loss in asset value would directly affect the unfunded liability shortfall and funded status, either positively or negatively, depending upon whether the change is a gain or loss.

- Longevity and Demographic Risk – Longevity and other demographic risks are the possibility that actual demographic experience differs from the actuarial assumptions. For example, if participants live longer than projected by the mortality assumption, it will create an actuarial experience loss and increase liability.

Low-Default-Risk Obligation Measure

The pension plan invests in a diversified portfolio with the objective of maximizing investment returns at a reasonable level of risk. The potential for investment returns to be different than expected is a key risk for the plan. Reducing the plan's investment risk by investing solely in bonds, however, would also likely reduce the plan's investment returns thereby increasing the amount of contributions needed over the long term.

The Low-Default-Risk Obligation Measure (LDROM) represents what the funding liability would be if the plan invested its assets solely in a portfolio of high-quality bonds whose cash flows approximately match future benefit payments. Consequently, the difference between the plan's Actuarial Accrued Liability and the LDROM can be thought of as representing the expected taxpayer savings from investing in the plan's diversified portfolio compared to investing only in high-quality bonds.

Item	5/1/2023 Valuation
Low-Default-Risk Obligation	$ 39,713,807
Actuarial Accrued Liability	$ 27,875,658

The LDROM helps understand the cost of investing in an all-bond portfolio and significantly lowering expected long-term investment returns. The funded status and Actuarially Determined Contributions are determined using the expected return on assets which reflects the actual investment portfolio. Benefit security for members of the plan relies on a combination of the assets in the plan, the investment returns generated on those assets, and the promise of future contributions from the plan sponsors.

Since the assets are not invested in an all-bond portfolio, the LDROM does not indicate the funding status or progress, nor provide information on necessary plan contributions or the security of participant benefits. The difference between the plan's Actuarial Accrued Liability and the LDROM can be thought of as representing the expected taxpayer savings from investing in the plan's diversified portfolio compared to investing only in high-quality bonds.

Valuation Model

MWM valuation results are developed using actuarial modeling software named "ProVal" which is licensed from Winklevoss technologies. This software is widely considered to be the premier actuarial valuation software and is licensed by many of the largest actuarial firms. The actuarial valuation model generates a comprehensive set of liability and cost calculations that are presented to meet regulatory, legislative and client requirements. The actuarial team programs the assumptions and the plan provisions, validates the models, and reviews test lives and results.

ACTUARIAL CERTIFICATION

This is to certify that MWM Consulting Group has prepared an Actuarial Valuation of the Plan as of May 1, 2023 for the purposes of determining statutory contribution requirements for the Fund in accordance with the requirements of 40 ILCS 5/3, Section 125, of determining the funding policy contribution amount (the Actuarially Determined Contribution), under the assumptions detailed in this report. The absolute minimum statutory contribution is determined and separately provided by the Pension Board. The funding policy is selected by the City. The contributions determined are net of contributions made by active member police officers during the year.

The results shown in this report have been calculated under the supervisions of a qualified Actuary as defined in appropriate State statutes. All results are based upon demographic data submitted by the Fund / City, financial data submitted by the Fund, applications of actuarial assumptions, and generally accepted actuarial methods.

This valuation report has been prepared at the request of City of Yorkville to assist in administering the Plan and meeting specified financial and accounting requirements. This valuation report may not otherwise be copied or reproduced in any form without the consent of the Fund sponsor and may only be provided to other parties in its entirety. The information and valuation results shown in this report are prepared with reliance upon information and data provided to us, which we believe to the best of our knowledge to be complete and accurate and include:

- Employee census data submitted by the City of Yorkville. This data was not audited by us but appears to be consistent with prior information, and sufficient and reliable for purposes of this report.
- Financial data submitted by the City of Yorkville.

The measurements shown in this actuarial valuation may not be applicable for other purposes. Actuarial valuations involve calculations that require assumptions about future events. Certain of the assumptions or methods are mandated for specific purposes. Future actuarial measurements may differ significantly from the current measurements presented in the report due to such factors as experience that deviates from the assumptions, changes in assumptions, increases or decreases expected as part of the natural operation of the methodology used for these measurements (such as the end of an amortization period, or additional cost or contributions based on the Plan's funded status) and changes in plan provisions or applicable law. This report does not include an analysis of the potential range of such future measurements.

We believe the assumptions and methods used are within the range of possible assumptions that are reasonable and appropriate for the purposes for which they have been used. In our opinion, all methods, assumptions and calculations are in accordance with requirements and the procedures followed and presentation of results are in conformity with generally accepted actuarial principles and practices. The undersigned actuaries meet the Qualification Standards of the American Academy of Actuaries to render the actuarial opinions contained herein. There is no relationship between the City of Yorkville and MWM Consulting Group that impacts our objectivity. I certify that the results presented in this report are accurate and correct to the best of my knowledge.

MWM CONSULTING GROUP

Kathleen E Manning, FSA, EA, FCA, MAAA Managing Principal & Consulting Actuary	Kyle Bang, FSA, EA, FCA, MAAA Consulting Actuary	10/2/2023 Date

SECTION 3 - FINANCIAL AND ACTUARIAL EXHIBITS

Exhibit 1 - Statement of Market Value of Assets

Item	Plan Year Ending 4/30/2023	Plan Year Ending 4/30/2022
1. Investments at Fair Value:		
a. Cash and Cash Equivalents	$ 0	$ 0
b. Money Market Mutual Funds	1,998,122	831,633
c. Municipal and Corporate Bonds	0	946,136
d. Certificates of Deposit	0	0
e. US Government and Agency Bonds	0	3,672,333
f. Common and Preferred Stocks	0	1,979,234
g. Mutual Funds	0	7,030,058
h. Pooled Investment Accounts	13,010,562	0
i. Accrued Interest and Receivables	0	21,375
j. Other	2,363	2,556
k. Subtotal Assets (a + b + c + d + e + f + g + h + i + j)	$ 15,011,047	$ 14,483,325
2. Liabilities:		
a. Expenses Payable	$ 0	$ 0
b. Liability for benefits due and unpaid	0	0
c. Other Liabilities	0	0
d. Total Liabilities	$ 0	$ 0
3. Net Market Value of Assets Available for Benefits: (1k – 2d)	$ 15,011,047	$ 14,483,325

Exhibit 2 - Statement of Change in Net Assets

Item	Plan Year Ending	
	4/30/2023	4/30/2022
Additions		
Contributions		
Employer	$ 1,334,771	$ 1,334,771
Plan Member	381,767	278,502
Other	0	0
Total Contributions	$ 1,716,538	$ 1,613,273
Investment Income		
Realized and Unrealized Gains/(Losses)	$ (300,567)	$ (835,454)
Interest	76,847	83,087
Dividends	81,607	71,875
Income from Investment Pools	259,113	0
Other Income	0	4,687
Investment Expenses	(33,837)	(55,339)
Net Investment Income	83,163	(731,144)
Total additions	$ 1,799,701	$ 882,129
Deductions		
Benefits	$ 981,342	$ 952,091
Refunds and Transfers	263,705	3,709
Administrative Expenses	26,932	19,334
Total deductions	$ 1,271,979	$ 975,134
Total increase (decrease)	$ 527,722	$ (93,005)
Net Market Value of Assets Available for Benefits:		
Beginning of year	$ 14,483,325	$ 14,576,330
End of year	$ 15,011,047	$ 14,483,325

Exhibit 3 - Actuarial Value of Assets

Under 40 ILCS 5/3, the statutory minimum required contribution is to be determined based upon **Actuarial Value of Assets**, which are asset values which have been smoothed over a five-year period, beginning with the year 2011. The **Actuarial Value of Assets** has been calculated below based upon the market value of assets at May 1, 2023 with adjustments for the preceding year's gains/losses, which are reflected at the rate of 20% per year.

1. Expected Return on Assets	
a. Market Value of Assets as of Beginning of Year	$ 14,483,325
b. Income and Disbursements During the year	
i. Contributions Received (weighted 50%)	$ 858,269
ii. Benefit Payments and Expenses (weighted 50%)	635,990
iii. Weighted net income (other than investment income) (i) – (ii)	222,279
c. Market Value adjusted for income and disbursements	$ 14,705,604
d. Expected Return on Assets at assumed rate of 7.00%	**$ 1,029,392**
2. Actual Return on Assets for year	
a. Market Value of Assets (Beginning of Year)	$ 14,483,325
b. Income (less investment income)	1,716,538
c. Disbursements	1,271,979
d. Market Value of Assets (End of Year)	15,011,047
e. Actual Return on Assets (d) – (a) – (b) + (c)	83,163
f. Investment Gain/(Loss) for year: 2(e) - 1(d)	**$ (946,229)**
3. Actuarial Value of Assets	
a. Market Value of Assets as of End of Year	$ 15,011,047
b. Deferred Investment gains/(losses)	
i. 80% of 2023 loss of $(946,229)	756,983
ii. 60% of 2022 loss of $(1,773,822)	1,064,293
iii. 40% of 2021 gain of $2,343,866	(937,546)
iv. 20% of 2020 loss of $(869,806)	173,961
v. Total	1,057,691
c. Actuarial Value of Assets for statutory funding 3(a) + 3(b)(v)	**$ 16,068,738**

The chart below shows the comparison of smoothed to market assets over the past five years

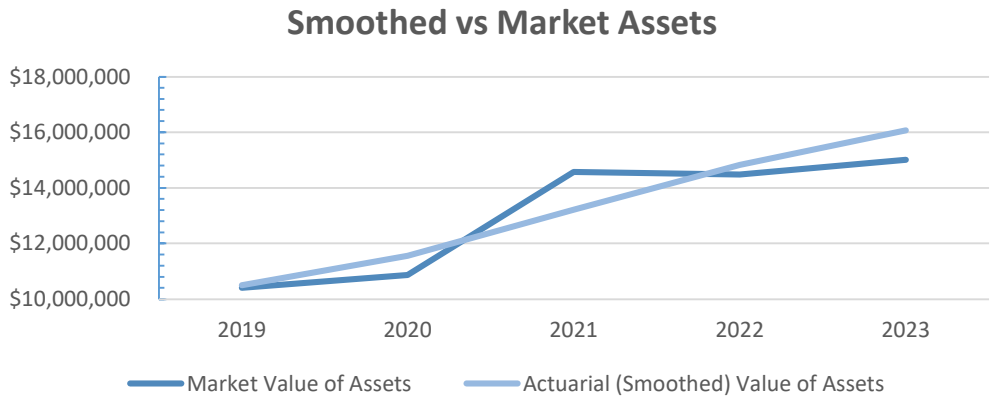


Exhibit 4 - Determination of the Statutory Minimum Required Contribution

Under 40 ILCS 5/3, the statutory minimum required contribution is to be determined based upon the Projected Unit Credit actuarial funding method, where the unfunded liability is amortized such that 90% of the liability will be funded as of 2040. Under the statute, 90% of the unfunded liability is to be amortized as a level percentage of payroll over the period through 2040. The mandated funding method, the Projected Unit Credit funding method, requires the annual cost of the plan to be developed in two parts: that attributable to benefits allocated to the current year (the normal cost); and that allocated to benefits attributable to prior service (the accrued liability). In accordance with legislation enacted in 2020, the statutory minimum contribution for tax levy purposes as calculated and provided by the Pension Board will be the absolute minimum contribution amount. The calculation below is provided based upon the statutory requirements for the minimum and the assumptions summarized in Section 5 of this report.

Funding Elements for 40 ILCS 5/3

	Present Value of Benefits as of 5/1/2023	Projected Unit Credit (PUC) Normal Cost as of 5/1/2023	PUC Actuarial Accrued Liability as of 5/1/2023
1. Active Officers:			
a) Normal & Early Retirement	$ 14,405,970	$ 548,117	$ 7,274,152
b) Vested Withdrawal	1,068,526	68,451	654,346
c) Pre-Retirement Death	166,018	9,870	92,516
d) Disability	1,690,833	101,448	886,351
e) Total Active Police Officers	$ 17,331,347	$ 727,886	$ 8,907,365
2. Inactive Police Officers and Survivors:			
a) Normal Retirees	$ 16,591,034		$ 16,591,034
b) Widows (survivors)	0		0
c) Deferred Vested	1,320,037		1,320,037
d) Disabled	0		0
e) Total - Nonactive	$ 17,911,071		$ 17,911,071
3. Total – All	$ 35,242,418		$ 26,818,436

Minimum Statutory Contribution under 40 ILCS 5/3

Item	Amount
1. Annual Payroll	$ 3,016,544
2. Normal Cost (net of employee/member contributions)	428,947
3. Employee Contributions (expected)	298,939
4. Funding Actuarial Liability	26,818,436
5. 90% of Funding Actuarial Liability	24,136,592
6. Actuarial Value of Assets (Exhibit 3)	16,068,738
7. Unfunded Actuarial Balance	8,067,854
8. Amortization of Unfunded Balance over 17 years as a level percentage of payroll	611,094
9. Interest on (2), (3) and (8)	93,729
10. Minimum statutory tax levy contribution per 40 ILCS 5/3 – (2) + (8) + (9)	**$1,133,770 (37.6%)**

*() amount as a percent of payroll

Exhibit 5 - Determination of the Funding Policy Contribution

The Tax Levy amount based upon the articulated funding policy is the actuarially determined contribution, rather than the amount determined as the minimum under 40 ILCS 5/3. The funding policy contribution is developed below, based upon the Entry Age Normal Funding Method, with 100% of the unfunded accrued liability amortized as a level percentage of payroll over the 17 years through FYE 2040. The contribution is then the sum of the Normal Cost (developed under the entry age method,) plus the amortization payment. Also shown is the contribution amount necessary to prevent negative funding.

Funding Elements for Funding Policy Contribution

	Present Value of Benefits as of 5/1/2023	Entry Age Normal Cost as of 5/1/2023	Entry Age Accrued Liability as of 5/1/2023
1. Active Officers:			
a) Normal & Early Retirement	$ 14,405,970	$ 502,898	$ 9,010,263
b) Vested Withdrawal	1,068,526	66,153	329,201
c) Pre-Retirement Death	166,018	9,633	60,017
d) Disability	1,690,833	101,967	565,106
e) Total Active Police Officers	$ 17,331,347	$ 680,651	$ 9,964,587
2. Inactive Police Officers and Survivors:			
a) Normal Retirees	$ 16,591,034		$ 16,591,034
b) Widows (survivors)	0		0
c) Deferred Vested	1,320,037		1,320,037
d) Disabled	0		0
e) Total - Nonactive	$ 17,911,071		$ 17,911,071
3. Total – All	$ 35,242,418		$ 27,875,658

Actuarially Determined Funding Policy Contribution for Tax Levy

Item	Amount
1. Normal Cost (net of employee/member contributions)	$ 381,712
2. Employee Contributions (expected)	298,939
3. Funding Actuarial Liability	27,875,658
4. 100% of Funding Actuarial Liability	27,875,658
5. Actuarial Value of Assets (Exhibit 3)	16,068,738
6. Unfunded Actuarial Balance	11,806,920
7. Amortization of Unfunded Balance over 17 years as a level percentage of payroll	894,306
8. Interest on (1), (2) and (7)	110,247
9. Actuarially Determined Funding Policy Contribution for Tax Levy (1) + (7) + (8)	**$1,386,265 (46.0%)**

Exhibit 6 - Contribution Necessary to Prevent Negative Funding

Item	Amount
1. Normal Cost (net of employee/member contributions)	$ 381,712
2. Employee Contributions (expected)	298,939
3. 100% of Funding Actuarial Liability	27,875,658
4. Actuarial Value of Assets (Exhibit 3)	16,068,738
5. Unfunded Actuarial Balance	11,806,920
6. Interest on Unfunded Liability	826,484
7. Interest on (1), (2)	47,646
8. Contribution Necessary to Prevent Negative Funding (1) + (6) + (7)	**$1,255,842 (41.6%)**

Exhibit 7 - Summary of Participant Data as of May 1, 2023

Participant Data

Item	As of 5/1/2023		
	Tier 1	Tier 2	Total
Active Members			
Vested	12	3	15
Non-Vested	0	18	18
Total Actives	12	21	33
Terminated Members entitled to future benefits	4	4	8
Retired Members	13	0	13
Surviving Spouses	0	0	0
Minor Dependents	0	0	0
Disabled Participants	0	0	0
Total	29	25	54

AGE AND SERVICE DISTRIBUTION AS OF MAY 1, 2023

Active Employee Participants

Age Group	Service									Total
	0 - 4	5 - 9	10 - 14	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40+	
Under 20										0
20 - 24	2									2
25 - 29	5									5
30 - 34	6	2	1							9
35 - 39	1		1	4						6
40 - 44		1	1	3						5
45 - 49			1	2	2					5
50 - 54	1									1
55 - 59										0
60 - 64										0
65 & Over										0
Total	**15**	**3**	**4**	**9**	**2**	**0**	**0**	**0**	**0**	**33**

Average Age: 36.7 years
Average Length of Service: 9.5 years

SECTION 4 - SUMMARY OF PRINCIPAL PLAN PROVISIONS

This summary provides a general description of the major eligibility and benefit provisions of the pension fund upon which this valuation has been based. It is not intended to be, nor should it be interpreted as, a complete statement of all provisions

Definitions

Tier 1 – For Police Officers first entering Article 3 prior to January 1, 2011

Tier 2 – For Police Officers first entering Article 3 after December 31, 2010

Police Officer (3-106): Any person appointed to the police force and sworn and commissioned to perform police duties.

Persons excluded from Fund (3-109): Part-time officers, special police officer, night watchmen, traffic guards, clerks and civilian employees of the department. Also, police officers who fail to pay the required fund contributions or who elect the Self-Managed Plan option.

Creditable Service (3-110): Time served by a police officer, excluding furloughs in excess of 30 days, but including leaves of absences for illness or accident and periods of disability where no disability pension payments have been received and also including up to 3 years during which disability payments have been received provided contributions are made.

Pension (3-111)

Normal Pension Age

Tier 1 - Age 50 with 20 or more years of creditable service.

Tier 2 - Age 55 with 10 or more years of creditable service.

Normal Pension Amount

Tier 1 - 50% of the greater of the annual salary held in the year preceding retirement or the annual salary held on the last day of service, plus 2½% of such annual salary for service from 20 to 30 year (maximum 25%)].

Tier 2 - 2½% of Final Average salary for each year of service. Final Average Salary is based on the highest consecutive 48 months of the final 60 months of service.

Early Retirement at age 50 with 10 or more years of service but with a penalty of ½% for each month prior to age 55.

Annual Salary capped at $106,800 increased yearly by the lesser of the Consumer Price Index- Urban (CPI-U) or 3%. The Salary cap for valuations beginning in 2023 is $134,071.

Minimum Monthly Benefit: $1,000

Maximum Benefit Percentage: 75% of salary

Termination Retirement Pension

Tier 1 - Separation of service prior to meeting retirement eligibility after completion of at least 8 years of creditable service.

Tier 2 - Separation of service prior to meeting retirement eligibility after completion of at least 10 years of creditable service.

Termination Pension Amount

Tier 1 - Commencing at age 60 (or age 50 if at least 20 years of creditable service at termination), 2½% of annual salary held on the last day of service times years of creditable service.

Tier 2 - Commencing at age 55 (or age 50 but with a penalty of ½% for each month prior to age 55), 2½% of Final Average Salary for each year of service. Final Average Salary is based on the highest consecutive 48 months of the final 60 months of service.

Pension Increase Non-Disabled

Tier 1 - 3% increase of the original pension amount after attainment of age 55 for each year elapsed since retirement, followed by an additional 3% of the original pension amount on each January 1 thereafter. Effective July 1, 1993, 3% of the amount of pension payable at the time of the increase including increases previously granted, rather than 3% of the originally granted pension amount.

Tier 2 - The lesser of ½ of the Consumer Price Index-Urban (CPI-U) or 3% increase of the original pension amount after attainment of age 60 and an additional such increase of the original pension amount on each January 1 thereafter.

Disabled

3% increase of the original pension amount after attainment of age 60 for each year he or she received pension payments, followed by an additional 3% of the original pension amount in each January 1 thereafter.

Pension to Survivors (3-112)

Death of Retired Member

Tier 1 - 100% of pension amount to surviving spouse (or dependent children).

Tier 2 - 66 2/3% of pension amount to surviving spouse (or dependent children), subject to the following increase: The lesser of ½ of the Consumer Price Index-Urban (CPI-U) or 3% increase of the original pension amount after attainment of age 60 and an additional such increase of the original pension amount on each January 1 thereafter.

Death While in Service (Not in line of duty)

With 20 years of creditable service, the pension amount earned as of the date of death.

With less than 20 years of creditable service, 50% of the salary attached to the rank for the year prior to the date of death.

Death in Line of Duty

100% of the salary attached to the rank for the last day of service year prior to date of death.

Minimum Survivor Pension

$1,000 per month to all surviving spouses.

Disability Pension - Line of Duty (3-114.1)

Eligibility

Suspension or retirement from police service due to sickness, accident or injury while on duty.

Pension

Greater of 65% of salary attached to rank at date of suspension or retirement and the retirement pension available. Minimum $1,000 per month.

Disability Pension - Not on Duty (3-114.2)

Eligibility

Suspension or retirement from police service for any cause other than while on duty.

Pension

50% of salary attached to rank at date of suspension or retirement. Minimum $1,000 per month.

Other Provisions

Marriage after Retirement (3-120)

No surviving spouse benefit available.

Refund (3-124)

At termination with less than 20 years of service, contributions are refunded upon request.

Contributions by Police Officers (3-125.1)

Beginning May 1, 2001, 9.91% of salary including longevity, but excluding overtime pay, holiday pay, bonus pay, merit pay or other cash benefit.

Actuarial Accrued Liability

See ***Entry Age Normal Cost*** *Method and* ***Projected Unit Credit Cost*** *Method.*

Actuarial Assumptions

The economic and demographic predictions used to estimate the present value of the plan's future obligations. They include estimates of investment earnings, salary increases, mortality, withdrawal and other related items. The *Actuarial Assumptions* are used in connection with the *Actuarial Cost Method* to allocate plan costs over the working lifetimes of plan participants.

Actuarial Cost Method

The method used to allocate the projected obligations of the plan over the working lifetimes of the plan participants. Also referred to as an *Actuarial Funding Method.*

Actuarial Funding Method

See *Actuarial Cost Method*

Actuarial Gain (Loss)

The excess of the actual *Unfunded Actuarial Accrued Liability* over the expected *Unfunded Actuarial Accrued Liability* represents an *Actuarial Loss.* If the expected *Unfunded Actuarial Accrued Liability* is greater, an *Actuarial Gain* has occurred.

Actuarial Present Value

The value of an amount or series of amounts payable or receivable at various times, determined as of a given date by the application of a particular set of *Actuarial Assumptions* .

Actuarial Value of Assets

The asset value derived by using the plan's *Asset Valuation Method.*

Asset Valuation Method

A valuation method designed to smooth random fluctuations in asset values. The objective underlying the use of an asset valuation method is to provide for the long-term stability of employer contributions.

Employee Retirement Income Security Act of 1974 (ERISA)

The primary federal legislative act establishing funding, participation, vesting, benefit accrual, reporting, and disclosure standards for pension and welfare plans.

Entry Age Normal Cost Method

One of the standard actuarial funding methods in which the *Present Value of Projected Plan Benefits* of each individual included in the *Actuarial Valuation* is allocated on a level basis over the earnings of the individual between entry age and assumed exit age(s). The portion of this *Actuarial Present Value* allocated to a valuation year is called the *Normal Cost* . The portion of this *Actuarial Present Value* not provided for at a valuation date by the *Actuarial Present Value* of future *Normal Costs* is called the *Actuarial Accrued Liability* .

Normal Cost

The portion of the *Present Value of Projected Plan Benefits* that is allocated to a particular plan year by the *Actuarial Cost Method* . See *Entry Age Normal Cost Method* for a description of the Normal Cost under the *Entry Age Normal Cost Method.* See *Projected Unit Credit Cost Method* for a description of the Normal Cost under the *Projected Unit Credit Cost Method.*

Present Value of Future Normal Costs

The present value of future normal costs determined based on the *Actuarial Cost Method* for the plan. Under the *Entry Age Normal Cost Method* , this amount is equal to the excess of the *Present Value of Projected Plan Benefits* over the sum of the *Actuarial Value of Assets* and *Unfunded Actuarial Accrued Liability.*

Present Value of Projected Plan Benefits

The present value of future plan benefits reflecting projected credited service and salaries. The present value is determined based on the plan's actuarial assumptions.

Projected Unit Credit Cost Method

One of the standard actuarial funding methods in which the *Present Value of Projected Plan Benefits* of each individual included in the *Actuarial Valuation* is allocated by a consistent formula to valuation years. The *Actuarial Present Value* allocated to a valuation year is called the *Normal Cost* . The *Actuarial Present Value* of benefits allocated to all periods prior to a valuation year is called the *Actuarial Accrued Liability* .

Unfunded Actuarial Accrued Liability

The excess of the *Actuarial Accrued Liability* over the *Actuarial Value of Assets.*

SECTION 5 - SUMMARY OF ACTUARIAL ASSUMPTIONS AND COST METHODS

Nature of Actuarial Calculations

The results documented in this report are estimates based on data that may be imperfect and on assumptions about future events, some of which are mandated assumptions. Certain provisions may be approximated or deemed immaterial and therefore are not valued. Assumptions may be made about participant data or other factors. A range of results, different from those presented in this report could be considered reasonable. The numbers are not rounded, but this is for convenience and should not imply precisions, which is not inherent in actuarial calculations.

Actuarial Assumption	Annual Actuarial Valuation Statutory Minimum	Annual Actuarial Valuation Funding Policy Amount for Tax Levy
Interest	7.00% per annum	7.00% per annum
Mortality	PubS-2010 base rates projected generationally with Scale MP2021. Rates (probability of death at each age) have been adjusted by a factor of 1.15 for healthy male retirees and female surviving spouses. Rates have been adjusted by a factor of 1.08 for disabled male retirees.	PubS-2010 base rates projected generationally with Scale MP2021. Rates (probability of death at each age) have been adjusted by a factor of 1.15 for healthy male retirees and female surviving spouses. Rates have been adjusted by a factor of 1.08 for disabled male retirees.
Retirement	Rates of retirement for all ages are: **Tier 1** Age 50: 20.00%; 51: 20.00%; 52: 20.00%; 53: 20.00%; 54: 20.00%; 55: 25.00%; 56: 25.00%; 57: 25.00%; 58: 25.00%; 59: 25.00%; 60: 25.00% Age 61: 25.00%; 62: 25.00%; 63: 33.00%; 64: 40.00%; 65: 100%; 66: 100%; 67: 100%; 68: 100%; 69: 100%; 70: 100% **Tier 2** Age 50: 5.00%; 51: 5.00%; 52: 5.00%; 53: 5.00%; 54: 5.00%; 55: 40.00%; 56: 25.00%; 57: 25.00%; 58: 25.00%; 59: 25.00%; 60: 25.00% Age 61: 25.00%; 62: 25.00%; 63: 33.00%; 64: 40.00%; 65: 100%; 66: 100%; 67: 100%; 68: 100%; 69: 100%; 70: 100%	Rates of retirement for all ages are: **Tier 1** Age 50: 20.00%; 51: 20.00%; 52: 20.00%; 53: 20.00%; 54: 20.00%; 55: 25.00%; 56: 25.00%; 57: 25.00%; 58: 25.00%; 59: 25.00%; 60: 25.00% Age 61: 25.00%; 62: 25.00%; 63: 33.00%; 64: 40.00%; 65: 100%; 66: 100%; 67: 100%; 68: 100%; 69: 100%; 70: 100% **Tier 2** Age 50: 5.00%; 51: 5.00%; 52: 5.00%; 53: 5.00%; 54: 5.00%; 55: 40.00%; 56: 25.00%; 57: 25.00%; 58: 25.00%; 59: 25.00%; 60: 25.00% Age 61: 25.00%; 62: 25.00%; 63: 33.00%; 64: 40.00%; 65: 100%; 66: 100%; 67: 100%; 68: 100%; 69: 100%; 70: 100%

Actuarial Assumption Item	Annual Actuarial Valuation Statutory Minimum	Annual Actuarial Valuation Funding Policy Amount for Tax Levy
Withdrawal	Rates of termination are based upon service. Sample rates for selected years of service are: Years of Service 0 13.00% 5 4.50% 10 2.25% 15 1.25% 20 1.25%	Rates of termination are based upon service. Sample rates for selected years of service are: Years of Service 0 13.00% 5 4.50% 10 2.25% 15 1.25% 20 1.25%
Disability	Rates of disability are based upon age only. Sample rates for selected ages are: Age 25 0.03% 40 0.40% 50 0.68% 55 0.86% *60% of disabilities are assumed to occur in the line of duty*	Rates of disability are based upon age only. Sample rates for selected ages are: Age 25 0.03% 40 0.40% 50 0.68% 55 0.86% *60% of disabilities are assumed to occur in the line of duty*
Salary Increase	Graded by service (11.00% initially to ultimate rate of 3.50%)	Graded by service (11.00% initially to ultimate rate of 3.50%)
Payroll Growth	3.50% per annum	3.50% per annum
Percentage Married	80% are married, females are assumed to be 3 years younger	80% are married, females are assumed to be 3 years younger
Asset Valuation Method	Assets are valued at fair market value and smoothed over five years, reflecting gains and losses at 20% per year.	Assets are valued at fair market value and smoothed over five years, reflecting gains and losses at 20% per year.
Actuarial Cost Methods	Projected Unit Credit Cost Method This is the mandated actuarial method to be used in determining the statutory contribution requirements and under PA 096-1495. This method determines the present value of projected benefits and prorates the projected benefit by service to date to determine the accrued liability. Amounts attributable to past service are amortized as a level percentage of pay with the goal of reaching 90% of the accrued liability by 2040.	Entry Age Normal Cost Method This method projects benefits from entry age to retirement age and attributes costs over total service, as a level percentage of pay. Amounts attributable to past service have been amortized over 17 years on a closed basis as a level percentage of pay.

Actuarial Assumption	Low-Default-Risk Obligation Measure
Interest	The discount rate used for the Low-Default-Risk Obligation Measure (LDROM) is **4.77%**. This is the single equivalent rate produced when discounting the expected future benefit payments to plan participants using yields derived from investment grade bonds as published in the FTSE Pension Discount Curve as of April 30, 2023.
Actuarial Cost Method	Entry Age Normal Cost Method
Other Assumptions	All other actuarial assumptions are identical to those used in calculating the Actuarial Accrued Liability for the Funding Policy contribution amount.

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

Agenda Item Number

Mayor's Report #2

Tracking Number

CC 2023-67

Agenda Item Summary Memo

Title: Treasurer's Report for October 2023

Meeting and Date: City Council – November 28, 2023

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson (Name) Finance (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

UNITED CITY OF YORKVILLE

TREASURER'S REPORT - for the month ended October 31, 2023

Cash Basis

	Beginning Fund Balance	October Revenues	YTD Revenues	Revenue Budget	% of Budget	October Expenses	YTD Expenses	Expense Budget	% of Budget	Projected Ending Fund Balance
General Fund										
01 - General	$ 10,996,607	$ 2,157,646	$ 14,279,418	$ 23,017,965	62%	$ 1,815,505	$ 10,813,645	$ 23,017,965	47%	$ 14,462,380
Special Revenue Funds										
15 - Motor Fuel Tax	319,840	89,787	615,333	999,400	62%	-	813,526	1,240,000	66%	121,647
79 - Parks and Recreation	261,118	286,330	1,930,836	3,370,030	57%	254,711	1,737,693	3,409,293	51%	454,262
87 - Countryside TIF	(1,175,044)	29,731	226,640	228,000	99%	1,404	52,180	227,436	23%	(1,000,584)
88 - Downtown TIF	(1,614,928)	7,471	121,375	122,000	99%	2,677	16,065	81,857	20%	(1,509,618)
89 - Downtown TIF II	87,577	2,418	142,029	146,000	97%	110	1,995	11,000	18%	227,611
11 - Fox Hill SSA	37,034	109	24,001	24,000	100%	1,838	8,159	60,640	13%	52,876
12 - Sunflower SSA	11,786	359	20,911	21,000	100%	6,560	13,715	18,640	74%	18,982
Capital Project Funds										
25 - Vehicle & Equipment	1,432,503	167,666	947,525	1,811,277	52%	213,038	661,331	2,858,788	23%	1,718,697
23 - City-Wide Capital	4,785,053	217,101	891,375	3,073,795	29%	193,800	924,832	4,396,994	21%	4,751,596
24 - Buildings & Grounds	1,865,907	37,001	1,109,513	33,174,623	3%	106,975	507,307	4,617,909	11%	2,468,113
Enterprise Funds										
* 51 - Water	3,955,973	1,050,043	14,042,844	16,264,301	86%	687,641	4,984,977	16,031,998	31%	13,013,840
* 52 - Sewer	2,517,832	438,354	1,848,085	3,036,752	61%	78,959	482,973	2,845,033	17%	3,882,944
Library Funds										
82 - Library Operations	793,959	27,867	1,827,554	1,866,778	98%	76,630	484,138	1,909,000	25%	2,137,375
84 - Library Capital	251,559	19,527	98,666	50,150	197%	-	-	114,500	0%	350,225
Total Funds	**$ 24,526,776**	**$ 4,531,411**	**$ 38,126,104**	**$ 87,206,071**	**44%**	**$ 3,439,847**	**$ 21,502,535**	**$ 60,841,053**	**35%**	**$ 41,150,345**

* Fund Balance Equivalency

As Treasurer of the United City of Yorkville, I hereby attest, to the best of my knowledge, that the information contained in this Treasurer's Report is accurate as of the date detailed herein. Further information is available in the Finance Department.

Rob Fredrickson, Finance Director/Treasurer

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

Agenda Item Number

Mayor's Report #3

Tracking Number

CC 2023-68

Agenda Item Summary Memo

Title: Administrative Adjudication Updates

Meeting and Date: City Council – November 28, 2023

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson (Name) Administration (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: City Council
From: Bart Olson, City Administrator
CC:
Date: November 21, 2023
Subject: Administrative Adjudication Updates

Summary

Approval of an ordinance adopting new administrative adjudication authority.

Background

This item was last discussed by the City Council in 2015, when the City adopted a broad overhaul of its administrative adjudication processes. Since then, the Illinois Municipal League, the MetroWest Council of Government, and others have sought to modernize the administrative adjudication rules and authorities as it relates to enforcement of building codes, notice windows prior to hearing dates, and fine amounts. This modernization came through in Summer 2023 when the legislature approved Public Act 103-260, which is summarized in detail in a memo from Attorney Orr (attached). The briefest highlights from that summary as it relates to non-home rule municipalities is that non-home rule municipalities can now:

1) Enforce building codes and remediate building code issues without having to go through the circuit court system
2) Impose a fine up to $50,000 on a single property owner with a single citation (previous amount was $2,500), and collect those fines without having to go through the circuit court system
3) Issue citations without having to provide at least three copies to the offender
4) Conduct hearings as often or as infrequently as we wish
    a. Previous law required 30-40 days from ticket to hearing, which forced non-home rule municipalities into weekly adjudication meetings
    b. Current proposed window is 15-60 days from ticket to hearing, which allows us to conduct two hearings per month
5) Allow continuances in the hearing
    a. Staff is proposing to continue prohibiting continuances
6) Fine property owners for violations like unmowed grass that existed every day between citation and hearing, even if the grass is mowed on the day of the hearing
    a. Previous law made reference to the violation needing to be in existence at the time of the hearing – allowing someone to not mow their lawn for ~60 days and then mow it the day of the hearing and avoiding the fine

Recommendation

Staff recommends approval of the ordinance adopting new administrative adjudication authority.

Kathleen Field Orr
Ottosen DiNolfo Hasenbalg Castaldo
1804 N. Naper Blvd., Suite 350
Naperville, Illinois 60563

ADMINISTRATIVE ADJUDICATION

Home Rule vs. Non-Home Rule

On June 30, 2023, Governor Pritzker signed into law Public Act 103-0260 which affords non-home rule municipalities the opportunity to adopt Section 5/1-2.1-1 *et seq*. of the Illinois Municipal Code (65 ILCS 5/1-2.1-1 *et seq*.) authorizing administrative adjudication of municipal code violations by home-rule municipalities. The differences in the authority and procedures to adjudicate local ordinance violations between home rule and non-home rule municipalities are substantial and the implementation of the home rule statute for code enforcement by non-home rule municipalities can be very beneficial. A summary of the differences between the statutes follows.

A. AUTHORITY OF HOME RULE MUNICIPALITIES

Public Act 90-516 effective January 1, 1998, authorized home rule municipalities to enforce all violations of its Municipal Code other than those requiring incarceration or citations for moving motor vehicles. In order to establish a system of administrative adjudication, the municipality must create a "hearing unit" conducted by a "Hearing Officer" who must have completed a formal training program. The Hearing Officer is required to preserve and authenticate the record of the hearing including all exhibits and testimony introduced at the hearing. Formal rules of evidence do not apply. All determinations of the Hearing Officer must be in writing and shall include the fine, penalty or action required for code compliance.

Any fine, other sanction, or costs imposed by a Hearing Officer or part of any fine, other sanction, or costs imposed, remaining unpaid after the exhaustion of or the failure to exhaust judicial review procedures under the Illinois Administrative Review Law are a debt due and owing the municipality and may be collected in accordance with applicable law. After expiration of the period in which judicial review under the Illinois Administrative Review Law may be sought for a final determination of a code violation, unless stayed by a court of competent jurisdiction, the findings, decisions, and order of the hearing officer may be enforced in the same manner as a judgment entered by a court of competent jurisdiction.

In any case in which a defendant has failed to comply with a judgment ordering a defendant to correct a code violation or imposing any fine or other sanction as a result of a code violation, any expenses incurred by a municipality to enforce the judgment, including, but not limited to, attorney's fees, court costs, and costs related to property demolition or foreclosure, after they are fixed by a hearing officer, shall be a debt due and owing the municipality and may be collected in accordance with applicable law. Prior to any expenses being fixed by a hearing officer, the municipality shall provide notice to the defendant to appear at a hearing before the administrative hearing officer to determine whether the defendant has failed to comply with the judgment. The notice shall set the date for such a hearing, which shall not be less than seven (7) days from the

date that notice is served. If notice is served by mail, the 7-day period shall begin to run on the date that the notice was deposited in the mall.

Upon being recorded in the manner required by Article XII of the Code of Civil Procedure or by the Uniform Commercial Code, a lien shall be imposed on the real estate or personal estate, or both, of the defendant in the amount of any debt due and owing the municipality pursuant to this law. The lien may be enforced in the same manner as a judgment lien pursuant to a judgment of a court of competent jurisdiction.

The Hearing Officer is authorized to impose penalties consistent with the municipality's code and assess costs; provided, however, the Hearing Officer is not authorized to impose a penalty of incarceration or impose a fine in excess of $50,000 exclusive of the costs of enforcement or to secure compliance. Such maximum fine is not applicable to cases to enforce the collection of a tax imposed by the municipality.

Any final decision by a code hearing unit that a code violation does or does not exist shall constitute a final determination for purposes of judicial review and shall be subject to review under the Illinois Administrative Review Law.

B. LIMITATIONS OF NON-HOME RULE MUNICIPALITIES

Pursuant to Public Act 90-777, effective January 1, 1999, non-home rule municipalities were authorized to establish a code hearing department to expedite the prosecution and corrections of code violations. Such code hearing department however was not authorized to adjudicate building code violations or traffic regulations governing the movement of vehicles. The processing of all building code violations was to be solely heard pursuant to Section 11-31.1-1 *et seq*. of the Illinois Municipal Code (65 ILCS 5/1-1-1 *et seq*.) (the "*Code Hearing Department*"). Additional differences between home rule and non-home rule included the following:

1. As with home rule municipalities, all notices of violations must include the type and nature of violation, date and time of the hearing and the penalties for not appearing; however, non-home rule municipalities are required to provide multiple copies of the notice of violation and report form (no less than three (3) copies) which indicates name and address of the defendant; the date and time the violation was observed; the names of witnesses to the violation; and, the date of the hearing.

2. One copy of the citation form must be forwarded to the code hearing department which copy remains with the Code Hearing Department; one copy to be sent to the individual representing the municipality; and, one copy must be sent to the defendant by first class mail with a summons to appear at the hearing. On the other hand, home rule municipalities may serve a defendant using any manner reasonably calculated to give actual notice, including personal service, service by mail or posting on the subject property.

3. For non-home rule code hearing departments, the hearing date shall not be less than thirty (30) nor more than forty (40) days after the violation is reported, thereby mandating no less than two (2) hearings per month. The home rule statute does not mandate any minimum

or maximum time for service prior to the hearing; however, if requested by the defendant, the defendant shall have at least 15 days from the date of mailing the notice to prepare for a hearing.

4. Non-home rule statute prohibits continuances of any proceeding unless absolutely necessary to protect the rights of the defendants, however, such continuances may not exceed twenty-five (25) days. Home rule statute does not address continuances. Both home rule and non-home rule statutes provide that a hearing officer may set aside a default judgment and set a new hearing date if a petition is filed within twenty-one (21) days after the issue of an order if failure to appear was for good cause or lack of proper service.

5. Non-home rule caps the fine and costs to be imposed at $2,500 for all code violations unlike home rule which permits fines not to exceed $50,000, exclusive of costs of enforcement or costs imposed to ensure compliance. Furthermore, such maximum fine for home rule municipalities is not applicable to cases to enforce the collection of any tax imposed by the municipality.

6. In 2015, the non-home rule statute was amended to provide that a finding, decision or order of a hearing officer may be enforced in the same manner as a judgment entered by a court of competent jurisdiction, as in the case of a home rule municipality, but this amendment does not apply to any building code violations.

7. For non-home rule municipalities, a building code violation must be issued by a building inspector and must be heard by a hearing officer of a Code Hearing Department. The statute does not require any qualification to hold the position of a hearing officer nor does it require any training for the position.

8. The statute governing enforcement of building code violations for a non-home rule building violation provides specific defenses to the property owner:

   (a) The code violation alleged in the notice does not in fact exist or at the time of the hearing the violation has been remedied or removed;
   (b) The code violation has been caused by the current property occupants and that in spite of reasonable attempts by the owner to maintain the dwelling free of such violations, the current occupants continue to cause the violations;
   (c) An occupant or resident of the dwelling has refused entry to the owner or his agent to all or a part of the dwelling for the purpose of correcting the code violation.

9. For home rule municipalities, the findings, decision and order resulting from a building code violation shall include the hearing officer's findings of fact, a decision whether or not a code violation exists based upon the findings of fact, and an order, ordering the owner to correct the violation or dismissing the case, in the event a violation is not proved. If a code violation is proved, the order may also impose the sanctions that are provided in the code for the violation proved. A copy of the findings, decision, and order shall be served

on the owner within five (5) days after they are issued; service shall be in the same manner as the report form and summons are served pursuant to Section 11-31.1-4.

10. For non-home rule municipalities, a decision of a hearing officer regarding a building code violation is not an enforceable judgment and must be taken to the circuit court to determine that the findings, decision and order of the hearing officer were in accordance wit the statute and the applicable municipal ordinance and the property owner had an opportunity for a hearing and to request a judicial review. Only if such determination is made by the court, the judgment may be enforced.

C. RESULT ON NEW LEGISLATION

Understanding the differences in the authority of home rule municipalities to hear and process building code violations versus the limitations of non-home rule municipalities which are eliminated by Public Act 103-0260 should allow non-home rule municipalities to address building code violations more expeditiously thereby eliminating issues which negatively affect property values within a community. The law is effective January 1, 2024, and non-home rule communities should begin to amend their municipal code to invoke this new authority.

Ordinance No. 2023-_____

AN ORDINANCE REPEALING AND REPLACING TITLE 1, CHAPTER 14 OF THE YORKVILLE CITY CODE

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the "City") is a non-home rule municipality pursuant to the Illinois Constitution of 1970 and the laws of this State; and

WHEREAS, the City has in full force and effect a codified set of ordinances which are of a general and permanent nature, which said codified set is known and designated as the Yorkville City Code, as amended; and

WHEREAS, the City has the authority to pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper; and

WHEREAS, the Yorkville City Code currently authorizes administrative adjudication processes and procedures pursuant to Section 5/1-2.2-1 et seq. of the Illinois Municipal Code (65 ILCS 5/1-1 et seq.); and

WHEREAS, Governor J. B. Pritzker has signed into law Public Act 103-0260 authorizing non-home rule municipalities to adopt the administrative adjudication provisions of Section 5/1-2.1-1 et seq. of the Illinois Municipal Code, as previously applicable solely to home rule municipalities; and

WHEREAS, adopting the provisions of Section 5/1-2.1-1 et seq. of the Illinois Municipal Code would provide for significant cost and time savings by the City; and

WHEREAS, the City Council is of the opinion that it is in the best interests of the safety, health and welfare of its residents to authorize the use of administrative adjudication provisions of

Section 5/1-2.2-1 et seq. of the Illinois Municipal Code to address and enforce the Yorkville City Code.

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

Section One – Repeal and Replacement of Title 1, Chapter 14.

Title 1, Chapter 14, is hereby repealed in its entirety and replaced with the following:

1-14-1: PURPOSE AND CREATION:

A. Purpose: To provide for fair and efficient enforcement of City ordinances, as may be allowed by law and directed by ordinance, through an administrative adjudication of violations of City ordinances thereby expediting the prosecution and correction of code violations. To that end, there is hereby adopted Article 1, Division 2.1 of the Illinois Municipal Code. 65 ILCS 5/1-1-1 et seq.

B. Creation: There is hereby established a department of the municipal government to be known as the United City of Yorkville Ordinance Enforcement Department to have the power to enforce compliance with all municipal ordinances as from time to time are authorized by the City council, except for any offense under the Illinois Vehicle Code (adopted by the City under title 6 of this code) that is a traffic regulation governing the movement of vehicles and except for any reportable offense under section 6-204 of the Illinois Vehicle Code. The establishment of the Yorkville Ordinance Enforcement Department does not preclude the City Council from using any legal system or other method to enforce ordinances of the City. Unless the context clearly indicates otherwise, any references throughout this chapter to "City code", "this code", "code", or "ordinance" shall be a reference to the United City of Yorkville Municipal Code, as amended, or to any municipal ordinance as from time to time passed by the City Council.

1-14-2: DEPARTMENT COMPOSITION:

A. Organization: The United City of Yorkville's Ordinance Enforcement Department shall be composed of a hearing officer, an Ordinance Enforcement Administrator, and such other personnel as deemed necessary and as appointed by the Mayor, with the power and authority as hereinafter set forth.

B. Hearing Officer:

1. A hearing officer must be an attorney licensed to practice law in the state of Illinois for at least three (3) years.

2. The hearing officer shall have the following duties:

a. Preside over all adjudicatory hearings to determine whether or not a City code violation exists and administer oaths and affirmations;

b. Hear testimony and accept evidence that is relevant to the existence of a City code violation;

c. At any time prior to the hearing date, the hearing officer assigned to hear the case may, at the request of either party, direct witnesses to appear and give testimony at the hearing or produce relevant documents;

d. Preserve and authenticate the record of the hearing and all exhibits and evidence introduced at the hearing;

e. Issue and sign a written finding, decision and order stating whether a City code violation exists;

f. Impose penalties and sanctions or such other relief consistent with applicable provisions of this code and assess costs upon finding a party liable for the charged violation, except, however, that in no event shall the hearing officer have the authority to impose a penalty of incarceration or fines in excess of $50,000;

g. Upon a finding of liable a thirty dollar ($30.00) penalty is to be imposed by the hearing officer as an administrative adjudication hearing cost. This additional penalty shall not be construed as part of the fine for the purposes of any reduction made in the fine for compliance.

3. Prior to conducting administrative adjudication proceedings under this chapter, the hearing officer shall have successfully completed a formal training program which includes the following:

a. Instruction on the rules of procedure of the administrative hearings over which the hearing officer shall preside;

b. Orientation to each subject area of the code violations that he/she will adjudicate;

c. Observation of administrative hearings; and

d. Participation in hypothetical cases, including rules on evidence and issuing final orders.

4. The hearing officer shall be employed as an independent contractor of the City and shall not be considered an employee of the City. A hearing officer may be removed with or without cause by the Mayor or his or her designee.

C. Ordinance Enforcement Administrator: The Ordinance Enforcement Administrator is authorized and directed to:

1. Operate and manage the system of administrative adjudication of City ordinance violations as may be permitted by law and directed by ordinance.

2. Adopt, distribute and process all notices as may be required under this chapter or as may be reasonably required to carry out the purpose of this chapter.

3. Collect monies paid as fines and/or penalties assessed after a final determination of liability.

4. Certify copies of final determination of an ordinance violation adjudicated pursuant to this chapter, and any factual reports verifying the final determination of any violation liability which was issued in accordance with this chapter, the laws of the state of Illinois including 625 Illinois Compiled Statutes 5/11-208.3 as from time to time amended.

5. Promulgate rules and regulations reasonably required to operate and maintain the administrative adjudication system hereby created.

6. Collect unpaid fines and penalties through private collection agencies and pursuit of all post-judgment remedies available by current law.

1-14-3: VIOLATION NOTICES:

A. Issuance Of Violation Notices:

1. Violation notice of any ordinance violation shall be issued by the Mayor or Administrator and such persons authorized under this code.

2. All full time, part time and auxiliary police officers as well as other specific individuals authorized by any City department head shall have the authority to issue violation notices.

3. Any individual authorized hereby to issue violation notices and who detects an ordinance violation authorized to be adjudicated under this chapter or a violation of any section of any City ordinance, is authorized to issue notice of violation thereof and shall make service thereof as is hereinafter set forth.

4. All violation notices shall contain information and shall be certified and constitute prima facie evidence of the violation cited as hereinafter set forth.

B. Violation Notice Requirements:

1. The violation notice shall contain, but not be limited to, the following information:

a. The name and address of the party violating the ordinance, if known.

b. The date and time of the violation (date of issuance).

c. The type and nature of the violation and the ordinance violated.

d. Vehicle make and state registration number (if applicable).

e. The names of any witnesses to the violation.

f. The signature and identification number of the person issuing the notice.

g. The date and location of the adjudication hearing of ordinance violations which date shall be not less than fifteen (15) nor more than sixty (60) days after the date of the violation notice. The legal authority and jurisdiction under which the hearing is to be held and the penalties for failure to appear at the hearing.

h. In the case of a violation pertaining to real property, the address of the property where the violation is observed; and,

i. If applicable to the violation in question, the amount of the fine that may be paid by a party upon a written admission of a violation and waiver of a hearing, which fine shall be no less than the minimum fine set by this code relative to the violation at issue.

2. The correctness of facts contained in any violation notice shall be verified by the person issuing said notice by:

a. Signing his/her name to the notice at the time of issuance; or

b. In the case of a notice produced by a computer device, by signing a single certificate, to be kept by the Ordinance Enforcement Administrator, attesting to the correctness of all notices produced by the device while under his/her control.

3. Parties shall be served with process in a manner reasonably calculated to give them actual notice including, as appropriate, personal service of process upon a party or his/her employer or agent; service by mail at a party's address; affixing the original or facsimile of the notice to any unlawfully standing or parked vehicle or a vehicle violating any compliance regulation; or, posting a notice upon the property where the violation is found where the party is the owner, tenant or administrator of the property as follows:

a. The original or a facsimile of the violation notice shall be retained by the Ordinance Enforcement Administrator where a docket number shall be stamped on all copies and a hearing date noted;

b. The notice shall be kept as a record in the ordinary course of business by the Ordinance Enforcement Administrator and shall be a part of the hearing record;

c. One copy of the violation notice shall be returned to the person issuing the notice so that he or she may prepare evidence for presentation at the hearing on the date indicated;

d. One copy of the violation notice shall be served to the alleged violator along with a summons commanding the alleged violator to appear at the hearing;

e. In the case of a violation pertaining to real property, if the name of the property owner cannot be ascertained or if service on the owner cannot be made by mail, service may be made on the owner by posting or nailing a copy of the violation notice form on the front door of the structure where the violation is found, not less than fifteen (15) days before the hearing is scheduled.

4. Any violation notice issued, signed and served in accordance herewith, or a copy of the notice, shall be prima facie correct and shall be prima facie evidence of the correctness of the facts shown on the notice.

1-14-4: ADMINISTRATIVE HEARINGS:

A. Continuances: No continuances shall be authorized by the hearing officer in proceedings under this chapter except in cases where a continuance is absolutely necessary to protect the rights of the alleged violator. Lack of preparation shall not be grounds for a continuance. Any continuance authorized by a hearing officer under this chapter shall not exceed thirty (30) days.

B. Hearing And Evidence:

1. At the hearing, a hearing officer shall preside, shall hear testimony, and shall accept any evidence relevant to the existence or nonexistence of a City code violation. The strict rules of evidence applicable to judicial proceedings shall not apply to hearings authorized by this chapter.

2. The case for the City may be presented by an attorney designated by the Mayor or by any other City employee. The case for the alleged violator may be presented by the alleged violator, his or her attorney, or any other agent or representative of the alleged violator.

3. If on the date set for hearing the alleged violator or his or her attorney fails to appear, the hearing officer may find the alleged violator in default and shall proceed with the hearing and accept evidence relevant to the existence of a code violation.

4. Upon finding the alleged violator in default, the Ordinance Enforcement Administrator shall send or cause to be sent notices by first class mail, postage prepaid, to the violator who received the notice of an ordinance violation. Service of notices sent in accordance herewith shall be complete as of the date of deposit in the United States mail.

5. A hearing officer may set aside any judgment entered by default and set a new hearing date, upon a petition filed within twenty one (21) days after the issuance of the order of default, if the hearing officer determines that the petitioner's failure to appear at the hearing was for good cause or at any time if the petitioner establishes that the municipality did not provide proper service of process. If any judgment is set aside pursuant to this subsection, the hearing officer shall have authority to enter an order extinguishing any lien which has been recorded for any debt due and owing the municipality as a result of the vacated default judgment.

C. Findings, Decision And Order:

1. At the conclusion of the hearing, the hearing officer shall make a determination on the basis of the evidence presented at the hearing as to whether or not a code violation exists.

2. The determination shall be in writing and shall be designated as the findings, decision, and order, including the fine, penalty or action with which the defendant must comply.

3. The findings, decision, and order shall include:

a. The hearing officer's findings of fact;

b. A decision of whether or not a code violation exists based upon the findings of fact;

c. In the case of a code violation other than a building code violation, an order that states the sanction or dismisses the case if a code violation is not proved.

d. In the case of a building code violation only, an order ordering the owner to correct the building code violation or dismissing the case if a building code violation is not proved; and

e. In the case of a building code violation, if a building code violation is proved, the order may also impose the sanctions that are provided in the building code for the building code violation proved.

4. A monetary sanction under this chapter shall be consistent with applicable City code provisions with a maximum of fifty thousand dollars ($50,000.00) for all code violations.

5. The maximum monetary fine imposed under the City code shall be exclusive of costs of enforcement or costs incurred by the City to secure compliance with the City code, and shall not be applicable to cases to enforce the collection of any tax imposed and collected by the City.

6. A copy of any findings, decisions, or orders shall be served on the violator within five (5) days after it is issued. Service shall be made in person or by first class mail.

7. Payment of any penalty or fine and the disposition of any fine money shall be in the manner as set forth in the City code.

8. In the case of a building code violation only, the order to correct a building code violation and the sanctions imposed by the City as the result of a finding of a building code violation under this Chapter shall attach to the property as well as to the property owner so that a finding of a building code violation against one owner cannot be avoided by conveying or transferring the property to another owner. Any subsequent transferee or owner of the property takes subject to the findings, decision and order of a hearing officer under this chapter.

1-14-5: ENFORCEMENT OF JUDGMENTS:

A. Debt Due City:

1. Any fine, other sanction, or costs imposed, or part of any fine, other sanction or costs imposed, remaining unpaid after the exhaustion of, or the failure to exhaust judicial review procedures under the Administrative Review Law (735 ILCS 5/3-101 et seq.) shall be a debt due and owing the City and, as such, may be collected in accordance with applicable law.

2. After expiration of the period within which judicial review under the Administrative Review Law (735 ILCS 5/3-101 et seq.) may be sought for a final determination of the code violation, unless stayed by a court of competent jurisdiction, the findings, decision and order of the hearing officer may be enforced in the same manner as a judgment entered by a court of competent jurisdiction.

3. In any case in which a defendant has failed to comply with a judgment ordering a defendant to correct a code violation or imposing any fine or other sanction as a result of a code violation, any expenses incurred by the City to enforce the judgment, including, but not limited to, attorney's fees, court costs, and costs related to property demolition or foreclosure, after they are fixed by a court of competent jurisdiction or a hearing officer, shall be a debt due and owing the City and may be collected in accordance with applicable law. Prior to any expenses being fixed by a hearing officer pursuant to this subsection, the City shall provide notice to the violator that states that the defendant shall appear at a hearing before the administrative hearing officer to determine whether the defendant has failed to comply with the judgment. The notice shall set the date for such a hearing, which shall not be less than seven (7) days from the date

that notice is served. If notice is served by mail, the seven (7) day period shall begin to run on the date that the notice was deposited in the mail.

4. Upon being recorded in the manner required by Article XII of the Code of Civil Procedure or by the Uniform Commercial Code, a lien shall be imposed on the real estate or personal estate, or both, of the defendant in the amount of any debt due and owing the City under this section. The lien may be enforced in the same manner as a judgment lien pursuant to a judgment of a court of competent jurisdiction.

B. Judicial Review: The findings, decision, and order of the hearing officer shall be subject to review in the circuit court of Kendall County. The provisions of the administrative review law, and the rules adopted pursuant thereto, shall apply to and govern every action for the judicial review of the findings, decision, and order of the hearing officer under this chapter.

1-14-6: SCHEDULE OF FINES AND PENALTIES:

A. General Fines For Any Ordinance Other Than Title 6 (Vehicle Code) Of This Code: For violation of any City ordinance other than a violation under title 6 (Vehicle Code) of this code, fines and penalties shall be as established from time to time by the City council but in no event more than fifty thousand dollars ($50,000.00) or the amount prescribed by the Illinois Supreme Court for the mandatory arbitration system, whichever is greater.

B. Fines For Violation Of Title 6 (Vehicle Code) Of This Code Other Than Handicapped Parking And Regulated Parking: For violation of any provision of title 6 (Vehicle Code) of this code; or any compliance violation; or, violation of any other City ordinance regulating, restricting or prohibiting the standing or parking of motor vehicles along the streets, byways, alleyways, regulated parking lots or such other locations as may be controlled by off street parking agreements, located within the geographical boundaries of this City, other than for handicapped parking, the fine shall be a maximum of seven hundred fifty dollars ($750.00).

C. Fines for violations of certain regulated parking and handicapped parking, restricting or prohibiting the standing or parking of motor vehicles along the streets, byways, alleyways, regulated parking lots or such other locations as may be controlled by off street parking agreements, located within the geographical boundaries of this City for areas specifically designated for handicapped parking shall be a maximum of seven hundred fifty dollars ($750.00).

1-14-7: VEHICLE IMPOUNDMENT:

A. Authorization To Impound, Boot Or Tow Motor Vehicle: Any motor vehicle whose registered owner has been determined to be liable for ten (10) or more vehicular standing or parking regulation violations, for which the fines or penalties assessed remain unpaid, may be immobilized, booted or towed and impounded if:

1. The Ordinance Enforcement Administrator has determined that a person has been determined to be liable for ten (10) or more ordinance violations, for which the fines or penalties remain unpaid.

2. The person determined to be liable for ten (10) or more violations is the registered owner of a motor vehicle located within the City geographical boundaries.

3. A seizure notice has been sent to the registered owner of the motor vehicle located within the geographical boundaries of the City which contains, but shall not be limited to, the following:

a. That a final determination has been made on ten (10) or more ordinance violations, for which the fines and penalties remain unpaid;

b. A listing of the violations for which the person has been determined to be liable, which shall include for each violation:

(1) The ordinance violation notice number;

(2) Date of issuance; and

(3) Total amount of fines and penalties assessed;

c. That the motor vehicle owned by the person and located within the City is subject to immobilization and/or towing and impoundment if the fines and penalties are not paid within, but not later than, fifteen (15) days of the date of the notice;

d. Date of immobilization;

e. Date of impending towing and impoundment; and

f. That the registered owner may contest the validity of the notice by appearing in person before the Ordinance Enforcement Administrator within fifteen (15) days of the date of the notice and submitting evidence which would conclusively disprove liability, such as the following:

(1) The registered owner was not the owner or lessee of the vehicle on the date or dates the notices of violation were issued; or

(2) The fines or penalties for the violations cited in the notice were paid in full; or

(3) The registered owner has not accumulated ten (10) or more ordinance violation notices which are unpaid, not adjudicated or for which no appearance was made.

4. The motor vehicle of the registered owner to whom notice is sent has failed to make payment of the fines or penalties as specified in the notice and has failed to appear with evidence to conclusively disprove liability before the Ordinance Enforcement Administrator to contest the validity of the notice.

B. Criminal Violations Authorizing Seizure/Impoundment: A motor vehicle, operated with the permission, express or implied, of the owner of record, that is used in connection with the following violations, shall be subject to seizure and impoundment by the City, and the owner of record of said vehicle shall be liable to the City for an administrative penalty of five hundred dollars ($500.00), in addition to costs of prosecution and any towing and storage fees as hereinafter provided:

1. Operation or use of a motor vehicle in the commission or attempted commission of any offense for which a motor vehicle may be seized and forfeited pursuant to 720 Illinois Compiled Statutes 5/36-1.

2. Driving under the influence of alcohol, other drug or drugs, intoxicating compounds, 625 Illinois Compiled Statutes 5/11-501.

3. Operation or use of a motor vehicle in connection with the commission or attempted commission of any felony offense or in violation of the provisions of the Illinois cannabis control act, 720 Illinois Compiled Statutes 550/1.

4. Operation or use of a motor vehicle in connection with the commission or attempted commission of any offense in violation of the Illinois controlled substances act, 720 Illinois Compiled Statutes 570/100.

5. Unlawful use of a weapon in violation of 720 Illinois Compiled Statutes 5/24-1; aggravated discharge of a firearm in violation of 720 Illinois Compiled Statutes 5/24-1.5; unlawful possession of a firearm and firearm ammunition in violation of 720 Illinois Compiled Statutes 5/24-3.1.

6. Driving while license, permit or privilege to operate a motor vehicle is suspended or revoked, 625 Illinois Compiled Statutes 5/6-303; vehicles shall not be subject to seizure/impoundment if the suspension is for unpaid citations, due to failure to comply with emission testing.

7. Operating a motor vehicle without a valid driver's license, 625 Illinois Compiled Statutes 5/6-101 in combination with operation of motor vehicle with no insurance 625 Illinois Compiled Statutes 5/3-707.

a. Except a person that had a valid driver's license that is expired for less than six (6) months.

b. Except a person who is less than seventeen (17) years of age operating a motor vehicle on any street or highway when in violation of the child curfew act.

C. Request For Hearing In Case Of Impoundment And Towing Of Motor Vehicle: Upon the receipt of the request for hearing to contest the validity of the immobilization or towing and impoundment, the Ordinance Enforcement Administrator shall schedule an administrative hearing to contest the validity of the immobilization or towing and impoundment on the next scheduled hearing date or, if sooner, scheduled by the Ordinance Enforcement Administrator for good cause shown, but in no case shall the hearing be scheduled later than thirty (30) days after the request for hearing is filed and shall serve notice of the hearing date upon the registered owner by first class mail, postage prepaid, to the address as is set forth on the request for hearing. Service of the notice shall be complete on the date it is placed in the United States mail.

D. Notice Affixed To Vehicle In Cases Of Immobilization: Upon immobilization of an eligible vehicle, a notice shall be affixed to the vehicle in a conspicuous place. Such notice shall warn that the vehicle is immobilized and that any attempt to move the vehicle may result in its damage. The notice shall also state that the unauthorized removal of or damage to the immobilizing restraint is a violation of sections 16-1 and 21-1 of the Illinois criminal code. The notice also shall provide the following information specifying that a release of the immobilizing restraint may be had by:

1. Paying all the fines and penalties, if any, on the outstanding complaints for which notice has been sent prior to the date of the immobilization; or

2. Completing appearance forms on all outstanding parking violation complaints for which notice had been sent prior to the date of the immobilization and depositing collateral in the amount of fifty percent (50%) of the total fines for these outstanding parking violation complaints, or five hundred dollars ($500.00), whichever is less.

E. Towing Of Immobilized Vehicle: Except where the vehicle is otherwise subject to towing, if the immobilizing restraint has not been released as hereinabove provided within seventy two (72) hours of its placement, the vehicle shall be towed and impounded.

F. Post-impoundment Notice: Within ten (10) days after a vehicle has been impounded, notice of impoundment shall be sent by certified mail, return receipt requested, to the registered owner of the vehicle. The notice shall state that the owner has the right to a post-immobilization and post-towing hearing as provided in subsection G of this section and that if the vehicle is not claimed within thirty (30) days from the date of the notice, the vehicle may be sold or otherwise disposed of in accordance with the Illinois Vehicle Code.

G. Hearing In Case Of Vehicle Immobilization: The owner of an immobilized vehicle or other interested person shall have the right to a hearing to determine whether the immobilization or any subsequent towing was erroneous or whether the vehicle was properly included on an immobilization list, if the owner files a written demand for a hearing before the Ordinance Enforcement Administrator within fourteen (14) days after issuance of the notice specified in subsection F of this section or within fourteen (14) days of immobilization, whichever is later. A hearing shall be conducted on any business day within forty eight (48) hours of receipt of a written demand for hearing, unless otherwise mutually agreed by the parties. Failure to request or attend a scheduled hearing shall be deemed a waiver of the right to a hearing. In the event of such failure, any amount deposited pursuant to subsection D of this section shall be forfeited. A hearing provided by this subsection shall not determine the validity of or otherwise adjudicate any citation or notice of ordinance violation issued relative to the immobilized vehicle, but shall only relate to whether the vehicle was properly immobilized or towed by determining whether the owner previously submitted evidence required by this chapter.

H. Fines And Fees For Immobilization: The fine for immobilization shall be five hundred dollars ($500.00) and the fine for impoundment and towing shall be an amount not to exceed six hundred fifty dollars ($650.00). The owner of the vehicle shall also be charged reasonable storage and towing fees should the vehicle be removed to a private storage facility, provided that no fees shall be assessed for any immobilization or tow which has been determined to be erroneous.

I. Towing Services: The Ordinance Enforcement Administrator shall appoint or retain the services of an individual agency or company to tow and impound vehicles in accordance herewith, provided that that individual, agency or company is fully insured and licensed according to local or state law and has available a secured impound area within which to retain vehicles impounded hereunder. For the purpose of this subsection a "secured area" shall mean an area bounded by a fence, chainlink or otherwise, of a sufficient height and with locking gates so as to minimize or prevent unauthorized entry into the impounded vehicles.

1-14-8: IMPOSITION OF COLLECTION COSTS ON UNPAID FINES:

The City and the City attorney or the finance director or their designees may retain attorneys and private collection agents for the purpose of collecting any default in payment of any fine or penalty imposed by this Code, or any installment of a fine or penalty. The City shall add a thirty five percent (35%) cost of collections to any outstanding balance that requires the City to retain the services of a collection agency. This thirty five percent (35%) cost includes any default in a fine or penalty or any installment of a fine or penalty that was previously referred to an attorney or private collection agency and the payment of which remains outstanding.

Section Two – Effective Date

This Ordinance shall be in full force and effect on January 1, 2024.

Section Three – Conflict Clause

That all ordinances, parts of ordinances, resolutions, parts of resolutions and/or board actions in conflict with the terms of this ordinance shall be repealed to the extent of said conflict.

Section Four – Constitutionality Clause

Any part or parts of this Ordinance declared by a court of law to be invalid or unconstitutional shall not affect the validity of the remaining provisions of this Ordinance or the Yorkville City Code.

Section Five – Publication

This Ordinance shall be published in book or pamphlet form as provided by the Illinois Municipal Code.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2023.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2023.

_____

MAYOR

Attest:

_____

CITY CLERK

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

Agenda Item Number

Mayor's Report #4

Tracking Number

CC 2023-69

Agenda Item Summary Memo

Title: Intergovernmental Agreement – Illinois State Police

Meeting and Date: City Council – November 28, 2023

Synopsis: Approval of an Interagency Agreement between the Illinois State Police and the United City of Yorkville Police Department for use of satellite office space.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: James Jensen (Name) Police (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: City Council
From: James Jensen, Police Chief
CC: Bart Olson, City Administrator
Date: November 28, 2023
Subject: Intergovernmental Agreement – Illinois State Police

Summary

Approval of an Intergovernmental Agreement between the Illinois State Police and the United City of Yorkville Police Department for use of satellite office space.

Background

The Illinois State Police Traffic Crash Reconstruction Team is an investigative arm of the Illinois State Police providing traffic crash investigation/reconstruction services to the residents of the State of Illinois. The Yorkville Police Department has used the services of this team throughout the years with much success.

We would like to partner with the Illinois State Police Crash Reconstruction Team by providing satellite office space for them to use. A reconstruction specialist would occupy office space in our Investigations Division to conduct their daily work responsibilities. The City would agree to provide the office space, furniture, telephone and copier/scanner/facsimile machine for their use and parking for their agent in our secured parking lot. The Illinois State Police will provide the agent with all computers, cellular telephones, reconstruction equipment, reconstruction commodities and office supplies.

This shared service agreement, with no monetary cost to the City of Yorkville would give us access to a specialized team of agents who would provide immediate support and assistance during traffic crash investigations.

Recommendation

Approval of the Intergovernmental Agreement with the Illinois State Police.

Attachments

Exhibit A: Intergovernmental Agreement

Resolution No. 2023-_____

RESOLUTION APPROVING AN INTERAGENCY AGREEMENT BETWEEN THE ILLINOIS STATE POLICE AND THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the *"Yorkiville"),* is a duly organized and validly existing municipality of the State of Illinois pursuant to the 1970 Illinois Constitution and the Illinois Municipal Code, as from time to time amended (65 ILCS 5/65-1-1-2, *et seq.*); and, as such, is a local law enforcement agency through its Police Department; and,

WHEREAS, the Illinois State Police, an agency of the State of Illinois, is required to establish and operate a forensic science laboratory system as well as establish and coordinate a system for providing accurate and expedited forensic science and laboratory services to local law enforcement agencies; and,

WHEREAS, the Constitution of the State of Illinois of 1970, Article VII, Section 10, provides that governmental agencies may contract or otherwise associate among themselves to obtain or share services and to exercise, combine or transfer any power or function in any manner not prohibited by law or by ordinance and may use their credit, revenues and other resources to pay costs related to intergovernmental activities; and,

WHEREAS, the City's Police Department utilizes the reconstruction services provided by the Illinois State Police, Scene and Evidence Services Command and supports the use of these services by other law enforcement agencies in the surrounding area; and

WHEREAS, the City has available an appropriate office and working space which can be used to further the aforementioned goal of advancing reconstruction services in a productive and mutually beneficial manner and the City is prepared to provide the Illinois State Police furnished office space for the purpose and the term as set forth in the Interagency Agreement Between the Illinois State Police and the City of Yorkville Police Department in the form attached hereto.

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

Section 1. The recitals set forth above are incorporated into this Resolution as if fully restated herein.

Section 2. The Interagency Agreement between the Illinois State Police and the City of Yorkville Police Department, in the form attached hereto and made a part hereof, is hereby approved and the Mayor and Clerk for the United City of Yorkville Police Department are hereby authorized to execute said Agreement.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2023.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2023.

_____

MAYOR

Attest:

_____

CITY CLERK

INTERAGENCY AGREEMENT
BETWEEN THE ILLINOIS STATE POLICE AND
THE CITY OF YORKVILLE POLICE DEPARTMENT

WHEREAS, the ILLINOIS STATE POLICE is required to establish and operate a forensic science laboratory system as well as establish and coordinate a system for providing accurate and expedited forensic science and laboratory services to local law enforcement agencies and local State's Attorneys. [20 ILCS 2605/2605-40]; and

WHEREAS, the CITY OF YORKVILLE POLICE DEPARTMENT is a local law enforcement agency which utilizes the reconstruction services provided by the Illinois State Police, Scene and Evidence Services Command and supports the use of these services by other law enforcement agencies in the surrounding area; and

WHEREAS, the CITY OF YORKVILLE POLICE DEPARTMENT has available an appropriate office and working space which can be used to further the aforementioned goal of advancing reconstruction services in a productive and mutually beneficial manner; and

WHEREAS, the provisions of Article 7, Section 10 of the Illinois Constitution and the Intergovernmental Cooperation Act [5 ILCS 220/et seq.] permit and encourage intergovernmental and interagency cooperation.

NOW, THEREFORE, the ILLINOIS STATE POLICE and CITY OF YORKVILLE POLICE DEPARTMENT agree as follows:

ARTICLE I: DEFINITIONS

A. **"City"** means the City of YORKVILLE, Illinois, a municipal corporation, through its police department, which is primarily responsible for prevention or detection of crime and the enforcement of the criminal code, traffic, or highway laws of this State or any political subdivision of this State [50 ILCS 705/et seq.].

B. **"State"** means the Illinois State Police, Division of Forensic Services, Scene and Evidence Services Command [20 ILCS 2605/2605-40].

ARTICLE II: SERVICES, COSTS, AND FINANCIAL AGREEMENTS

A. The City agrees to provide the State with a satellite office at 651 Prairie Pointe Drive in YORKVILLE, Illinois. The satellite office will consist of furnished office space for use by up to two Traffic Crash Reconstruction Officer's (TCRO's) assigned to the Scene and Evidence Services Command. The City will provide telephone access in the office space as well as access to a copier/scanner/facsimile machine. The City shall also provide adjacent parking for the TCRO.

B. The State agrees to assign a full-time TCRO to this satellite office. The satellite office will be the TCRO's primary work location. The State will provide the TCRO with all computers, cellular telephones, reconstruction equipment, reconstruction commodities, and office supplies.

C. The above described services will be provided at no cost by the City and State, respectively. The provision of these services creates no financial agreements between the City and State.

ARTICLE III: MAINTENANCE OF RECORDS

A. The State shall maintain and be the custodian of all records pertaining to the reconstruction services provided for the City. The State shall maintain all records in compliance with relevant Record Retention Schedules and the State Records Act [5 ILCS 160/et seq.].

B. Copies of all reports, notes, diagrams, and photographs will be provided by the State to the City for all criminal cases where the State provided the City reconstruction services. The Kendall County States Attorney's Office may obtain copies of all records created by the State for the City.

ARTICLE IV: DURATION, MODIFICATION, AND TERMINATION

A. This Agreement shall be in effect upon the signature of the last party to sign. The Agreement will be in effect for one year from the final date of approval and shall renew automatically for one-year periods. Each party should review the Agreement prior to the annual renewal date.

B. Modifications to this Agreement may be made, but only in writing and signed by both parties.

C. This Agreement will terminate when either party notifies the other of its intent to discontinue the Agreement. The terminating party will provide the other party written notice at least 30 days prior to the desired termination date.

ARTICLE V: CONTROL AND SUPERVISION OF PERSONNEL

A. The City will maintain control and supervision of its employees and contractors.
B. The State will maintain control and supervise its employees.

ARTICLE VI: USE OF EQUIPMENT AND FACILITIES

A. The City shall permit the State's Traffic Crash Reconstruction Officer (TCRO) 24-hour, 7-day a week access to the office space. Identical access privileges will be provided to the TCRO's direct supervisor. The TCRO shall be permitted to use all fixtures and equipment located in the office space.

ARTICLE VII: FREEDOM OF INFORMATION ACT (FOIA)

A. In its afore-mentioned role as the custodian of all records related to reconstruction services, the State shall respond to requests for records made under the Freedom of Information Act [5 ILCS 140/et seq.].

B. If records were created for the City, the State may require an update on the status of an investigation to determine whether any statutory exemptions apply. The City agrees to respond to inquiries made by the State in a timely manner to satisfy deadlines.

ARTICLE VIII: BREACH OF PRIVACY AND SECURITY PROTOCOLS

A. In the event of a breach of the physical security of the satellite office space, the party discovering the breach shall immediately notify the other. A written summary of the breach shall be prepared and shared with the other party as soon as practical. A breach would consist of any unwarranted physical access to the office space.

ARTICLE IX: NOTICES

A. All required notices shall be delivered to the following:

To the City:
Chief of Police
Yorkville Police Department
651 Prairie Pointe Drive
Yorkville, Illinois 60560

To the State:
Commander
Scene and Evidence Services Command
801 South 7th Street, Suite 800S
Springfield, Illinois 62703

Chief, Yorkville Police Department

Mayor, United City of Yorkville

By:_____
Chief James Jensen

By:_____
Mayor John Purcell

Date:_____

Director, Illinois State Police

By:_____
Director Brendan R. Kelly

Date:_____

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

Agenda Item Number

Mayor's Report #5

Tracking Number

CC 2023-70

Agenda Item Summary Memo

Title: 2023 Bond Abatements

Meeting and Date: City Council – November 28, 2023

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson (Name) Finance (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: Administration Committee
From: Rob Fredrickson, Finance Director
Date: November 2, 2023
Subject: 2023 Bond Abatements

Summary

Approval of various bond abatements.

Background

As presented at the October 10th City Council meeting, it is the recommendation of staff that the City increase its levy only by the amount of incremental property taxes generated from new construction (currently estimated at $147,497) in addition to fully abating all City bonds. Based on the above recommendation, staff presents the following abatement ordinances on the subsequent page for your review and consideration:

1) 2015A (Partial 2005 Countryside Refi) Total abatement
2) 2014 (Partial 2005 Countryside Refi) Total abatement
3) 2014C (Water Refi of 2005C Bond) Total abatement
4) 2014A (Game Farm) Total abatement
5) 2021 (New City Hall/Police Station) Total abatement
6) 2022 (2011 Refi/New City Hall) Total abatement
7) 2023A (Water Main Repl/Well #10) Total abatement

As shown in Exhibit A (attached), this is the eighth year in a row that the City will fully abate its bond issues.

Recommendation

Staff recommends approval of the 2023 bond abatement ordinances.

Exhibit A

United City of Yorkville
Bond Abatements
Levy Years 2010 - 2023 (Fiscal Years 2012 - 2025)

Tax Levy Year: 2022 (Fiscal Year 2024)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2015A^	$ 599,800	Countryside TIF/Water
2014 Countryside	50,715	Countryside TIF
2014A	313,038	City-Wide Capital
2014C** Refunding	148,250	Water
2021	541,100	Bldg & Grounds
2022	1,324,538	Bldg & Grounds / Sewer
Total	**$ 2,977,441**	

Bonds to NOT be Abated - Actual

N/A	$ -	
Total	**$ -**	
% Change	0.00%	

Tax Levy Year: 2023 (Fiscal Year 2025)

Bonds that were Abated - Proposed

Bond Issue	Debt Service Amount	Fund
2015A^	$ 596,400	Countryside TIF/Water
2014 Countryside	50,715	Countryside TIF
2014A	316,738	City-Wide Capital
2014C** Refunding	139,050	Water
2021	542,900	Bldg & Grounds
2022	1,329,920	Bldg & Grounds / Sewer
2023A	601,844	Water
Total	**$ 3,577,567**	

Bonds to NOT be Abated - Proposed

N/A	$ -	
Total	**$ -**	
% Change	0.00%	

Tax Levy Year: 2021 (Fiscal Year 2023)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2011 ^^ Refunding	$ 1,135,694	Sewer
2015A^	597,400	Countryside TIF/Water
2016*** Refunding	942,450	Water
2014 Countryside	50,715	Countryside TIF
2014C** Refunding	147,300	Water
2014B** Refunding	329,600	Debt Service
2021	543,900	Bldg & Grounds
2014A	319,338	City-Wide Capital
Total	**$ 4,066,397**	

Bonds to NOT be Abated - Actual

N/A	$ -	
Total	**$ -**	
% Change	0.00%	

Tax Levy Year: 2020 (Fiscal Year 2022)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2011 Refunding	$ 1,135,070	Sewer
2015A^	599,400	Countryside TIF/Water
2016*** Refunding	1,098,650	Water
2014 Countryside	50,715	Countryside TIF
2014C** Refunding	151,350	Water
2014B** Refunding	328,900	Debt Service
2021	-	Bldg & Grounds
2014A	315,338	City-Wide Capital
Total	**$ 3,679,423**	

Bonds to NOT be Abated - Actual

N/A	$ -	
Total	**$ -**	
% Change	0.00%	

Tax Levy Year: 2019 (Fiscal Year 2021)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2011 Refunding	$ 1,137,948	Sewer
2015A^	595,600	Countryside TIF/Water
2016*** Refunding	1,592,650	Water
2014 Countryside	50,715	Countryside TIF
2014C** Refunding	150,250	Water
2014B** Refunding	322,750	Debt Service
2021	-	Bldg & Grounds
2014A	321,338	City-Wide Capital
Total	**$ 4,171,251**	

Bonds to NOT be Abated - Actual

N/A	$ -	
Total	**$ -**	
% Change	0.00%	

Tax Levy Year: 2018 (Fiscal Year 2020)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2011 Refunding	$ 1,134,114	Sewer
2015A^	601,400	Countryside TIF/Water
2016*** Refunding	1,646,450	Water
2014 Countryside	50,715	Countryside TIF
2014C** Refunding	147,750	Water
2004B	-	Sewer
2014B** Refunding	323,550	Debt Service
2014A	322,188	City-Wide Capital
Total	**$ 4,226,167**	

Bonds to NOT be Abated - Actual

N/A	$ -	
Total	**$ -**	
% Change	0.00%	

Tax Levy Year: 2017 (Fiscal Year 2019)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2011 Refunding	$ 1,133,782	Sewer
2015A^	372,800	Countryside TIF/Water
2016*** Refunding	665,250	Water
2014 Countryside	50,715	Countryside TIF
2014C** Refunding	155,350	Water
2004B	473,200	Sewer
2014B** Refunding	324,250	Debt Service
2014A	322,888	City-Wide Capital
Total	**$ 3,498,235**	

Bonds to NOT be Abated - Actual

N/A	$ -	
Total	**$ -**	
% Change	0.00%	

Tax Levy Year: 2016 (Fiscal Year 2018)

ds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2011 Refunding	$ 1,137,166	Sewer
2015A^	374,000	Countryside TIF/Water
2016*** Refunding	679,629	Water
2014 Countryside	50,715	Countryside TIF
2014C** Refunding	147,750	Water
2004B	470,600	Sewer
2014B** Refunding	319,750	Debt Service
2014A	328,588	City-Wide Capital
Total	**$ 3,508,198**	

Bonds to NOT be Abated - Actual

N/A	$ -	
Total	**$ -**	
% Change	0.00%	

Exhibit A - continued

United City of Yorkville
Bond Abatements
Levy Years 2010 - 2023 (Fiscal Years 2012 - 2025)

Tax Levy Year: 2015 (Fiscal Year 2017)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2011 Refunding	$ 1,134,052	Sewer
2015A^	411,581	Countryside TIF
2014 Countryside	50,715	Countryside TIF
2014C** Refunding	150,150	Water
2007A	136,163	Water
2004B	462,000	Sewer
2014B** Refunding	272,653	Debt Service
2014A	329,138	City-Wide Capital
Total	**$ 2,946,452**	

Bonds to NOT be Abated - Actual

2014B** Refunding	$ 47,497	Debt Service
Total	**$ 47,497**	
% Change	-71.31%	

Tax Levy Year: 2014 (Fiscal Year 2016)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2011 Refunding	$ 1,134,654	Sewer
2005 Countryside	68,073	Countryside TIF
2014 Countryside	25,538	Countryside TIF
2014C** Refunding	152,550	Water
2007A	136,793	Water
2004B	460,825	Sewer
2014B** Refunding	144,723	Debt Service
2014A	330,937	City-Wide Capital
Total	**$ 2,454,093**	

Bonds to NOT be Abated - Actual

2014B** Refunding	$ 165,527	Debt Service
Total	**$ 165,527**	
% Change	-50.56%	

Tax Levy Year: 2013 (Fiscal Year 2015)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2011 Refunding	$ 1,133,972	Sewer
2005 Countryside	305,523	Countryside TIF
2005C	167,175	Water
2007A	132,187	Water
2004B	453,950	Sewer
Total	**$ 2,192,807**	

Bonds to NOT be Abated - Actual

2007A	$ 5,236	Water
2005A	329,580	Debt Service
Total	**$ 334,816**	
% Change	-31.13%	

Tax Levy Year: 2012 (Fiscal Year 2014)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2011 Refunding	$ 1,137,220	Sewer
2005 Countryside	302,738	Countryside TIF
2005C	165,975	Water
2007A	95,014	Water
2004B	253,810	Sewer
Total	**$ 1,954,757**	

Bonds to NOT be Abated - Actual

2004B	$ 114,941	Sewer
2007A	43,029	Water
2005A	328,180	Debt Service
Total	**$ 486,150**	
% Change	-32.82%	

Tax Levy Year: 2011 (Fiscal Year 2013)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2002 Fox Industrial	$ 78,563	Fox Industrial TIF
2005 Countryside	304,668	Countryside TIF
2005C	164,575	Water
Total	**$ 547,806**	

Bonds to NOT be Abated - Actual

2004B	$ 263,850	Sewer
2007A	133,454	Water
2005A	326,379	Debt Service
Total	**$ 723,683**	
% Change	-67.29%	

Tax Levy Year: 2010 (Fiscal Year 2012)

Bonds that were Abated - Actual

Bond Issue	Debt Service Amount	Fund
2002 Fox Industrial	$ 76,783	Fox Industrial TIF
2005 Countryside	306,143	Countryside TIF
2005C	167,725	Water
Total	**$ 550,651**	

Bonds that were NOT Abated - Actual

2004B	$ 258,650	Sewer
2007A	133,866	Water
2005D	1,385,950	Sewer
2008	110,090	Sewer
2005A	324,179	Debt Service
Total	**$ 2,212,735**	
% Change	-	

NOTES

* The 2005D and 2008 bonds were refunded by the 2011 Bond - which is funded by Non-Home Rule Sales Tax.

** The 2005A and 2005C bonds were refunded by the 2014B and 2014C bonds during fiscal year 2015.

^^ The 2011 Refunding bonds were refunded by the 2022 bonds during fiscal year 2022.

*** The 2007A bonds were refunded by the 2016 bonds during fiscal year 2017.

^ The remaining 2005 Countryside bonds were refunded by the 2015A bonds during fiscal year 2016.

BOND MATURITY DATES

2015A Refunding Bond matures in 2034 (FY 2035).
2016 Refunding Bond matures in 2022 (FY 2023).
2014 Countryside Refunding Bond matures in 2029 (FY 2030).
2014C Refunding Bond matures in 2024 (FY 2025).
2004B Bond matured in 2018 (FY 2019).
2014B Refunding Bond matures in 2022 (FY 2023).
2014A Bond matures in 2033 (FY 2034).
2021 Bond matures in 2040 (FY 2041).
2022 Bond matures in 2025 (FY 2026).
2023A Bond matures in 2053 (FY 2054).

Bond has matured.

ORDINANCE NO. 2023-_____

AN ORDINANCE abating the tax levied for the year 2023 to pay the principal of and interest on the $5,575,000 General Obligation Bonds (Alternate Revenue Source), Series 2015A, of the United City of Yorkville, Kendall County, Illinois.

WHEREAS the City Council (the *"Corporate Authorities"*) of the United City of Yorkville, Kendall County, Illinois (the *"City"*), by Ordinance Number 2015-38, adopted on the 23rd day of June, 2015 (the *"Ordinance"*), did provide for the issue of $5,575,000 General Obligation Bonds (Alternate Revenue Source), Series 2015A (the *"Bonds"*), and the levy of a direct annual tax sufficient to pay the principal of and interest on the Bonds; and

WHEREAS the City will have the Pledged Revenues (as defined in the Ordinance) available for the purpose of paying the principal of and interest on the Bonds during the next succeeding bond year; and

WHEREAS it is necessary and in the best interests of the City that the tax heretofore levied for the year 2023 to pay the principal of and interest on the Bonds be abated;

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

Section 1. *Abatement of Tax*. The tax heretofore levied for the year 2023 in the Ordinance is hereby abated in its entirety.

Section 2. *Filing of Ordinance*. Forthwith upon the adoption of this ordinance, the City Clerk shall file a certified copy hereof with the County Clerk of The County of Kendall, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2023 in accordance with the provisions hereof.

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

ADOPTED by the Corporate Authorities on the ____ day of _____, 2023, pursuant to a roll call vote as follows:

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2023.

_____
MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2023.

Attest: _____
CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of the County of Kendall, Illinois, and as such official I do further certify that on the ____ day of _____, 2023, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

> AN ORDINANCE abating the tax hereto levied for the year 2023 to pay the principal of and interest on the $5,575,000 General Obligation Bonds (Alternate Revenue Source), Series 2015A, of the United City of Yorkville, Kendall County, Illinois.

(the *"Ordinance"*) duly adopted by the City Council of the United City of Yorkville, Kendall County, Illinois (the *"City"*), on the ____ day of _____, 2023, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2023 for the payment of the City's $5,575,000 General Obligation Bonds (Alternate Revenue Source), Series 2015A, as described in the Ordinance will be abated as provided in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this ____ day of _____, 2023.

_____
County Clerk

[SEAL]

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

CITY CLERK'S CERTIFICATE

I, **JORI BEHLAND,** the duly qualified and acting City Clerk of the United City of Yorkville, Kendall County, Illinois, do hereby certify that attached hereto is a true and correct copy of an Ordinance entitled:

ORDINANCE NO. 2023-_____

> AN ORDINANCE abating the tax hereto levied for the year 2023 to pay the principal of and interest on the $5,575,000 General Obligation Bonds (Alternate Revenue Source), Series 2015A, of the United City of Yorkville, Kendall County, Illinois.

which Ordinance was duly adopted by the City Council of the United City of Yorkville at a regular meeting held on the ____ day of _____, 2023.

I do further certify that a quorum of said City Council was present at said meeting, and that all requirements of the Illinois Open Meetings Act were complied with.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2023.

_____
Jori Behland, City Clerk
United City of Yorkville

ORDINANCE NO. 2023-_____

AN ORDINANCE abating the tax levied for the year 2023 to pay the principal of and interest on the $1,235,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014, of the United City of Yorkville, Kendall County, Illinois.

WHEREAS the City Council (the *"Corporate Authorities"*) of the United City of Yorkville, Kendall County, Illinois (the *"City"*), by Ordinance Number 2013-60, adopted on the 22nd day of October, 2013 (the *"Ordinance"*), did provide for the issue of $1,235,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014 (the *"Bonds"*), and the levy of a direct annual tax sufficient to pay the principal of and interest on the Bonds; and

WHEREAS the City will have the Pledged Revenues (as defined in the Ordinance) available for the purpose of paying the principal of and interest on the Bonds during the next succeeding bond year; and

WHEREAS it is necessary and in the best interests of the City that the tax heretofore levied for the year 2023 to pay the principal of and interest on the Bonds be abated;

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

Section 1. *Abatement of Tax*. The tax heretofore levied for the year 2023 in the Ordinance is hereby abated in its entirety.

Section 2. *Filing of Ordinance*. Forthwith upon the adoption of this ordinance, the City Clerk shall file a certified copy hereof with the County Clerk of The County of Kendall, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2023 in accordance with the provisions hereof.

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

ADOPTED by the Corporate Authorities on the ____ day of _____, 2023, pursuant to a roll call vote as follows:

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2023.

_____
MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2023.

Attest: _____
CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of the County of Kendall, Illinois, and as such official I do further certify that on the ____ day of _____, 2023, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

> AN ORDINANCE abating the tax hereto levied for the year 2023 to pay the principal of and interest on the $1,235,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014, of the United City of Yorkville, Kendall County, Illinois.

(the *"Ordinance"*) duly adopted by the City Council of the United City of Yorkville, Kendall County, Illinois (the *"City"*), on the ____ day of _____, 2023, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2023 for the payment of the City's $1,235,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014, as described in the Ordinance will be abated as provided in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this ____ day of _____, 2023.

_____
County Clerk

[SEAL]

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

CITY CLERK'S CERTIFICATE

I, **JORI BEHLAND,** the duly qualified and acting City Clerk of the United City of Yorkville, Kendall County, Illinois, do hereby certify that attached hereto is a true and correct copy of an Ordinance entitled:

ORDINANCE NO. 2023-_____

> AN ORDINANCE abating the tax hereto levied for the year 2023 to pay the principal of and interest on the $1,235,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014, of the United City of Yorkville, Kendall County, Illinois.

which Ordinance was duly adopted by the City Council of the United City of Yorkville at a regular meeting held on the ____ day of _____, 2023.

I do further certify that a quorum of said City Council was present at said meeting, and that all requirements of the Illinois Open Meetings Act were complied with.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2023.

_____
Jori Behland, City Clerk
United City of Yorkville

ORDINANCE NO. 2023-_____

AN ORDINANCE abating the tax levied for the year 2023 to pay the principal of and interest on the $1,290,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014C, of the United City of Yorkville, Kendall County, Illinois.

WHEREAS the City Council (the *"Corporate Authorities"*) of the United City of Yorkville, Kendall County, Illinois (the *"City"*), by Ordinance Number 2014-32, adopted on the 22nd day of July, 2014 (the *"Ordinance"*), did provide for the issue of $1,290,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014C (the *"Bonds"*), and the levy of a direct annual tax sufficient to pay the principal of and interest on the Bonds; and

WHEREAS the City will have the Pledged Revenues (as defined in the Ordinance) available for the purpose of paying the principal of and interest on the Bonds during the next succeeding bond year; and

WHEREAS it is necessary and in the best interests of the City that the tax heretofore levied for the year 2023 to pay the principal of and interest on the Bonds be abated;

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

Section 1. *Abatement of Tax*. The tax heretofore levied for the year 2023 in the Ordinance is hereby abated in its entirety.

Section 2. *Filing of Ordinance*. Forthwith upon the adoption of this ordinance, the City Clerk shall file a certified copy hereof with the County Clerk of The County of Kendall, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2023 in accordance with the provisions hereof.

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

ADOPTED by the Corporate Authorities on the ____ day of _____, 2023, pursuant to a roll call vote as follows:

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2023.

_____
MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2023.

Attest: _____
CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of the County of Kendall, Illinois, and as such official I do further certify that on the ____ day of _____, 2023, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

> AN ORDINANCE abating the tax hereto levied for the year 2023 to pay the principal of and interest on the $1,290,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014C, of the United City of Yorkville, Kendall County, Illinois.

(the *"Ordinance"*) duly adopted by the City Council of the United City of Yorkville, Kendall County, Illinois (the *"City"*), on the ____ day of _____, 2023, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2023 for the payment of the City's $1,290,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014C, as described in the Ordinance will be abated as provided in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this ____ day of _____, 2023.

_____
County Clerk

[SEAL]

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

CITY CLERK'S CERTIFICATE

I, **JORI BEHLAND,** the duly qualified and acting City Clerk of the United City of Yorkville, Kendall County, Illinois, do hereby certify that attached hereto is a true and correct copy of an Ordinance entitled:

ORDINANCE NO. 2023-_____

> AN ORDINANCE abating the tax hereto levied for the year 2023 to pay the principal of and interest on the $1,290,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014C, of the United City of Yorkville, Kendall County, Illinois.

which Ordinance was duly adopted by the City Council of the United City of Yorkville at a regular meeting held on the ____ day of _____, 2023.

I do further certify that a quorum of said City Council was present at said meeting, and that all requirements of the Illinois Open Meetings Act were complied with.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2023.

_____
Jori Behland, City Clerk
United City of Yorkville

ORDINANCE NO. 2023-_____

AN ORDINANCE abating the tax levied for the year 2023 to pay the principal of and interest on the $4,295,000 General Obligation Bonds (Alternate Revenue Source), Series 2014A, of the United City of Yorkville, Kendall County, Illinois.

WHEREAS the City Council (the *"Corporate Authorities"*) of the United City of Yorkville, Kendall County, Illinois (the *"City"*), by Ordinance Number 2014-32, adopted on the 22nd day of July, 2014 (the *"Ordinance"*), did provide for the issue of $4,295,000 General Obligation Bonds (Alternate Revenue Source), Series 2014A (the *"Bonds"*), and the levy of a direct annual tax sufficient to pay the principal of and interest on the Bonds; and

WHEREAS the City will have the Pledged Revenues (as defined in the Ordinance) available for the purpose of paying the principal of and interest on the Bonds during the next succeeding bond year; and

WHEREAS it is necessary and in the best interests of the City that the tax heretofore levied for the year 2023 to pay the principal of and interest on the Bonds be abated;

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

Section 1. *Abatement of Tax*. The tax heretofore levied for the year 2023 in the Ordinance is hereby abated in its entirety.

Section 2. *Filing of Ordinance*. Forthwith upon the adoption of this ordinance, the City Clerk shall file a certified copy hereof with the County Clerk of The County of Kendall, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2023 in accordance with the provisions hereof.

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

ADOPTED by the Corporate Authorities on the ____ day of _____, 2023, pursuant to a roll call vote as follows:

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2023.

_____
MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2023.

Attest: _____
CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of the County of Kendall, Illinois, and as such official I do further certify that on the ____ day of _____, 2023, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

> AN ORDINANCE abating the tax hereto levied for the year 2023 to pay the principal of and interest on the $4,295,000 General Obligation Bonds (Alternate Revenue Source), Series 2014A, of the United City of Yorkville, Kendall County, Illinois.

(the *"Ordinance"*) duly adopted by the City Council of the United City of Yorkville, Kendall County, Illinois (the *"City"*), on the ____ day of _____, 2023, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2023 for the payment of the City's $4,295,000 General Obligation Bonds (Alternate Revenue Source), Series 2014A, as described in the Ordinance will be abated as provided in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this ____ day of _____, 2023.

_____
County Clerk

[SEAL]

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

CITY CLERK'S CERTIFICATE

I, **JORI BEHLAND,** the duly qualified and acting City Clerk of the United City of Yorkville, Kendall County, Illinois, do hereby certify that attached hereto is a true and correct copy of an Ordinance entitled:

ORDINANCE NO. 2023-_____

> AN ORDINANCE abating the tax hereto levied for the year 2023 to pay the principal of and interest on the $4,295,000 General Obligation Bonds (Alternate Revenue Source), Series 2014A, of the United City of Yorkville, Kendall County, Illinois.

which Ordinance was duly adopted by the City Council of the United City of Yorkville at a regular meeting held on the ____ day of _____, 2023.

I do further certify that a quorum of said City Council was present at said meeting, and that all requirements of the Illinois Open Meetings Act were complied with.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2023.

_____
Jori Behland, City Clerk
United City of Yorkville

ORDINANCE NO. 2023-_____

AN ORDINANCE abating the tax levied for the year 2023 to pay the principal of and interest on the $8,250,000 General Obligation Bonds (Alternate Revenue Source), Series 2021, of the United City of Yorkville, Kendall County, Illinois.

WHEREAS the City Council (the *"Corporate Authorities"*) of the United City of Yorkville, Kendall County, Illinois (the *"City"*), by Ordinance Number 2021-12, adopted on the 11th day of May, 2021 (the *"Ordinance"*), did provide for the issue of $8,250,000 General Obligation Bonds (Alternate Revenue Source), Series 2021 (the *"Bonds"*), and the levy of a direct annual tax sufficient to pay the principal of and interest on the Bonds; and

WHEREAS the City will have the Pledged Revenues (as defined in the Ordinance) available for the purpose of paying the principal of and interest on the Bonds during the next succeeding bond year; and

WHEREAS it is necessary and in the best interests of the City that the tax heretofore levied for the year 2023 to pay the principal of and interest on the Bonds be abated;

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

Section 1. *Abatement of Tax*. The tax heretofore levied for the year 2023 in the Ordinance is hereby abated in its entirety.

Section 2. *Filing of Ordinance*. Forthwith upon the adoption of this ordinance, the City Clerk shall file a certified copy hereof with the County Clerk of The County of Kendall, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2023 in accordance with the provisions hereof.

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

ADOPTED by the Corporate Authorities on the ____ day of _____, 2023, pursuant to a roll call vote as follows:

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2023.

_____
MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2023.

Attest: _____
CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of the County of Kendall, Illinois, and as such official I do further certify that on the ____ day of _____, 2023, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

> AN ORDINANCE abating the tax hereto levied for the year 2023 to pay the principal of and interest on the $8,250,000 General Obligation Bonds (Alternate Revenue Source), Series 2021, of the United City of Yorkville, Kendall County, Illinois.

(the *"Ordinance"*) duly adopted by the City Council of the United City of Yorkville, Kendall County, Illinois (the *"City"*), on the ____ day of _____, 2023, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2023 for the payment of the City's $8,250,000 General Obligation Bonds (Alternate Revenue Source), Series 2021, as described in the Ordinance will be abated as provided in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this ____ day of _____, 2023.

_____
County Clerk

[SEAL]

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

CITY CLERK'S CERTIFICATE

I, **JORI BEHLAND,** the duly qualified and acting City Clerk of the United City of Yorkville, Kendall County, Illinois, do hereby certify that attached hereto is a true and correct copy of an Ordinance entitled:

ORDINANCE NO. 2023-_____

> AN ORDINANCE abating the tax hereto levied for the year 2023 to pay the principal of and interest on the $8,250,000 General Obligation Bonds (Alternate Revenue Source), Series 2021, of the United City of Yorkville, Kendall County, Illinois.

which Ordinance was duly adopted by the City Council of the United City of Yorkville at a regular meeting held on the ____ day of _____, 2023.

I do further certify that a quorum of said City Council was present at said meeting, and that all requirements of the Illinois Open Meetings Act were complied with.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2023.

_____
Jori Behland, City Clerk
United City of Yorkville

ORDINANCE NO. 2023-_____

AN ORDINANCE abating the tax levied for the year 2023 to pay the principal of and interest on the $5,170,000 General Obligation Bonds (Alternate Revenue Source), Series 2022, of the United City of Yorkville, Kendall County, Illinois.

WHEREAS the City Council (the *"Corporate Authorities"*) of the United City of Yorkville, Kendall County, Illinois (the *"City"*), by Ordinance Number 2021-37, adopted on the 14th day of December, 2021 (the *"Ordinance"*), did provide for the issue of $5,170,000 General Obligation Bonds (Alternate Revenue Source), Series 2022 (the *"Bonds"*), and the levy of a direct annual tax sufficient to pay the principal of and interest on the Bonds; and

WHEREAS the City will have the Pledged Revenues (as defined in the Ordinance) available for the purpose of paying the principal of and interest on the Bonds during the next succeeding bond year; and

WHEREAS it is necessary and in the best interests of the City that the tax heretofore levied for the year 2023 to pay the principal of and interest on the Bonds be abated;

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

Section 1. *Abatement of Tax*. The tax heretofore levied for the year 2023 in the Ordinance is hereby abated in its entirety.

Section 2. *Filing of Ordinance*. Forthwith upon the adoption of this ordinance, the City Clerk shall file a certified copy hereof with the County Clerk of The County of Kendall, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2023 in accordance with the provisions hereof.

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

ADOPTED by the Corporate Authorities on the ____ day of _____, 2023, pursuant to a roll call vote as follows:

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2023.

_____
MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2023.

Attest: _____
CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of the County of Kendall, Illinois, and as such official I do further certify that on the ____ day of _____, 2023, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

> AN ORDINANCE abating the tax hereto levied for the year 2023 to pay the principal of and interest on the $5,170,000 General Obligation Bonds (Alternate Revenue Source), Series 2022, of the United City of Yorkville, Kendall County, Illinois.

(the *"Ordinance"*) duly adopted by the City Council of the United City of Yorkville, Kendall County, Illinois (the *"City"*), on the ____ day of _____, 2023, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2023 for the payment of the City's $5,170,000 General Obligation Bonds (Alternate Revenue Source), Series 2022, as described in the Ordinance will be abated as provided in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this ____ day of _____, 2023.

_____
County Clerk

[SEAL]

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

CITY CLERK'S CERTIFICATE

I, **JORI BEHLAND,** the duly qualified and acting City Clerk of the United City of Yorkville, Kendall County, Illinois, do hereby certify that attached hereto is a true and correct copy of an Ordinance entitled:

ORDINANCE NO. 2023-_____

AN ORDINANCE abating the tax hereto levied for the year 2023 to pay the principal of and interest on the $5,170,000 General Obligation Bonds (Alternate Revenue Source), Series 2022, of the United City of Yorkville, Kendall County, Illinois.

which Ordinance was duly adopted by the City Council of the United City of Yorkville at a regular meeting held on the ____ day of _____, 2023.

I do further certify that a quorum of said City Council was present at said meeting, and that all requirements of the Illinois Open Meetings Act were complied with.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2023.

_____
Jori Behland, City Clerk
United City of Yorkville

ORDINANCE NO. 2023-_____

AN ORDINANCE abating the tax hereto levied for the year 2023 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2023A, of the United City of Yorkville, Kendall County, Illinois.

WHEREAS the City Council (the *"Corporate Authorities"*) of the United City of Yorkville, Kendall County, Illinois (the *"City"*), by Ordinance Number 2023-24, adopted on the 11th day of July, 2023 (the *"Ordinance"*), did provide for the issue of $9,985,000 General Obligation Bonds (Alternate Revenue Source), Series 2023A (the *"Bonds"*), and the levy of a direct annual tax sufficient to pay the principal of and interest on the Bonds; and

WHEREAS the City will have the Pledged Revenues (as defined in the Ordinance) available for the purpose of paying the principal of and interest on the Bonds during the next succeeding bond year; and

WHEREAS it is necessary and in the best interests of the City that the tax heretofore levied for the year 2023 to pay the principal of and interest on the Bonds be abated;

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

Section 1. *Abatement of Tax*. The tax heretofore levied for the year 2023 in the Ordinance is hereby abated in its entirety.

Section 2. *Filing of Ordinance*. Forthwith upon the adoption of this ordinance, the City Clerk shall file a certified copy hereof with the County Clerk of The County of Kendall, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2023 in accordance with the provisions hereof.

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

ADOPTED by the Corporate Authorities on the ____ day of _____, 2023, pursuant to a roll call vote as follows:

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2023.

_____
MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2023.

Attest: _____
CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of the County of Kendall, Illinois, and as such official I do further certify that on the ____ day of _____, 2023, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

> AN ORDINANCE abating the tax hereto levied for the year 2023 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2023A, of the United City of Yorkville, Kendall County, Illinois.

(the *"Ordinance"*) duly adopted by the City Council of the United City of Yorkville, Kendall County, Illinois (the *"City"*), on the ____ day of _____, 2023, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2023 for the payment of the City's $9,985,000 General Obligation Bonds (Alternate Revenue Source), Series 2023A, as described in the Ordinance will be abated as provided in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this ____ day of _____, 2023.

_____
County Clerk

[SEAL]

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

CITY CLERK'S CERTIFICATE

I, **JORI BEHLAND,** the duly qualified and acting City Clerk of the United City of Yorkville, Kendall County, Illinois, do hereby certify that attached hereto is a true and correct copy of an Ordinance entitled:

ORDINANCE NO. 2023-_____

AN ORDINANCE abating the tax hereto levied for the year 2023 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2023A, of the United City of Yorkville, Kendall County, Illinois.

which Ordinance was duly adopted by the City Council of the United City of Yorkville at a regular meeting held on the ____ day of _____, 2023.

I do further certify that a quorum of said City Council was present at said meeting, and that all requirements of the Illinois Open Meetings Act were complied with.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2023.

_____
Jori Behland, City Clerk
United City of Yorkville

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

Agenda Item Number

Mayor's Report #6

Tracking Number

CC 2023-71

Agenda Item Summary Memo

Title: 2023 Special Service Area Abatement Ordinances

Meeting and Date: City Council – November 28, 2023

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson (Name) Finance (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

United City of Yorkville
2023 Special Service Area (SSA) Property Tax Extension & Abatement Overview

Special Service No. 2003-100 (Raintree Village)

Tax Classification	2023 Levy	2022 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,743.00	$ 2,702.00	1.52%
Duplex	$ 2,245.00	$ 2,212.00	1.49%
Extended Parcel Amounts			
Single Family	$ 2,249.24	$ 2,216.12	1.49%
Duplex	$ 1,840.88	$ 1,814.22	1.47%
Total Special Tax Requirement	**$ 557,040.58**	**$ 546,657.22**	**1.90%**

Special Service No. 2005-108 (Autumn Creek)

Tax Classification	2023 Levy	2022 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,536.00	$ 2,499.00	1.48%
Townhome	$ 2,157.00	$ 2,125.00	1.51%
Extended Parcel Amounts			
Single Family	$ 1,858.64	$ 1,831.16	1.50%
Townhome	$ 1,580.88	$ 1,557.12	1.53%
Total Special Tax Requirement	**$ 843,412.08**	**$ 830,887.32**	**1.51%**

Special Service No. 2003-101 (Windett Ridge)

Tax Classification	2023 Levy	2022 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,581.00	$ 2,543.00	1.49%
Extended Parcel Amounts			
Single Family	$ 2,088.40	$ 2,056.22	1.57%
Total Special Tax Requirement	**$ 489,559.79**	**$ 486,381.16**	**0.65%**

Special Service No. 2004-104 (Grande Reserve)

Tax Classification	2023 Levy	2022 Levy	% Change
Maximum Parcel Amount - First Series			
Single Family	$ 2,743.00	$ 2,702.00	1.52%
Extended Parcel Amounts - First Series			
Single Family	$ 2,220.25	$ 2,187.44	1.50%
Total Special Tax Requirement	**$ 483,339.16**	**$ 476,198.70**	**1.50%**

Special Service No. 2004-107 (Raintree Village II)

Tax Classification	2023 Levy	2022 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,743.00	$ 2,702.00	1.52%
Duplex	$ 2,245.00	$ 2,212.00	1.49%
Townhome	$ 1,895.00	$ 1,867.00	1.50%
Extended Parcel Amounts			
Single Family	$ 2,743.00	$ 2,702.00	1.52%
Duplex	$ 2,245.00	$ 2,212.00	1.49%
Townhome	$ 1,895.00	$ 1,867.00	1.50%
Total Special Tax Requirement	**$ 835,920.00**	**$ 834,438.00**	**0.18%**

Special Service No. 2005-109 (Bristol Bay)

Tax Classification	2023 Levy	2022 Levy	% Change
Maximum Parcel Amount - First Series			
Single Family	$ 2,739.00	$ 2,699.00	1.48%
Townhome	$ 2,220.00	$ 2,187.00	1.51%
Condominium	$ 1,871.00	$ 1,843.00	1.52%
Extended Parcel Amounts - First Series			
Single Family	$ 2,067.00	$ 2,036.72	1.49%
Townhome	$ 1,675.34	$ 1,650.36	1.51%
Condominium	$ 1,411.96	$ 1,390.78	1.52%
Total Special Tax Requirement	**$ 1,295,765.56**	**$ 1,276,000.70**	**1.55%**

Memorandum

To: City Council
From: Rob Fredrickson, Finance Director
Date: November 21, 2023
Subject: SSA No. 2003-100 Raintree Village – Tax Abatement

The table below represents a year-over year comparison of maximum and extended tax levy amounts on a per parcel basis for the Raintree Village Special Service Area (2003-100), as shown on Table 5 (page 7) of the Administration Report prepared by the City's SSA consultant, David Taussig & Associates (DTA).

Special Service No. 2003-100 (Raintree Village)

Tax Classification	2023 Levy	2022 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,743.00	$ 2,702.00	1.52%
Duplex	$ 2,245.00	$ 2,212.00	1.49%
Extended Parcel Amounts			
Single Family	$ 2,249.24	$ 2,216.12	1.49%
Duplex	$ 1,840.88	$ 1,814.22	1.47%

As noted above, extended (actual) 2023 tax levy amounts will increase by 1.5% for both single family and duplex parcels in comparison with the previous year. Taken in the aggregate, these parcels will yield special service area property taxes totaling $557,040.58 (out of a maximum amount of $687,055.00 – with $130,014.42 being abated).

It is the recommendation of staff that the SSA abatement ordinance be approved. Both the ordinance and Raintree Village SSA Administration Report have been attached for your review and consideration.

Ordinance No. 2023-_____

ORDINANCE ABATING SPECIAL SERVICE AREA TAXES FOR SPECIAL SERVICE AREA NUMBER 2003-100 (RAINTREE VILLAGE PROJECT) AND APPROVING THE AMENDED SPECIAL TAX ROLL

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

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

(a) The City Council of the City adopted Ordinance No. 2003-55 on August 12, 2003 (the "Bond Ordinance") which: (i) provided for the issuance of $7,150,000 of Special Service Area Number 2003-100 Special Tax Bonds, Series 2003 (Raintree Village Project) (the "Bonds"), of the United City of Yorkville, for the purpose of paying for the costs of certain improvements benefiting the Special Service Area Number 2003-100 (the "Special Service Area"); and (ii) provided for the levy of a Special Tax upon all taxable property within the Special Service Area sufficient to pay the principal of the Bonds for each year at maturity or mandatory sinking fund redemption dates and to pay interest and Administrative Expenses of the Special Service Area for each such year. The Bond Ordinance also authorized the City to abate the taxes levied pursuant to such Ordinance to the extent the taxes levied exceeded the Special Tax Requirement (as defined in the Bond Ordinance) as calculated pursuant to the Special Tax Roll and Report for the Special Service Area (the "Special Tax Roll") prepared by DTA, Inc. (the "Consultant").

(b) Pursuant to the Special Tax Roll, the Consultant of the City has determined that the Special Tax Requirement for 2023 for the Bonds is $557,040.58 and the 2023 Levy for Special Taxes is $557,040.58 (which complies with the Kendall County tax billing

requirement of rounding the per parcel special tax up to the nearest even cent on single family property).

Section 2. Of the $687,055.00 of Special Taxes levied for calendar year 2023 pursuant to Section 6 of the Bond Ordinance $130,014.42 of such Special Taxes is hereby abated resulting in a 2023 calendar year levy of $557,040.58.

Section 3. It is the duty of the County Clerk of Kendall County to abate those taxes as provided in Section 2 of this Ordinance.

Section 4. The City Council of the City hereby approves the United City of Yorkville Special Service Area Number 2003-100 Administration Report Levy Year 2023 dated November 20, 2023, prepared by DTA, Inc. and the 2023 Amended Special Tax Roll attached to such report with such changes therein as are deemed necessary by the Mayor and the City's consultant to reflect any changes in final parcel identification numbers.

Section 5. All ordinances, resolutions and orders or parts of ordinances, resolutions and orders in conflict with this ordinance are repealed to the extent of such conflict. The City Clerk shall cause this Ordinance to be published in pamphlet form. This Ordinance shall be in full force and effect after passage and publication as provided by law.

PASSED by the City Council of the City this _____ ___, 2023.

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

_____
City Clerk

SIGNED by the Mayor this _____ ___, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

Published in pamphlet form _____ ____, 2023.

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ADMINISTRATION REPORT (LEVY YEAR 2023)

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2003-100

November 20, 2023

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UNITED CITY OF YORKVILLE

ADMINISTRATION REPORT

(LEVY YEAR 2023)

Special Service Area No. 2003-100

Prepared for:

United City of Yorkville

800 Game Farm Road

Yorkville, IL 60560

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INTRODUCTION

This report calculates the 2023 special taxes required to pay annual debt service on the United City of Yorkville (the "City") Special Service Area Number 2003-100 ("SSA No. 2003-100") Special Tax Refunding Bonds, Series 2013 (Raintree Village Project) (the "Series 2013 Bonds") and administrative expenses and apportions the special taxes to each taxable parcel within SSA No. 2003-100. Pursuant to the Special Service Area Act (the "Act"), the City Aldermen are the governing body of SSA No. 2003-100. The City Aldermen must annually, prior to the last Tuesday of December, approve by ordinance the special taxes to be collected, abate the Maximum Parcel Special Taxes in excess of the special taxes to be collected, and direct the County Clerk of Kendall County to extend the special taxes for collection. The special taxes will be billed on the tax bill for *ad valorem* property taxes.

SSA No. 2003-100 was established by Ordinance No. 2003-54 (the "Establishing Ordinance"), adopted on August 12, 2003. The Establishing Ordinance authorized SSA No. 2003-100 to provide special services, issue bonds, and levy a special tax to repay the bonds.

A Authorized Special Services

The authorized special services include:

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

B Bonded Indebtedness

The Establishing Ordinance specified that not more than $15,000,000 in bonds may be issued by SSA No. 2003-100. Ordinance No. 2003-55 (the "2003 Bond Ordinance"), adopted on August 12, 2003, approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $8,000,000 in United City of Yorkville Special Service Area Number 2003-100 Special Tax Bonds, Series 2003 (Raintree Village Project) (the "Series 2003 Bonds"). The Series 2003 Bonds were issued in the amount of $7,150,000 in September 2003.

Ordinance No. 2013-25 (the "2013 Bond Ordinance"), adopted on April 23, 2013, approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $7,300,000 in bonds to refund the Series 2003 Bonds.

The Series 2013 Bonds were issued in May 2013 in the amount of $6,705,000 to refund the Series 2003 Bonds in full. The current debt service schedule is attached hereto as Appendix D and a brief summary of any optional redemption of bonds is contained in Section VI herein.

C Special Taxes

The Establishing Ordinance incorporates the United City of Yorkville Special Service Area Number 2003-100 Special Tax Roll and Report (the "Special Tax Roll and Report"). The Special Tax Roll and Report sets forth the Maximum Parcel Special Taxes which have been levied for the payment of principal of and interest on the Series 2013 Bonds and the administration and maintenance of SSA No. 2003-100 and is attached hereto as Appendix F. A table of the Maximum Parcel Special Taxes is included in Section III herein.

I SPECIAL TAX REQUIREMENT

The SSA No. 2003-100 2023 Special Tax Requirement is equal to $557,040. As shown in Table 1 below, the 2023 Special Tax Requirement is equal to the sum of the Series 2013 Bonds debt service for the 12 months ending March 1, 2025, estimated administrative expenses, contingency for estimated delinquent special taxes, and, and less the estimated projected available fund as of March 1, 2024, as shown in Table 1 below.

Table 1: Levy Year 2023 Special Tax Requirement

Types of Funds	Total Amount
Sources of Funds	
Prior Year Surplus/(Deficit)	$27,665
Earnings	$0
Special Taxes	$557,040
Subtotal	**$584,705**
Uses of Funds	
Debt Service	
Interest – 09/01/2024	($100,543)
Interest – 03/01/2025	($100,543)
Principal – 03/01/2025	($341,000)
Administrative Expenses	($25,906)
Delinquent Special Taxes	($16,713)
Reserve Fund Replenishment	$0
Subtotal	($584,705)
Projected Surplus/(Deficit) – 03/01/2025	**$0**

II ACCOUNT ACTIVITY SUMMARY

The Trust Indenture for the Series 2013 Bonds (the "2013 Indenture") establishes six funds and one account. The six funds are the Bond and Interest Fund, Reserve Fund, Special Reserve Fund, Cost of Issuance Fund, Administrative Expense Fund, and Rebate Fund. Within the Bond and Interest Fund is the Special Redemption Account. A diagram of the funds and accounts is included herein as Appendix A.

Money held in any of the funds and accounts can be invested at the direction of the City and in conformance with the limitations set forth in the 2013 Indenture. Investment interest earnings, if any, will generally be applied to the fund or account for which the investment is made. Diagrams of the application of special taxes and earnings are attached as Appendices B and C, respectively.

A summary of account activity for the 12 months ending September 30, 2023, is shown in Table 2 on the following page.

Table 2: Transaction Summary (10/01/2022 through 09/30/2023)

Types of Funds	Administrative Expense Fund	Reserve Fund	Bond and Interest Fund	Special Redemption Fund
Beginning Balance (October 1, 2022)	$29,701	$606,991	$421,776	$17,659
Earnings	$1,078	$24,963	$10,156	$1,266
Special Taxes				
Prior Year(s)	$0	$0	$13,463	$0
Levy Year 2022	$0	$0	$531,041	$0
Account Transfers	$7,752	($20,204)	$19,110	$17,037
Administrative Expense Fund Transfers				
2022 Budgeted	$0	$0	$0	$0
2023 Prefunding	$0	$0	($7,752)	$0
Debt Service				
Interest and Principal – 03/01/2023	$0	$0	($415,320)	$0
Interest – 09/01/2023	$0	$0	($108,420)	$0
Bond Redemptions/Prepayments				
Receipts	$0	$0	$0	$0
Principal Redemption	$0	$0	$0	$0
Redemption Premium	$0	$0	$0	$0
Property Owner Refunds	$0	$0	$0	$0
Administrative Expenses	($25,190)	$0	$0	$0
Ending Balance (September 30, 2023)	**$13,341**	**$611,750**	**$464,054**	**$35,961**

The calculation of the estimated fund balances as of March 1, 2024, is shown in Table 3 below.

Table 3: Estimated Transaction Summary (10/01/2023 through 03/01/2024)

Types of Funds	Administrative Expense Fund	Reserve Fund	Bond and Interest Fund	Special Redemption Fund
Beginning Balance (October 1, 2023)	$13,341	$611,750	$464,054	$35,961
Earnings	$0	$0	$0	$0
Special Taxes				
Prior Year(s)	$0	$0	$0	$0
Levy Year 2022	$0	$0	$11,184	$0
Projected Tax Sale Receipts	$0	$0	$0	$0
Account Transfers				
Bond Redemption/Prepayments	$0	$0	$0	$0
All Other/Non-Administrative Expense	$0	($8,950)	$8,950	$0
Administrative Expense Fund Transfers				
2023 Budgeted	$0	$0	$0	$0
2024 Prefunding	$283	$0	($283)	$0
Debt Service				
Principal - 03/01/2024	$0	$0	($107,926)	$0
Interest - 03/01/2024	$0	$0	($321,000)	$0
Bond Redemptions/Prepayments				
Principal Redemption	$0	$0	$0	$0
Redemption Premium	$0	$0	$0	$0
Property Owner Refunds	$0	$0	$0	$0
Remaining 2022 Administrative Expenses	($5,851)	$0	$0	$0
Ending Balance (March 1, 2024)	**$7,772**	**$602,800**	**$54,979**	**$35,961**
Reserve Fund Requirement	N/A	($602,800)	N/A	N/A
Funds Not Eligible for Levy Surplus	($7,772)	N/A	($27,314)	N/A
Projected Surplus/(Deficit) as of March 1, 2024	**$0**	**$0**	**$27,665**	**$35,961**

III MAXIMUM, ABATED, AND EXTENDED SPECIAL TAXES

Pursuant to the Special Tax Roll and Report, the 2023 Maximum Parcel Special Taxes equal $687,055.00. For purposes of the Abatement Ordinance, subtracting the 2023 Special Tax Requirement of $557,040.58, results in an abatement of $130,014.42. In accordance with the Special Tax Roll and Report the Maximum Parcel Special Tax applicable to each Parcel in SSA 2003-100 is abated in equal percentages until the special tax remaining equals the Special Tax Requirement.

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

Table 4: Maximum, Abated and Extended Special Taxes

Special Tax Classification	Maximum Parcel Special Tax	Abated Special Tax	Extended Special Tax
Single-Family Dwelling Unit	$2,743.00	$493.76	$2,249.24
Duplex Dwelling Unit	$2,245.00	$404.12	$1,840.88
Prepaid Single-Family Dwelling Unit	$2,743.00	$2,743.00	$0.00
Prepaid Duplex Dwelling Unit	$2,245.00	$2,245.00	$0.00

A comparison of the maximum and extended special tax amounts for 2022 and 2020 is shown in Table 5 below.

Table 5: Comparison of Maximum and Extended Special Taxes

Special Tax Classification	Levy Year 2023	Levy Year 2022	Percentage Change
Maximum Parcel Special Tax			
Single-Family Dwelling Unit	$2,743.00	$2,702.00	1.5%
Duplex Dwelling Unit	$2,245.00	$2,212.00	1.5%
Extended Special Tax			
Single-Family Dwelling Unit	$2,249.24	$2,216.12	1.5%
Duplex Dwelling Unit	$1,840.88	$1,814.22	1.5%

The schedule of the remaining SSA No. 2003-100 Maximum Parcel Special Taxes is shown in Table 6 on the following page. The Maximum Parcel Special Taxes escalate 1.50% annually through 2031.

Table 6: Maximum Parcel Special Taxes

Levy Year	Collection Year	Aggregate [1]	Per Unit	
			Single-Family	Duplex
2023	2024	$676,581	$2,743	$2,245
2024	2025	$686,729	$2,784	$2,279
2025	2026	$697,059	$2,826	$2,313
2026	2027	$707,468	$2,868	$2,348
2027	2028	$718,059	$2,911	$2,383
2028	2029	$728,911	$2,955	$2,419
2029	2030	$739,763	$2,999	$2,455
2030	2031	$750,876	$3,044	$2,492
2031	2032	$762,171	$3,090	$2,529

Note:

1. Special Taxes per the 2013 Bond Ordinance, as adjusted for prepayments.

IV PRIOR YEAR SPECIAL TAX COLLECTIONS

The SSA No. 2003-100 special tax is billed and collected by Kendall County (the "County") in the same manner and at the same time as general *ad valorem* property taxes. The City may provide other means of collecting the special tax, if necessary, to meet the financial obligations of SSA No. 2003-100.

A 2022 Special Tax Receipts

As of November 9, 2023, SSA No. 2003-100 2022 special tax receipts totaled $542,224.98. There are no delinquent special taxes.

B Tax Sales and Foreclosures

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

V DEVELOPMENT STATUS

SSA No. 2003-100 is comprised of 200 single-family homes and 86 duplex units, which is consistent with the original projections. An aerial map of SSA No. 2003-100 is attached as Appendix E. The number of units in each plat is summarized in Table 7 below.

Table 7: Land Use Summary

Plat	Recorded	Land Use	Number of Units
Unit 1	Yes	Single-Family	100
Unit 2	Yes	Single-Family	100
Unit 3	Yes	Duplex	86
		Total	**286**

A Equalized Assessed Value

Equalized assessed value increased in 2022 to $18,022,938.

VI OUTSTANDING BONDS

The Series 2013 Bonds were issued in May 2013 as fixed rate bonds with an original principal amount of $6,705,000. As of September 2, 2023, the outstanding principal was $4,370,000. The current debt schedule adjusted for early redemptions from special tax prepayments is attached herein as Appendix D.

A Bond Redemptions from Special Tax Prepayments

As a result of special tax prepayments received from property owners, $65,000 of the Series 2013 Bonds were redeemed as shown in Table 8 below.

Table 8: Special Mandatory Bond Redemptions from Special Tax Prepayments

Redemption Date	Bonds Redeemed
September 1, 2015	$25,000
September 1, 2018	$40,000
Total Redeemed	**$65,000**

B Special Tax Prepayments

The SSA No. 2003-100 Maximum Parcel Special Tax may be prepaid and permanently satisfied, or prepaid in part, provided that proceeds for any such prepayment are sufficient to permit the redemption of Bonds in such amounts and maturities deemed necessary by the Administrator and in accordance with the Bond Indenture. The prepayment calculation formula is set forth in the Special Tax Roll and Report.

To date, the Maximum Parcel Special Tax has been prepaid in full for 18 single-family dwelling units and seven duplex dwelling units. No partial prepayments have been received.

VII EQUALIZED ASSESSED VALUE AND VALUE-TO-LIEN RATIO

The SSA No. 2003-100 Equalized Assessed Value and Value-to-Lien Ratio is shown in Table 9 below.

Table 9: Equalized Assessed Value and Value-to-Lien Ratio

2022 Equalized Assessed Value [1]	2022 Appraised Value [2]	Outstanding Bonds [3]	Value-to-Lien Ratio
$18,022,938	$54,068,814	$4,370,000	12.37:1

Notes:

1. Source: Kendall County.
2. Appraised Value is equal to three times the equalized assessed value.
3. As of September 2, 2023.

VIII AD VALOREM PROPERTY TAX RATES

The 2022 general *ad valorem* tax rates for SSA No. 2003-100 are shown in Table 10 below.

Table 10: 2022 General *Ad Valorem* Property Tax Rates [1]

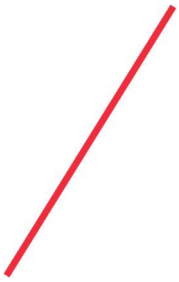
Type of Rate	*Ad Valorem* Rate
City	0.537710%
County	0.590750%
Bristol-Kendall Fire Protection District	0.698760%
Forest Preserve	0.147640%
Junior College #516	0.464150%
Yorkville Library	0.255320%
Yorkville/Bristol Sanitary District	0.000000%
Kendall Township	0.087810%
Kendall Road District	0.223390%
School District CU-115	6.652400%
Total Tax Rate	**9.657930%**

Note:

1. Source: Kendall County, Tax Code KE015.

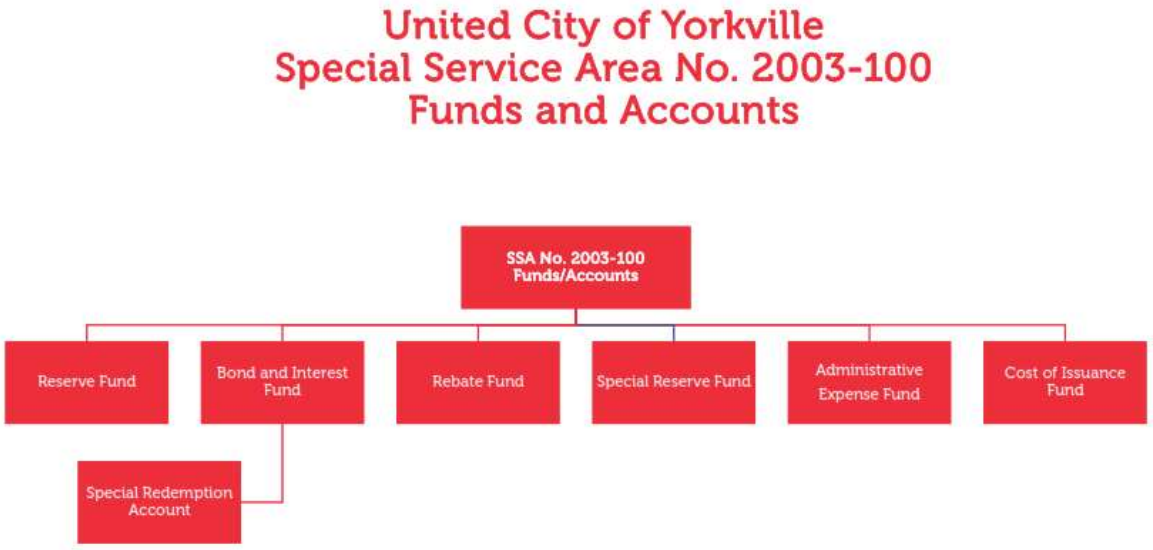
APPENDIX A

United City of Yorkville SSA No. 2003-100
Administration Report
(Levy Year 2023)



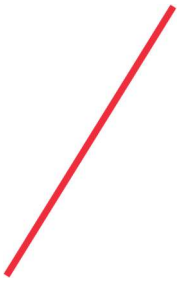
FUNDS AND ACCOUNTS

Figure A-1: Funds and Accounts



APPENDIX B

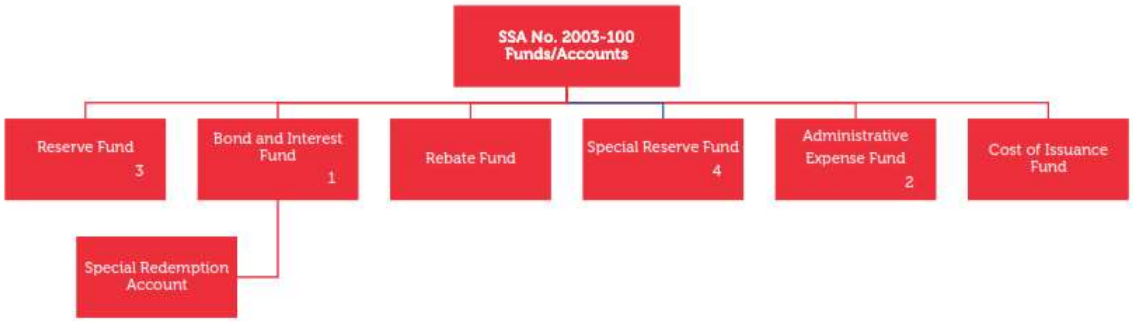
United City of Yorkville SSA No. 2003-100
Administration Report
(Levy Year 2023)



APPLICATION OF SPECIAL TAX

Figure B-1: Application of Special Tax

United City of Yorkville
Special Service Area No. 2003-100
Application of Special Tax[1]



Notes:
1. Special Tax applied in sequence indicated.

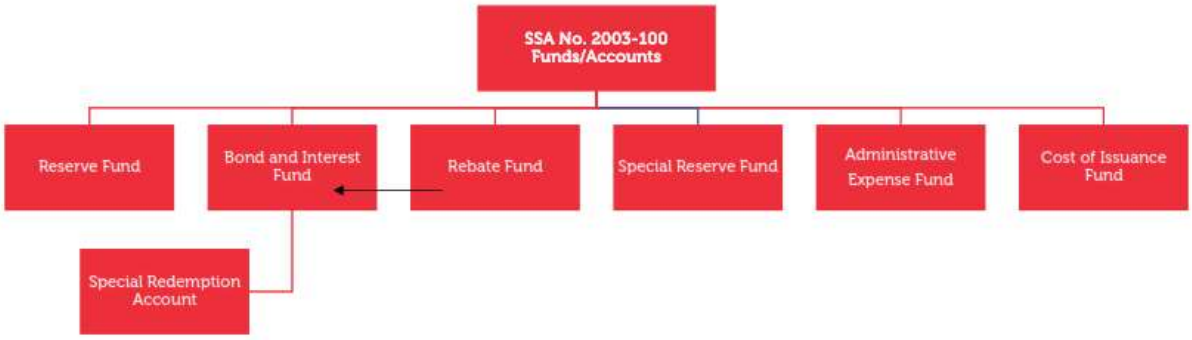
APPENDIX C

United City of Yorkville SSA No. 2003-100
Administration Report
(Levy Year 2023)

APPLICATION OF EARNINGS

Figure C-1: Application of Earnings

United City of Yorkville
Special Service Area No. 2003-100
Application of Earnings[1]



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

APPENDIX D

United City of Yorkville SSA No. 2003-100
Administration Report
(Levy Year 2023)

DEBT SERVICE SCHEDULE

Table D-1: Revised Debt Service Schedule

Year Ending (3/1)	Payment Date	Principal	Interest	Annual Debt Service
2024	3/1/2024	$321,000	$107,926.00	$428,926.00
2025	9/1/2024		$100,543.00	$100,543.00
2025	3/1/2025	$341,000	$100,543.00	$441,543.00
2026	9/1/2025		$92,700.00	$92,700.00
2026	3/1/2026	$363,000	$92,700.00	$455,700.00
2027	9/1/2026		$83,625.00	$83,625.00
2027	3/1/2027	$388,000	$83,625.00	$471,625.00
2028	9/1/2027		$73,925.00	$73,925.00
2028	3/1/2028	$413,000	$73,925.00	$486,925.00
2029	9/1/2028		$63,600.00	$63,600.00
2029	3/1/2029	$443,000	$63,600.00	$506,600.00
2030	9/1/2029		$52,525.00	$52,525.00
2030	3/1/2030	$478,000	$52,525.00	$530,525.00
2031	9/1/2030		$40,575.00	$40,575.00
2031	3/1/2031	$507,000	$40,575.00	$547,575.00
2032	9/1/2031		$27,900.00	$27,900.00
2032	3/1/2032	$547,000	$27,900.00	$574,900.00
2033	9/1/2032		$14,225.00	$14,225.00
2033	3/1/2033	$569,000	$14,225.00	$583,225.00

APPENDIX E

United City of Yorkville SSA No. 2003-100
Administration Report
(Levy Year 2023)

AERIAL APPENDIX OF SSA BOUNDARIES

United City of Yorkville
SSA 2003-100
Illinois Route 71
Wing Rd
126
71
Candleberry Ln
Clover Ct
Country Hills Dr
Greenfield Turn
Hazeltine Way
Raintree Rd
Weston Ave
Banbury Ave
Kingsmill St
Parkside Ln
Hartfield Ave
Hearthstone Ave
Astor Ln
Deerpoint Ln
Ingemunson Ln
Hampton Ln
Canary Ave
Goldfinch Ave
Drayton
Windett Ridge Rd
Sutton St
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© 2008 Tele Atlas
Google

APPENDIX F

United City of Yorkville SSA No. 2003-100
Administration Report
(Levy Year 2023)

SPECIAL TAX ROLL AND REPORT

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NUMBER 2003-100

SPECIAL TAX ROLL AND REPORT

Prepared for

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

Prepared by

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(949) 955-1500

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NUMBER 2003-100

SPECIAL TAX ROLL AND REPORT
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Exhibit A – Special Tax Roll

Exhibit B – Prepayment of the Maximum Parcel Special Tax

I. INTRODUCTION

Pursuant to the provisions of the Act and in accordance with the "Establishing Ordinance" being Ordinance No. 2003-54 passed by the City Council of the United City of Yorkville, County of Kendall, State of Illinois, on August 12, 2003 in connection with the proceedings for Special Service Area Number 2003-100 (hereinafter referred to as "SSA No. 2003-100"), this Special Tax Roll and Report of SSA No. 2003-100 (the "Report") is herewith submitted and made part of the Establishing Ordinance.

II. DEFINITIONS

The terms used herein shall have the following meanings:

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

"Administrative Expenses" means the following actual or reasonably estimated costs permitted in accordance with the Act and directly related to the administration of SSA No. 2003-100 and the Bonds as determined by the City or its designee: the costs of computing the Special Taxes and of preparing the amended Special Tax Roll (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City, the County, or otherwise); the costs of remitting the Special Taxes to the fiscal agent and/or trustee for any Bonds; the costs of the fiscal agent and/or trustee (including its legal counsel) in the discharge of the duties required of it under the Bond Indenture; the costs of the City or designee in computing the amount of rebatable arbitrage, if any; the costs of the City or designee in obtaining ratings of the Bonds; the costs of the City or designee in complying with the disclosure requirements of applicable federal and state securities laws and of the Act, including, but not limited to, public inquiries regarding the Special Taxes; the costs associated with the release of funds from any escrow account or funds held pursuant to the Bond Indenture; and any termination payments owed by the City in connection with any guaranteed investment contract, forward purchase agreement, or other investment of funds held under the Bond Indenture. Administrative Expenses shall also include amounts advanced by the City for any administrative purpose of SSA No. 2003-100 including the costs of computing Special Tax Bond Prepayment amounts, recording of lien satisfaction or other notices related to a Special Tax Bond Prepayment or Mandatory Special Tax Prepayment, discharge or satisfaction of Special Taxes; and the costs of commencing and pursuing to completion any foreclosure action arising from and pursuing the collection of delinquent Special Taxes and the reasonable fees of legal counsel to the City incurred in connection with all of the foregoing.

"Administrator" means the designee of the City responsible for determining the Special Taxes and assisting the City and the County in providing for the collection of the Special Taxes, continuing disclosure, and any other administrative efforts related to SSA No. 2003-100.

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

"Bonds" means any bonds or other debt, including refunding bonds, whether in one or more series, issued by the City and secured by the Maximum Parcel Special Tax for SSA No. 2003-100, the proceeds of which will be used to finance inter alia, all or a portion of the public improvements.

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

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

"Council" means the Mayor and City Council, having jurisdiction over SSA No. 2003-100.

"County" means the County of Kendall, Illinois.

"Duplex Property" means all Parcels within the boundaries of SSA No. 2003-100 on which the eighty-eight duplex Dwelling Units have been, may be, or are anticipated to be constructed as determined from any Preliminary Plat, or any Final Plat, as applicable.

"Dwelling Unit" means a residential dwelling unit.

"EDU" means an equivalent dwelling unit.

"Final Plat" means a final plat of subdivision approved by the City and recorded with the County.

"Mandatory Special Tax Prepayment" means the Special Tax Bond Prepayment required upon a reduction in the anticipated number of Dwelling Units as described more fully in Section VI.G herein and calculated pursuant to Exhibit B attached hereto.

"Maximum Parcel Special Tax" means the maximum special tax, determined in accordance with Section VI that can be collected by the City in any Calendar Year on any Parcel. Maximum Parcel Special Taxes means the amount determined by multiplying the greater of the actual or anticipated number of Duplex Property and Single-family Property Dwelling Units by the applicable Maximum Parcel Special Tax.

"Maximum SSA Special Taxes" means the Maximum Parcel Special Taxes plus any additional special taxes levied, in accordance with any supplemental ordinances adopted by the City, that can be collected by the City in any Calendar Year.

"Parcel" means a lot or parcel within the boundaries of SSA No. 2003-100 shown on a Final Plat and/or PIN Map.

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

"PIN Map" means an official map of the County Assessments Division or other authorized County official designating parcels by permanent index number.

"Preliminary Plat" means the preliminary subdivision plat for SSA No. 2003-100 approved by the City, as may be amended.

"Single-family Property" means all Parcels within the boundaries of SSA No. 2003-100 on which the two hundred single-family homes have been, may be, or are anticipated to be constructed as determined from the Preliminary Plat, or any Final Plat, as applicable.

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

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

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

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

III. SPECIAL SERVICE AREA DESCRIPTION

A. Boundaries of SSA No. 2003-100

SSA No. 2003-100 consists of approximately one hundred sixty-five (165) acres which is generally located south of State Route 71 between State Route 47 to the west and State Route 126 to the east, the legal description for which is attached as Exhibit D of the Establishing Ordinance.

B. Anticipated Land Uses

SSA No. 2003-100 is anticipated to consist of 200 single-family homes and 88 duplex Dwelling Units.

IV. SPECIAL SERVICES

SSA No. 2003-100 has been established to finance certain special services conferring special benefit thereto and which are in addition to the municipal services provided to the City as a whole. A general description, estimated cost, and allocation of these special services are set forth on the following page.

A. GENERAL DESCRIPTION

The special services that are eligible to be financed by SSA No. 2003-100 consist of certain public improvements with appurtenances and appurtenant work in connection therewith necessary to serve SSA No. 2003-100 (hereinafter referred to as the "Eligible Improvements"). The Eligible Improvements are generally described as follows:

- City sanitary sewer facilities including engineering, soil testing and appurtenant work, mass grading and demolition, site clearing and tree removal, erosion control measurers, wetland mitigation and tree installation, underground repairs, costs for land and easement acquisitions relating to any of the foregoing, required tap-on and related fees for sanitary sewer services and other eligible costs;
- City water facilities including engineering, soil testing and appurtenant work, mass grading and demolition, site clearing and tree removal, erosion control measurers, wetland mitigation and tree installation, underground repairs, costs for land and easement acquisitions relating to any of the foregoing, required tap-on and related fees for water services and other eligible costs;
- City road facilities including engineering, soil testing and appurtenant work, mass grading and demolition, site clearing and tree removal, erosion control measures, roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, equestrian paths and related street improvements, and equipment and materials necessary for the maintenance thereof, landscaping, wetland mitigation and tree installation, costs for land and easement acquisitions relating to any of the foregoing improvements, and other eligible costs;
- City storm water management facilities including engineering, soil testing and appurtenant work, mass grading and demolition, storm drainage systems and storm sewers, site clearing and tree removal, erosion control measures, landscaping, wetland mitigation and tree installation, underground repairs, costs for land and easement acquisitions relating to any of the foregoing improvements, and other eligible costs.
- Costs for land and easement acquisitions relating to City parks and open space.

B. ESTIMATED COSTS

The estimated costs for the Eligible Improvements and the amounts anticipated to be financed by SSA No. 2003-100 are presented in Table 1 on the following page.

TABLE 1 ESTIMATED COSTS FOR ELIGIBLE IMPROVEMENTS		
PUBLIC IMPROVEMENT	TOTAL COSTS	COSTS ANTICIPATED TO BE FINANCED BY SSA NO. 2003-100
Sanitary Sewer Facilities	$719,442	$308,640
Water Facilities	$984,279	$453,943
Road Facilities	$3,988,809	$2,353,206
Storm Water Management Facilities	$1,953,848	$1,378,365
Parks and Open Space	$434,942	$434,942
Grand Total	**$8,081,320**	**$4,929,097**

C. ALLOCATION

Special taxes levied pursuant to the Act must bear a rational relationship between the amount of the special tax levied against each Parcel within SSA No. 2003-100 and the special service benefit rendered. Therefore, the public improvements anticipated to be financed by SSA No. 2003-100 as shown in Table 1 have been allocated in accordance with the benefit rendered to the property therein, with benefit estimated to be a function of (i) the service or benefit area for said improvements and (ii) the relative capacity for said improvements reserved for or used by properties within the benefit area. A discussion of the relevant benefit area(s) and measures of public facilities usage is detailed below.

1. BENEFIT AREA

The scope of the eligible public improvements is local in nature, and therefore the benefit area includes only that property within SSA No. 2003-100. The public improvements will be located within SSA No. 2003-100 and will comprise a portion of the system of infrastructure that makes the special services available to the individual Dwelling Units therein, and therefore benefit is conferred to each such Dwelling Unit.

2. PUBLIC FACILITY USAGE

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

a. SEWER AND WATER USAGE

The primary determinant of sanitary sewer and water usage is the applicable population equivalent, or P.E. Household population is

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

The IEPA does not publish P.E. factors for duplex dwelling units. However, IEPA indicates that the published P.E. factors for apartments may be used to estimate P.E. for duplex dwelling units. P.E. factors for apartments range from 1.5 to 3.0 depending upon bedroom count. As the duplex dwelling units are anticipated to average between three and four bedrooms each, the P.E. factor of 3.0 for a three bedroom apartments is used.

b. ROAD USAGE

Road usage is typically computed on the basis of anticipated trip generation. The Institute of Traffic Engineers publication, *Trip Generation, Sixth Edition,* indicates average weekday trips per single-family detached home of 9.57. As with P. E. factors, trip factors for duplex dwelling units are not published in *Trip Generation, Sixth Edition.* However, *Trip Generation, Sixth Edition* states that the number of vehicles and residents have a high correlation with the average weekday trips for residential land uses.

As vehicle counts are obviously unknown at present, household size is used to estimate the average weekday trips for duplex Dwelling Units. Multiplying the population ratio between a duplex Dwelling Unit and a single-family home of eighty-five and seven-tenths (85.7%), or 3.0 divided by 3.5, by the average weekday trips for single-family homes yields an estimated 8.20 trips for a duplex Dwelling Unit.

c. STORM SEWER USAGE

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

flows or runoff. The runoff curve equation estimates storm runoff given a particular volume of rainfall.

The runoff curve numbers for fully developed urban areas indicated in the TR-55 Manual vary by land use type, impervious area, and hydrologic soil group. Assuming generally uniform antecedent runoff and hydrologic soil conditions within SSA No. 2003-100, storm flows will tend to vary with land use and the associated impervious area.

Impervious ground coverage factors for residential development varies by development density or the number of dwelling units per gross acre, with gross acreage being exclusive of open space. The gross density for the Single-family Property in SSA No. 2003-100 is two and one-tenth Dwelling Units to an acre, or 20,743 square feet per lot which, according to the TR-55 Manual, would categorize the Single-family Property in SSA No. 2003-100 as having a development density of 1/2 acre. The TR-55 Manual indicates an impervious ground coverage factor of twenty-five percent (25%) for the development density category of 1/2 acre. Multiplying the twenty-five percent factor by the average residential lot area of approximately 20,488 square feet results in estimated impervious ground area per single family lot of 5,186 square feet.

The TR-55 Manual indicates an impervious ground coverage factor of thirty-eight percent (38%) for residential units with a development density of 1/4 acre. Multiplying the gross area, for the Duplex Property in SSA No. 2003-100 of nineteen and nine-tenths acres by the factor of 38% results in estimated aggregate impervious ground area of seven and fifty-seven hundredths (7.57) acres. Dividing this aggregate impervious ground coverage by eighty-eight (88) Dwelling Units yields an estimated impervious ground cover of 3,747 square feet per duplex Dwelling Unit.

d. PARKS AND OPEN SPACE

Park and open space use is assumed to be a function of household size, given then that the park and open space areas are local in nature and will be utilized by the residents within SSA No. 2003-100. Single-family and duplex Dwelling Unit household sizes are 3.5 and 3.0, consistent with the P.E. factors discussed above.

Multiplying the preceding P.E., trips, impervious area, and household size per single-family home or duplex Dwelling Unit, as applicable, by the respective projected total of 200 single-family homes and 88 duplex Dwelling Units yields the total P.E., trip generation, impervious ground area, and population shown in Table 2 on the following page.

TABLE 2
TOTAL P.E., TRIP ENDS, AND IMPERVIOUS AREA

PUBLIC IMPROVEMENT	SINGLE-FAMILY HOME		DUPLEX DWELLING UNIT		GRAND TOTAL
	USAGE FACTOR PER SFH[1]	TOTAL	USAGE FACTOR PER DUP[2]	TOTAL	
Sanitary Sewer Facilities	3.5 P.E.	700 Total P.E. (3.5 P.E. x 200)	3.0 P.E.	264 Total P.E. (3.0 P.E. x 88)	964 Grand Total P.E.
Water Facilities	3.5 P.E.	700 Total P.E. (3.5 P.E. x 200)	3.0 P.E.	264 Total P.E. (3.0 P.E. x 88)	964 Grand Total P.E.
Road Facilities	9.57 Trips	1,914.00 Total Trips (9.57 Trip Ends x 200)	8.20 Trips	721.60 Total Trips (8.20 Trip Ends x 88)	2,635.60 Grand Total Trips
Storm Water Management Facilities	5,186 Impervious SF	1,037,143 Total Impervious SF (5,186 SF Impervious Area x 200)	3,747 Impervious SF	329,715 Total Impervious SF (3,747 SF Impervious Area x 88)	1,366,858 Grand Total Impervious SF
Parks and Open Space	3.5 Persons	700 Total Persons (3.5 Persons x 200)	3.0 Persons	264 Total Persons (3.0 Persons x 88)	964 Grand Persons

[1]Single-Family Home
[2]Duplex Dwelling Unit

3. ALLOCATED COSTS

Dividing the estimated total cost for each respective category of Eligible Improvements in Table 1 by the total P.E., trips, impervious area, or persons, as applicable, in Table 2 results in Eligible Improvement costs per P.E., trip, impervious square foot, or person as shown in Table 3 below. Multiplying these "unit" costs by the applicable P.E., trip, impervious area, and household size factors for each land use type yields the allocated Eligible Improvements per single-family home and duplex Dwelling Unit shown in Table 4. The estimated Eligible Improvements costs anticipated to be funded by SSA No. 2003-100 is shown in Table 5. Eligible Improvements not funded with bond proceeds will be paid by the developer and are categorized as "Developer's Equity."

TABLE 3
ALLOCATED ELIGIBLE IMPROVEMENT COSTS
PER P.E., TRIP END, AND IMPERVIOUS SF

PUBLIC IMPROVEMENT	ALLOCATED COST
Sanitary Sewer Facilities	$746.31 / P.E. ($719,442 / 964 P.E.)
Water Facilities	$1,021.04 / P.E. ($984,279 / 964 P.E.)
Road Facilities	$1,513.43 / Trip ($3,988,809 / 2,635.60 Trips)
Storm Water Management Facilities	$1.43 / Impervious SF ($1,953,848 / 1,366,858 Impervious SF)
Parks and Open Space	$451.18 / Person. ($434,942 / 964 Persons)

TABLE 4 ALLOCATED ELIGIBLE IMPROVEMENT COSTS PER SINGLE-FAMILY HOME		
	ALLOCATED COST	
PUBLIC IMPROVEMENT	PER SINGLE-FAMILY HOME	PER DUPLEX DWELLING UNIT
Sanitary Sewer Facilities	$2,612.08 / SFH[1] ($746.31 / P.E. x 3.5 P.E. / SFH[1])	$2,238.93 / DUP[2] ($746.31 / P.E. x 3.0 P.E. / DUP[2])
Water Facilities	$3,573.63 / SFH[1] ($1,021.04 / P.E. x 3.5 P.E. / SFH[1])	$3,063.11 / DUP[2] ($1,021.04 / P.E. x 3.0 P.E. / DUP[2])
Road Facilities	$14,483.57 / SFH[1] ($1,513.43 / Trip x 9.57 Trips / SFH[1])	$12,410.17 / DUP[2] ($1,513.43 / Trip x 8.20 Trips / DUP[2])
Storm Water Management Facilities	$7,412.69 / SFH[1] ($1.43 / Impervious SF x 5,186 Impervious SF / SFH[1])	$5,355.79 / DUP[2] ($1.43 / Impervious SF x 3,747 Impervious SF / DUP[2])
Parks and Open Space	$1,579.14 / SFH[1] ($451.18 / Person x 3.5 Persons / SFH[1])	$1,353.55 / DUP[2] ($451.18 / Person x 3.0 Persons / DUP[2])

[1]Single-Family Home
[2]Duplex Dwelling Unit

TABLE 5 FUNDING OF ELIGIBLE PUBLIC IMPROVEMENTS				
	SSA NO. 2003-100			DEVELOPER'S EQUITY
PUBLIC IMPROVEMENT	TOTAL	SINGLE-FAMILY HOME	DUPLEX DWELLING UNIT	
Sanitary Sewer Facilities	$308,640	$224,117	$84,524	$410,801
Water Facilities	$453,943	$329,627	$124,316	$530,336
Road Facilities	$2,353,206	$1,708,923	$644,284	$1,635,602
Storm Water Management Facilities	$1,378,365	$1,045,874	$332,491	$575,483
Parks and Open Space	$434,942	$315,829	$119,113	$0
Total	$4,929,097	$3,624,369	$1,304,728	$3,152,223

D. ALTERNATIVES, MODIFICATIONS, AND/OR SUBSTITUTIONS

The description of the Eligible Improvements, as set forth herein, is general in nature. The final description, specifications, location, and costs of improvements and facilities will be determined upon the preparation of final plans and

specifications and completion of the improvements. The final plans may show substitutes, in lieu or modifications to the Eligible Improvements in order to accomplish the works of improvements, and any substitution, increase, or decrease to the amount of public improvements financed shall not be a change or modification in the proceedings as long as (i) the allocation of the Eligible Improvement costs actually funded by SSA No. 2003-100, using the preceding methodology, is uniform within the single-family home and duplex land use categories and (ii) such allocation results in the same ratio of funded Eligible Improvements between these two land use types, as established in Section VI.A below.

V. BOND ASSUMPTIONS

It is anticipated that certain of the Eligible Improvements will be financed through the issuance of a single series of bonds. Total authorized bonded indebtedness is $8,000,000. Bonds in the approximate amount of $7,200,000 are anticipated to be issued in August 2003. Issuance costs are estimated to be approximately five percent (5.00%) of the principal amount of the bonds. The bond issue will include a reserve fund equal not more than ten percent (10.00%) of the original principal amount of the bonds and approximately three years of capitalized interest. The term of the bonds is 30 years, with principal amortized over a period of approximately 27 years. Annual debt service payments will increase approximately one and one-half percent (1.50%) annually.

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

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

Therefore, the actual bonded indebtedness, and consequently the amount of public improvements financed by SSA No. 2003-100, may increase or decrease depending upon these variables.

VI. MAXIMUM PARCEL SPECIAL TAX

A. DETERMINATION

When multiple land uses are anticipated, the Maximum Parcel Special Tax is a function of the (i) relative amounts of the allocated Eligible Improvement costs for such land uses and (ii) the required Maximum Parcel Special Taxes. In order to measure the relative difference in public improvement costs for each land use type, EDU factors have been calculated. Single-family homes are deemed the typical residential unit and are assigned an EDU factor of 1.00. The EDU factor for the duplex Dwelling Units is equal to the ratio of the funded Eligible

Improvements for the duplex Dwelling Units to the funded Eligible Improvements for single-family homes. EDUs are shown in Table 6 below.

TABLE 6
EDU FACTORS

	COST/UNIT	EDU FACTOR	NO. OF DWELLING UNITS	EDUS
Single-family Home	$18,121.85	1.000	200 units	200.00
Duplex Dwelling Unit	$14,826.45	0.818	88 units	71.98
Total			288 units	271.98

The Maximum Parcel Special Tax is derived from the Maximum Parcel Special Taxes, which are equal to the sum of the estimated (i) maximum annual interest and principal payments on the Bonds, net of projected earnings on the reserve fund, (ii) a contingency for delinquent Special Taxes, and (iii) estimated Administrative Expenses. The derivation of the Maximum Parcel Special Tax is shown in Table 7 below.

TABLE 7
MAXIMUM PARCEL SPECIAL TAX
(LEVIED CALENDAR YEAR 2004 / COLLECTED CALENDAR YEAR 2005)

		PER DWELLING UNIT	
	TOTAL	SINGLE-FAMILY	DUPLEX
Maximum Parcel Special Taxes	$570,896	$419,800	$151,096
Number of EDUs	271.98	200.00	71.98
Maximum Parcel Special Tax / EDU* (Maximum Parcel Special Taxes / Number of EDUs)	$2,099	NA	NA
EDU Factor	NA	1.00	0.818
Maximum Parcel Special Tax / DU* (Maximum Parcel Special Tax / EDU x EDU Factor)	NA	$2,099	$1,717

*Amounts have been rounded to the nearest dollar.

The Maximum Parcel Special Tax per EDU is simply computed by dividing the Maximum Parcel Special Taxes by the number of EDUs. Multiplying this amount by the applicable EDU factor yields the Maximum Parcel Special Tax for Single-family Property and Duplex Property. Therefore, the Maximum Parcel Special Taxes are weighted in proportion to the allocation of funded Eligible Improvements as shown in Section IV.C, and consequently the amount of the Maximum Parcel Special Tax bears a rational relationship to the benefit that the

special services render to each Parcel within SSA No. 2003-100 as required pursuant to the Act.

B. APPLICATION

The Maximum Parcel Special Tax for a Parcel of Single-family Property or Duplex Property which is not located within a Final Plat shall be calculated by multiplying the number of expected single-family and/or duplex Dwelling Units for such Parcel, as determined from the Preliminary Plat in effect as of the September 30 preceding the Calendar Year for which the Special Tax is being extended, by the applicable Maximum Parcel Special Tax determined pursuant to Table 7 above, as increased in accordance with the Section VI.C below.

C. ESCALATION

The Maximum Parcel Special Tax that has been levied in each subsequent Calendar Year escalates one and one-half percent (1.50%) annually, rounded to the nearest dollar, with such escalation commencing with Calendar Year 2006. Note, that while the annual increase in the Maximum Parcel Special Tax is limited to one and one-half percent (1.50%), which is consistent with the anticipated graduated payment schedule for interest and principal on the Bonds, the percentage annual change in the Special Tax extended may be greater depending upon actual Special Tax receipts, capitalized interest, investment earnings, and Administrative Expenses.

D. TERM

The Maximum Parcel Special Tax shall not be levied after Calendar Year 2031 (to be collected in Calendar Year 2032).

E. SPECIAL TAX ROLL AMENDMENT

Each Calendar Year, in conjunction with the abatement ordinance adopted by the City, the City shall amend the Special Tax Roll to reflect the Maximum Parcel Special Tax applicable to any new Parcels established by the County. The amended Special Tax Roll shall be recorded with the County.

F. OPTIONAL PREPAYMENT

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

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

G. MANDATORY PREPAYMENT

If at any time the Administrator determines that there has been or will be a reduction in the Maximum Parcel Special Taxes as a result of an amendment to the Preliminary Plat, Final Plat, or other event which reduces the anticipated number of single-family or duplex Dwelling Units (i.e. 200 and 88, respectively), then a Mandatory Special Tax Prepayment shall be calculated pursuant to Section B of Exhibit B attached hereto. As required under the Bond Indenture, the City may adopt a supplemental ordinance to provide for the levy of the Mandatory Special Tax Prepayment.

VII. ABATEMENT AND COLLECTION

A. ABATEMENT

On or before the last Tuesday of December of each Calendar Year, commencing with Calendar Year 2004 and for each following Calendar Year, the Council or its designee shall determine the Special Tax Requirement, and the Maximum Parcel Special Tax authorized by the ordinance providing for the issuance of the Bonds shall be abated to the extent the amounts so levied exceed the Special Tax Requirement. The Maximum Parcel Special Tax applicable to each Parcel shall be abated in equal percentages until the Special Tax remaining equals the Special Tax Requirement. Abated in equal percentages means that the amount abated for each Parcel, computed as a percentage of its applicable Maximum Parcel Special Tax, is the same.

B. COLLECTION PROCESS

With the exception of the Mandatory Special Tax Prepayment, the Special Tax will be billed and collected by the County in the same manner and at the same time as general ad valorem property taxes. The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the Special Tax. The Council may provide for other means of collecting the Special Tax, if necessary to meet the financial obligations of SSA No. 2003-100.

The Mandatory Special Tax Prepayment shall be due prior to any development approval, subdivision of land, conveyance, or other action that results in a reduction in the Maximum Parcel Special Taxes. The Mandatory Special Tax Prepayment shall be levied against the property on which the reduction has or will occur. The Mandatory Special Tax Prepayment shall have the same sale and lien

priorities as are provided for regular property taxes. A Mandatory Special Tax Prepayment shall not reduce the Maximum Parcel Special Tax for any Parcel.

C. ADMINISTRATIVE REVIEW

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

VIII. AMENDMENTS

This Report may be amended by ordinance of the City and, to the maximum extent permitted by the Act, such amendments may be made without further notice under the Act and without notice to owners of property within SSA No. 2003-100 in order to (i) clarify or correct minor inconsistencies in the matters set forth herein, (ii) provide for lawful procedures for the collection and enforcement of the Special Tax so as to assure the efficient collection of the Special Tax for the benefit of the owners of the Bonds, (iii) otherwise improve the ability of the City to fulfill its obligations to levy, extend, and collect the Special Tax and to make it available for the payment of the Bonds and Administrative Expenses, and (iv) make any change deemed necessary or advisable by the City, provided such change is not detrimental to the owners of property subject to the Maximum Parcel Special Tax. No such amendment shall be approved by the Council if it violates any other agreement binding upon the City and unless and until it has (i) found and determined that the amendment is necessary and appropriate and does not materially adversely affect the rights of the owners of the Bonds or the City has obtained the consent of one hundred percent (100.00%) of the owners of the Bonds and (ii) received an opinion of a nationally recognized bond counsel to the effect that the amendment does not violate the Act, and is authorized pursuant to the terms of the Bond Indenture and this Report.

EXHIBIT A

SPECIAL TAX ROLL

UNITED CITY OF YORKVILLE
SSA No. 2003-100
SPECIAL TAX ROLL
CALENDAR YEAR 2004 THROUGH CALENDAR YEAR 2031

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit SFH	DUP	Permanent Index Number 05-04-300-022 SFH	DUP	05-04-400-005 SFH	DUP	05-09-200-008 SFH	DUP
			7	0	22	0	73	0
2004	$2,099.00	$1,717.00	$14,693.00	$0.00	$46,178.00	$0.00	$153,227.00	$0.00
2005	$2,099.00	$1,717.00	$14,693.00	$0.00	$46,178.00	$0.00	$153,227.00	$0.00
2006	$2,130.00	$1,743.00	$14,910.00	$0.00	$46,860.00	$0.00	$155,490.00	$0.00
2007	$2,162.00	$1,769.00	$15,134.00	$0.00	$47,564.00	$0.00	$157,826.00	$0.00
2008	$2,194.00	$1,796.00	$15,358.00	$0.00	$48,268.00	$0.00	$160,162.00	$0.00
2009	$2,227.00	$1,823.00	$15,589.00	$0.00	$48,994.00	$0.00	$162,571.00	$0.00
2010	$2,260.00	$1,850.00	$15,820.00	$0.00	$49,720.00	$0.00	$164,980.00	$0.00
2011	$2,294.00	$1,878.00	$16,058.00	$0.00	$50,468.00	$0.00	$167,462.00	$0.00
2012	$2,328.00	$1,906.00	$16,296.00	$0.00	$51,216.00	$0.00	$169,944.00	$0.00
2013	$2,363.00	$1,935.00	$16,541.00	$0.00	$51,986.00	$0.00	$172,499.00	$0.00
2014	$2,398.00	$1,964.00	$16,786.00	$0.00	$52,756.00	$0.00	$175,054.00	$0.00
2015	$2,434.00	$1,993.00	$17,038.00	$0.00	$53,548.00	$0.00	$177,682.00	$0.00
2016	$2,471.00	$2,023.00	$17,297.00	$0.00	$54,362.00	$0.00	$180,383.00	$0.00
2017	$2,508.00	$2,053.00	$17,556.00	$0.00	$55,176.00	$0.00	$183,084.00	$0.00
2018	$2,546.00	$2,084.00	$17,822.00	$0.00	$56,012.00	$0.00	$185,858.00	$0.00
2019	$2,584.00	$2,115.00	$18,088.00	$0.00	$56,848.00	$0.00	$188,632.00	$0.00
2020	$2,623.00	$2,147.00	$18,361.00	$0.00	$57,706.00	$0.00	$191,479.00	$0.00
2021	$2,662.00	$2,179.00	$18,634.00	$0.00	$58,564.00	$0.00	$194,326.00	$0.00
2022	$2,702.00	$2,212.00	$18,914.00	$0.00	$59,444.00	$0.00	$197,246.00	$0.00
2023	$2,743.00	$2,245.00	$19,201.00	$0.00	$60,346.00	$0.00	$200,239.00	$0.00
2024	$2,784.00	$2,279.00	$19,488.00	$0.00	$61,248.00	$0.00	$203,232.00	$0.00
2025	$2,826.00	$2,313.00	$19,782.00	$0.00	$62,172.00	$0.00	$206,298.00	$0.00
2026	$2,868.00	$2,348.00	$20,076.00	$0.00	$63,096.00	$0.00	$209,364.00	$0.00
2027	$2,911.00	$2,383.00	$20,377.00	$0.00	$64,042.00	$0.00	$212,503.00	$0.00
2028	$2,955.00	$2,419.00	$20,685.00	$0.00	$65,010.00	$0.00	$215,715.00	$0.00
2029	$2,999.00	$2,455.00	$20,993.00	$0.00	$65,978.00	$0.00	$218,927.00	$0.00
2030	$3,044.00	$2,492.00	$21,308.00	$0.00	$66,968.00	$0.00	$222,212.00	$0.00
2031	$3,090.00	$2,529.00	$21,630.00	$0.00	$67,980.00	$0.00	$225,570.00	$0.00

UNITED CITY OF YORKVILLE
SSA No. 2003-100
SPECIAL TAX ROLL
CALENDAR YEAR 2004 THROUGH CALENDAR YEAR 2031

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit		Permanent Index Number 05-04-400-011		05-09-200-006		05-03-300-020	
	SFH	DUP	SFH	DUP	SFH	DUP	SFH	DUP
			13	0	13	0	65	0
2004	$2,099.00	$1,717.00	$27,287.00	$0.00	$27,287.00	$0.00	$136,435.00	$0.00
2005	$2,099.00	$1,717.00	$27,287.00	$0.00	$27,287.00	$0.00	$136,435.00	$0.00
2006	$2,130.00	$1,743.00	$27,690.00	$0.00	$27,690.00	$0.00	$138,450.00	$0.00
2007	$2,162.00	$1,769.00	$28,106.00	$0.00	$28,106.00	$0.00	$140,530.00	$0.00
2008	$2,194.00	$1,796.00	$28,522.00	$0.00	$28,522.00	$0.00	$142,610.00	$0.00
2009	$2,227.00	$1,823.00	$28,951.00	$0.00	$28,951.00	$0.00	$144,755.00	$0.00
2010	$2,260.00	$1,850.00	$29,380.00	$0.00	$29,380.00	$0.00	$146,900.00	$0.00
2011	$2,294.00	$1,878.00	$29,822.00	$0.00	$29,822.00	$0.00	$149,110.00	$0.00
2012	$2,328.00	$1,906.00	$30,264.00	$0.00	$30,264.00	$0.00	$151,320.00	$0.00
2013	$2,363.00	$1,935.00	$30,719.00	$0.00	$30,719.00	$0.00	$153,595.00	$0.00
2014	$2,398.00	$1,964.00	$31,174.00	$0.00	$31,174.00	$0.00	$155,870.00	$0.00
2015	$2,434.00	$1,993.00	$31,642.00	$0.00	$31,642.00	$0.00	$158,210.00	$0.00
2016	$2,471.00	$2,023.00	$32,123.00	$0.00	$32,123.00	$0.00	$160,615.00	$0.00
2017	$2,508.00	$2,053.00	$32,604.00	$0.00	$32,604.00	$0.00	$163,020.00	$0.00
2018	$2,546.00	$2,084.00	$33,098.00	$0.00	$33,098.00	$0.00	$165,490.00	$0.00
2019	$2,584.00	$2,115.00	$33,592.00	$0.00	$33,592.00	$0.00	$167,960.00	$0.00
2020	$2,623.00	$2,147.00	$34,099.00	$0.00	$34,099.00	$0.00	$170,495.00	$0.00
2021	$2,662.00	$2,179.00	$34,606.00	$0.00	$34,606.00	$0.00	$173,030.00	$0.00
2022	$2,702.00	$2,212.00	$35,126.00	$0.00	$35,126.00	$0.00	$175,630.00	$0.00
2023	$2,743.00	$2,245.00	$35,659.00	$0.00	$35,659.00	$0.00	$178,295.00	$0.00
2024	$2,784.00	$2,279.00	$36,192.00	$0.00	$36,192.00	$0.00	$180,960.00	$0.00
2025	$2,826.00	$2,313.00	$36,738.00	$0.00	$36,738.00	$0.00	$183,690.00	$0.00
2026	$2,868.00	$2,348.00	$37,284.00	$0.00	$37,284.00	$0.00	$186,420.00	$0.00
2027	$2,911.00	$2,383.00	$37,843.00	$0.00	$37,843.00	$0.00	$189,215.00	$0.00
2028	$2,955.00	$2,419.00	$38,415.00	$0.00	$38,415.00	$0.00	$192,075.00	$0.00
2029	$2,999.00	$2,455.00	$38,987.00	$0.00	$38,987.00	$0.00	$194,935.00	$0.00
2030	$3,044.00	$2,492.00	$39,572.00	$0.00	$39,572.00	$0.00	$197,860.00	$0.00
2031	$3,090.00	$2,529.00	$40,170.00	$0.00	$40,170.00	$0.00	$200,850.00	$0.00

UNITED CITY OF YORKVILLE
SSA No. 2003-100
SPECIAL TAX ROLL
CALENDAR YEAR 2004 THROUGH CALENDAR YEAR 2031

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit SFH	DUP	Permanent Index Number 05-03-300-018 SFH 3	DUP 86	05-10-100-006 SFH 3	DUP 2	05-10-100-005 SFH 1	DUP 0	GRAND TOTAL
2004	$2,099.00	$1,717.00	$6,297.00	$147,662.00	$6,297.00	$3,434.00	$2,099.00	$0.00	$570,896.00
2005	$2,099.00	$1,717.00	$6,297.00	$147,662.00	$6,297.00	$3,434.00	$2,099.00	$0.00	$570,896.00
2006	$2,130.00	$1,743.00	$6,390.00	$149,898.00	$6,390.00	$3,486.00	$2,130.00	$0.00	$579,384.00
2007	$2,162.00	$1,769.00	$6,486.00	$152,134.00	$6,486.00	$3,538.00	$2,162.00	$0.00	$588,072.00
2008	$2,194.00	$1,796.00	$6,582.00	$154,456.00	$6,582.00	$3,592.00	$2,194.00	$0.00	$596,848.00
2009	$2,227.00	$1,823.00	$6,681.00	$156,778.00	$6,681.00	$3,646.00	$2,227.00	$0.00	$605,824.00
2010	$2,260.00	$1,850.00	$6,780.00	$159,100.00	$6,780.00	$3,700.00	$2,260.00	$0.00	$614,800.00
2011	$2,294.00	$1,878.00	$6,882.00	$161,508.00	$6,882.00	$3,756.00	$2,294.00	$0.00	$624,064.00
2012	$2,328.00	$1,906.00	$6,984.00	$163,916.00	$6,984.00	$3,812.00	$2,328.00	$0.00	$633,328.00
2013	$2,363.00	$1,935.00	$7,089.00	$166,410.00	$7,089.00	$3,870.00	$2,363.00	$0.00	$642,880.00
2014	$2,398.00	$1,964.00	$7,194.00	$168,904.00	$7,194.00	$3,928.00	$2,398.00	$0.00	$652,432.00
2015	$2,434.00	$1,993.00	$7,302.00	$171,398.00	$7,302.00	$3,986.00	$2,434.00	$0.00	$662,184.00
2016	$2,471.00	$2,023.00	$7,413.00	$173,978.00	$7,413.00	$4,046.00	$2,471.00	$0.00	$672,224.00
2017	$2,508.00	$2,053.00	$7,524.00	$176,558.00	$7,524.00	$4,106.00	$2,508.00	$0.00	$682,264.00
2018	$2,546.00	$2,084.00	$7,638.00	$179,224.00	$7,638.00	$4,168.00	$2,546.00	$0.00	$692,592.00
2019	$2,584.00	$2,115.00	$7,752.00	$181,890.00	$7,752.00	$4,230.00	$2,584.00	$0.00	$702,920.00
2020	$2,623.00	$2,147.00	$7,869.00	$184,642.00	$7,869.00	$4,294.00	$2,623.00	$0.00	$713,536.00
2021	$2,662.00	$2,179.00	$7,986.00	$187,394.00	$7,986.00	$4,358.00	$2,662.00	$0.00	$724,152.00
2022	$2,702.00	$2,212.00	$8,106.00	$190,232.00	$8,106.00	$4,424.00	$2,702.00	$0.00	$735,056.00
2023	$2,743.00	$2,245.00	$8,229.00	$193,070.00	$8,229.00	$4,490.00	$2,743.00	$0.00	$746,160.00
2024	$2,784.00	$2,279.00	$8,352.00	$195,994.00	$8,352.00	$4,558.00	$2,784.00	$0.00	$757,352.00
2025	$2,826.00	$2,313.00	$8,478.00	$198,918.00	$8,478.00	$4,626.00	$2,826.00	$0.00	$768,744.00
2026	$2,868.00	$2,348.00	$8,604.00	$201,928.00	$8,604.00	$4,696.00	$2,868.00	$0.00	$780,224.00
2027	$2,911.00	$2,383.00	$8,733.00	$204,938.00	$8,733.00	$4,766.00	$2,911.00	$0.00	$791,904.00
2028	$2,955.00	$2,419.00	$8,865.00	$208,034.00	$8,865.00	$4,838.00	$2,955.00	$0.00	$803,872.00
2029	$2,999.00	$2,455.00	$8,997.00	$211,130.00	$8,997.00	$4,910.00	$2,999.00	$0.00	$815,840.00
2030	$3,044.00	$2,492.00	$9,132.00	$214,312.00	$9,132.00	$4,984.00	$3,044.00	$0.00	$828,096.00
2031	$3,090.00	$2,529.00	$9,270.00	$217,494.00	$9,270.00	$5,058.00	$3,090.00	$0.00	$840,552.00

EXHIBIT B

PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2003-100

PREPAYMENT FORMULA

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

A. OPTIONAL PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

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

1. Prior to the Issuance of Bonds

Prior to the issuance of Bonds, the Special Tax Bond Prepayment for a Parcel of Single-family Property and Duplex Property shall equal $18,122 or $14,826 per Dwelling Unit, respectively, subject to changes as described in Section IV.D of the Special Tax Roll and Report of SSA No. 2003-100. If at the time of the prepayment, the Parcel intending to prepay is not located within a Final Plat, the prepayment amount shall be calculated by multiplying the number of expected single-family and duplex Dwelling Units for such Parcel, as determined from the Preliminary Plat, by the applicable Special Tax Bond Prepayment per Dwelling Unit.

2. Special Tax Bond Prepayment Subsequent to Issuance of the Bonds

Subsequent to the issuance of the Bonds, the Special Tax Bond Prepayment for a Parcel means an amount equal to (a) the sum of (1) Principal, (2) Premium, (3) Defeasance, and (4) Fees and (b) minus the Reserve Fund Credit, where the terms "Principal," "Premium," "Defeasance," "Fees," and "Reserve Fund Credit" have the following meanings:

"Principal" means the principal amount of Bonds to be redeemed and equals the quotient derived by dividing (a) the then current Calendar Year Maximum Parcel Special Tax for the Parcel intending to prepay by (b) the corresponding Calendar Year Maximum Parcel Special Taxes for SSA No. 2003-100, (and excluding from (b) that portion of the Maximum Parcel Special Tax for any Parcel(s) that has been prepaid), and multiplying the quotient by the principal amount of outstanding Bonds.

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

"Defeasance" means the amount needed to pay interest on the Principal to be redeemed until the earliest redemption date for the outstanding Bonds less for any Special Tax heretofore paid and which has not been or will not be used for the Special Tax Requirement.

"Fees" equal the expenses of SSA No. 2003-100 associated with the Special Tax Bond Prepayment as calculated by the City or its designee and include, but are not limited to, the costs of computing the Special Tax Bond Prepayment, the costs of redeeming the Bonds, and the costs of recording and publishing any notices to evidence the Special Tax Bond Prepayment and the redemption of Bonds.

"Reserve Fund Credit" shall equal the balance in the Reserve Fund (as defined in the Bond Indenture) on the prepayment date multiplied by the quotient used to calculate Principal. Reserve Fund earnings to be applied toward the Special Tax Requirement shall not be considered when computing the Reserve Fund Credit.

The amount of any Partial Special Tax Bond Prepayment shall be computed pursuant to the preceding prepayment formula by substituting the portion of the Maximum Parcel Special Tax to be prepaid for the Maximum Parcel Special Tax when computing Principal. The amount of any Special Tax Bond Prepayment or Partial Special Tax Bond Prepayment computed pursuant to this Section A.2 shall not exceed the Bonds plus any Premium, Defeasance, and Fees as such terms are defined herein.

The sum of the amounts calculated in Section A.1 shall be paid to the City, deposited with the trustee, and used to pay for public improvements in accordance with the Bond Indenture and to pay the Fees associated with the Special Tax Bond Prepayment. The sum of the amounts calculated in A.2 shall be paid to the City, deposited with the trustee, and used to pay and redeem Bonds in accordance with the Bond Indenture and to pay the Fees associated with the Special Tax Bond Prepayment. Upon the payment of the Special Tax Bond Prepayment amount to the City, the obligation to pay the portion of the Maximum Parcel Special Tax which is prepaid for such Parcel shall be deemed to be permanently satisfied, such portion of the Maximum Parcel Special Tax shall not be collected thereafter from such Parcel, and in the event the entire Maximum Parcel Special Tax is prepaid the Administrator shall cause a satisfaction of special tax lien for such Parcel to be recorded within 30 working days of receipt of the Special Tax Bond Prepayment.

B. MANDATORY PREPAYMENT

Pursuant to Section VI.G of the Special Tax Roll Report of SSA No. 2003-100, the Maximum Parcel Special Tax must be prepaid if at any time the Administrator determines there is or will be a reduction in the number of anticipated Dwelling Units (i.e. 200 single-family homes and 88 duplex Dwelling Units). The Mandatory Special Tax Prepayment amount will be calculated using the prepayment formula described in Section A.2 above with the following modifications:

The amount by which the Maximum Parcel Special Taxes have been reduced shall serve as the numerator when computing Principal; and

No Reserve Fund Credit shall be given.

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

APPENDIX G

United City of Yorkville SSA No. 2003-100
Administration Report
(Levy Year 2023)

2023 AMENDED SPECIAL TAX ROLL

United City of Yorkville
Special Servces Area No. 2003-100
(Raintree Village)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Single Family Property						
05-03-351-002	129	SFD	1	$2,743.00	$493.75	$2,249.25
05-03-351-003	130	SFD	1	$2,743.00	$493.75	$2,249.25
05-03-351-004	131	SFD	1	$2,743.00	$493.75	$2,249.25
05-03-351-005	132	SFD	1	$2,743.00	$493.75	$2,249.25
05-03-351-006	133	SFD	1	$2,743.00	$493.75	$2,249.25
05-03-351-007	134	SFD	1	$2,743.00	$493.75	$2,249.25
05-03-351-008	135	SFD	1	$2,743.00	$493.75	$2,249.25
05-03-351-009	136	SFD	1	$2,743.00	$493.75	$2,249.25
05-03-351-010	137	SFD	1	$2,743.00	$493.75	$2,249.25
05-03-351-011	138	SFD	1	$2,743.00	$493.75	$2,249.25
05-03-352-001	206	SFD	1	$2,743.00	$493.75	$2,249.25
05-03-352-002	207	SFD	1	$2,743.00	$493.75	$2,249.25
05-03-352-003	208	SFD	1	$2,743.00	$493.75	$2,249.25
05-03-352-004	209	SFD	1	$2,743.00	$493.75	$2,249.25
05-03-352-006	211	SFD	1	$2,743.00	$493.76	$2,249.24
05-03-352-007	212	SFD	1	$2,743.00	$493.76	$2,249.24
05-03-352-008	192	SFD	1	$2,743.00	$493.76	$2,249.24
05-03-353-001	156	SFD	1	$2,743.00	$493.76	$2,249.24
05-03-353-002	157	SFD	1	$2,743.00	$493.76	$2,249.24
05-03-353-003	158	SFD	1	$2,743.00	$493.76	$2,249.24
05-03-353-004	159	SFD	1	$2,743.00	$493.76	$2,249.24
05-03-353-005	152	SFD	1	$2,743.00	$493.76	$2,249.24
05-03-353-006	153	SFD	1	$2,743.00	$493.76	$2,249.24
05-03-353-007	154	SFD	1	$2,743.00	$493.76	$2,249.24
05-03-353-008	155	SFD	1	$2,743.00	$493.76	$2,249.24
05-03-354-001	139	SFD	1	$2,743.00	$493.76	$2,249.24
05-03-354-002	140	SFD	1	$2,743.00	$493.76	$2,249.24
05-03-354-003	141	SFD	1	$2,743.00	$493.76	$2,249.24
05-03-354-004	142	SFD	1	$2,743.00	$493.76	$2,249.24
05-03-354-005	143	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-378-002	16	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-378-004	14	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-378-005	13	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-378-006	12	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-378-007	11	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-378-008	10	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-379-002	19	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-379-003	20	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-380-001	40	SFD	1	$2,743.00	$493.76	$2,249.24

United City of Yorkville
Special Servces Area No. 2003-100
(Raintree Village)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-04-380-002	39	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-380-004	43	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-380-005	42	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-381-001	60	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-381-002	59	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-381-003	58	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-381-004	57	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-401-012	8	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-401-013	7	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-401-014	6	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-401-015	5	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-401-016	4	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-405-006	83	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-405-007	82	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-405-008	81	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-405-009	80	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-408-001	61	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-408-003	63	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-408-004	64	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-408-005	65	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-435-002	122	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-435-003	121	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-435-004	120	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-435-005	119	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-435-006	118	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-436-003	124	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-436-004	126	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-436-005	127	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-436-006	128	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-437-001	203	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-437-002	204	SFD	1	$2,743.00	$493.76	$2,249.24
05-04-437-003	205	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-205-013	101	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-205-014	100	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-205-015	99	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-205-017	97	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-205-018	96	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-205-019	95	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-205-020	94	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-205-022	92	SFD	1	$2,743.00	$493.76	$2,249.24

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PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-09-205-024	90	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-205-025	89	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-205-026	88	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-205-028	86	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-205-029	85	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-205-030	84	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-207-002	22	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-207-004	24	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-207-005	25	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-207-006	26	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-207-007	27	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-207-009	30	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-208-001	37	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-208-002	36	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-208-003	35	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-208-004	34	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-208-005	33	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-208-006	32	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-208-007	31	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-208-008	50	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-208-009	49	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-208-010	48	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-208-011	47	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-208-012	46	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-208-013	45	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-208-014	44	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-209-002	72	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-209-003	73	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-209-004	74	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-209-005	75	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-210-001	66	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-210-002	67	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-210-003	68	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-210-004	69	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-210-005	70	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-210-007	52	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-210-008	53	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-210-009	54	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-210-010	55	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-210-011	56	SFD	1	$2,743.00	$493.76	$2,249.24

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				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-09-211-001	76	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-211-002	77	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-211-003	78	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-211-004	79	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-211-005	107	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-211-006	108	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-211-007	109	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-225-001	102	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-225-002	103	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-226-001	104	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-227-001	112	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-227-002	113	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-227-003	114	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-227-004	115	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-227-005	116	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-227-006	117	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-228-001	202	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-228-002	201	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-228-003	200	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-229-001	180	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-229-002	181	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-229-003	182	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-229-004	177	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-229-005	178	SFD	1	$2,743.00	$493.76	$2,249.24
05-09-229-006	179	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-101-001	199	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-101-002	198	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-101-003	197	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-101-004	196	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-101-005	195	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-101-006	194	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-101-007	193	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-102-001	183	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-102-002	184	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-102-003	185	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-102-004	186	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-102-005	187	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-102-006	188	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-102-007	189	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-102-008	190	SFD	1	$2,743.00	$493.76	$2,249.24

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				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-10-102-009	191	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-102-010	165	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-102-011	166	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-102-012	167	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-102-013	168	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-102-014	169	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-102-015	170	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-102-016	171	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-102-017	172	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-102-018	173	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-102-019	174	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-102-020	175	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-102-021	176	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-103-002	161	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-103-003	162	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-103-004	163	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-103-005	164	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-103-006	147	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-103-007	148	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-103-008	149	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-103-009	150	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-103-010	151	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-104-001	144	SFD	1	$2,743.00	$493.76	$2,249.24
05-10-104-002	145	SFD	1	$2,743.00	$493.76	$2,249.24
	Subtotal		**183**	**$501,969.00**	**$90,357.94**	**$411,611.06**
Duplex Property						
05-03-354-009	233	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-354-010	233	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-354-011		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-354-012		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-354-013		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-354-014		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-355-005		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-355-006		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-355-007		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-355-008		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-355-009		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-355-010		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-355-011	230	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-375-015	221	DUP	1	$2,245.00	$404.12	$1,840.88

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05-03-375-016	221	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-375-017	223	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-375-018	223	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-375-019	222	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-375-020	222	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-375-021	224	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-375-022	224	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-375-023	225	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-375-024	225	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-375-025	226	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-375-026	226	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-375-027		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-375-028		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-375-029		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-375-030		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-375-031		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-375-032		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-375-033		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-375-034		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-376-013	260	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-376-014	260	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-376-015	259	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-376-016	259	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-376-017	258	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-376-019	257	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-376-020	257	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-376-021	252	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-376-022	252	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-376-023	254	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-376-024	254	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-376-025	255	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-376-026	255	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-376-027		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-376-028		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-376-029		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-376-030		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-376-033		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-376-034		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-376-035		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-376-036		DUP	1	$2,245.00	$404.12	$1,840.88

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05-03-377-009		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-377-010		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-377-011		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-377-012		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-377-013		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-377-014		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-377-016		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-377-017		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-377-018		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-377-019		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-377-020		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-377-021		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-377-022		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-377-023		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-377-024		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-378-004	238	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-378-005	238	DUP	1	$2,245.00	$404.12	$1,840.88
05-03-378-006		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-378-007		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-378-008		DUP	1	$2,245.00	$404.12	$1,840.88
05-03-378-009		DUP	1	$2,245.00	$404.12	$1,840.88
05-10-125-004	239	DUP	1	$2,245.00	$404.12	$1,840.88
05-10-125-005	239	DUP	1	$2,245.00	$404.12	$1,840.88
05-10-125-006	240	DUP	2	$4,490.00	$808.24	$3,681.76
	Subtotal		**79**	**$177,355.00**	**$31,925.48**	**$145,429.52**
Prepaid Property Single Family Property						
05-09-207-001	21	PREPAY1	1	$2,743.00	$2,743.00	$0.00
05-09-210-006	51	PREPAY1	1	$2,743.00	$2,743.00	$0.00
	Subtotal		**2**	**$5,486.00**	**$5,486.00**	**$0.00**
Prepaid Property Duplex Property						
05-03-376-032	251	PREPAY2	1	$2,245.00	$2,245.00	$0.00
	Subtotal		**1**	**$2,245.00**	**$2,245.00**	**$0.00**
	GRAND TOTALS		**265**	**$687,055.00**	**$130,014.42**	**$557,040.58**
			(# of units)	(maximum taxes)	(taxes abated)	(taxes levied)

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Public Finance
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Memorandum

To: City Council
From: Rob Fredrickson, Finance Director
Date: November 21, 2023
Subject: SSA No. 2003-101 Windett Ridge – Tax Abatement

The table below represents a year-over year comparison of maximum and extended tax levy amounts on a per parcel basis for the Windett Ridge Special Service Area (2003-101), as shown on Table 5 (page 7) of the Administration Report prepared by the City's SSA consultant, David Taussig & Associates (DTA).

Special Service No. 2003-101 (Windett Ridge)

Tax Classification	2023 Levy	2022 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,581.00	$ 2,543.00	1.49%
Extended Parcel Amounts			
Single Family	$ 2,088.40	$ 2,056.22	1.57%

As noted above, extended (actual) 2023 tax levy amounts will increase by 1.6% for single family parcels in comparison with the previous year. Taken in aggregate, these parcels will yield special service area property taxes totaling $489,559.79 (out of a maximum amount of $619,440.00 – with $129,880.21 being abated).

It is the recommendation of staff that the SSA abatement ordinance be approved. Both the ordinance and Windett Ridge SSA Administration Report have been attached for your review and consideration.

Ordinance No. 2023-_____

ORDINANCE ABATING SPECIAL SERVICE AREA TAXES FOR SPECIAL SERVICE AREA NUMBER 2003-101 (WINDETT RIDGE PROJECT) AND APPROVING THE AMENDED SPECIAL TAX ROLL

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

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

(a) The City Council of the City adopted Ordinance No. 2003-57 on August 12, 2003 (the "Bond Ordinance") which: (i) provided for the issuance of $6,900,000 of Special Service Area Number 2003-101 Special Tax Bonds, Series 2003 (Windett Ridge Project) (the "Bonds"), of the United City of Yorkville, for the purpose of paying for the costs of certain improvements benefiting the Special Service Area Number 2003-101 (the "Special Service Area"); and (ii) provided for the levy of a Special Tax upon all taxable property within the Special Service Area sufficient to pay the principal of the Bonds for each year at maturity or mandatory sinking fund redemption dates and to pay interest and Administrative Expenses of the Special Service Area for each such year. The Bond Ordinance also authorized the City to abate the taxes levied pursuant to such Ordinance to the extent the taxes levied exceeded the Special Tax Requirement (as defined in the Bond Ordinance) as calculated pursuant to the Special Tax Roll and Report for the Special Service Area (the "Special Tax Roll").

(b) Pursuant to the Special Tax Roll, the Consultant of the City has determined (i) that the Special Tax Requirement for 2023 for the Bonds is $489,559.79 and the 2023 Levy for Special Taxes is $489,559.79 (which complies with the Kendall County tax billing

requirement of rounding the per parcel special tax up to the nearest even cent on single family property).

Section 2. Of the $619,440.00 of Special Taxes levied for calendar year 2023 pursuant to Section 6 of the Bond Ordinance $129,880.21 of such Special Taxes is hereby abated resulting in a 2023 calendar year levy of $489,559.79.

Section 3. It is the duty of the County Clerk of Kendall County to abate those taxes as provided in Section 2 of this Ordinance.

Section 4. The City Council of the City hereby approves the United City of Yorkville Special Service Area Number 2003-101 Administration Report Levy Year 2023 dated November 20, 2023, prepared by DTA, Inc. and the 2023 Amended Special Tax Roll attached to such report with such changes therein as are deemed necessary by the Mayor and the City's consultant to reflect any changes in final parcel identification numbers.

Section 5. All ordinances, resolutions and orders or parts of ordinances, resolutions and orders in conflict with this ordinance are repealed to the extent of such conflict. The City Clerk shall cause this Ordinance to be published in pamphlet form. This Ordinance shall be in full force and effect after passage and publication as provided by law.

PASSED by the City Council of the City this _____ ___, 2023.

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

_____
City Clerk

SIGNED by the Mayor this _____ ___, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

Published in pamphlet form _____ ____, 2023.

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ADMINISTRATION REPORT (LEVY YEAR 2023)

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2003-101

November 20, 2023

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UNITED CITY OF YORKVILLE

ADMINISTRATION REPORT

(LEVY YEAR 2023)

Special Service Area No. 2003-101

Prepared for:

United City of Yorkville

800 Game Farm Road

Yorkville, IL 60560

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INTRODUCTION

This report calculates the 2023 special taxes required to pay annual debt service on the United City of Yorkville (the "City") Special Service Area Number 2003-101 ("SSA No. 2003-101") Special Tax Refunding Bonds, Series 2019 (Windett Ridge Project) (the "Series 2019 Bonds") and administrative expenses and apportions the special taxes to each taxable parcel within SSA No. 2003-101. Pursuant to the Special Service Area Act (the "Act"), the City Aldermen are the governing body of SSA No. 2003-101. The City Aldermen must annually, prior to the last Tuesday of December, approve by ordinance the special taxes to be collected, abate the Maximum Parcel Special Taxes in excess of the special taxes to be collected, and direct the County Clerk of Kendall County to extend the special taxes for collection. The special taxes will be billed on the tax bill for *ad valorem* property taxes.

SSA No. 2003-101 was established by Ordinance No. 2003-56 (the "Establishing Ordinance"), adopted on August 12, 2003. The Establishing Ordinance authorized SSA No. 2003-101 to provide special services, issue bonds, and levy a special tax to repay the bonds.

A Authorized Special Services

The authorized special services include:

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

B Bonded Indebtedness

The Establishing Ordinance specified that not more than $15,000,000 in bonds may be issued by SSA No. 2003-101. Ordinance No. 2003-57, adopted on August 12, 2003, approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $7,300,000 in United City of Yorkville Special Service Area Number 2003-101 Special Tax Bonds, Series 2003 (Windett Ridge Project) (the "Series 2003") Bonds. The Series 2003 Bonds were issued in the amount of $6,900,000 in September 2003. Ordinance No. 2019-10 (the "Bond Ordinance"), adopted on February 26, 2019, approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $5,232,000 in Series 2019 Bonds. Series 2019 Bonds were issued in March 2019 in the amount of $5,220,000 to refund the Series 2003 Bonds in full. The current debt service schedule is attached hereto as Appendix D and a brief summary of any optional redemption of bonds is contained in Section VI herein.

C Special Taxes

The Establishing Ordinance incorporates the United City of Yorkville Special Service Area Number 2003-101 Special Tax Roll and Report (the "Special Tax Roll and Report"). The Special Tax Roll and Report sets forth the Maximum Parcel Special Taxes which have been levied for the payment of principal of and interest on the Series 2019 Bonds and the administration and maintenance of SSA No. 2003-101 and is attached hereto as Appendix F. A table of the Maximum Parcel Special Taxes is included in Section III herein.

I SPECIAL TAX REQUIREMENT

The SSA No. 2003-101 2023 Special Tax Requirement is equal to $489,816. As shown in Table 1 below, the 2023 Special Tax Requirement is equal to the sum of the Series 2019 debt service for the bond year ending March 1, 2025, estimated administrative expenses, estimated delinquencies, and less the estimated projected available fund as of March 1, 2024.

Table 1: Levy Year 2023 Special Tax Requirement

Types of Funds	Total Amount
Sources of Funds	
Prior Year Surplus/(Deficit)	$10,140
Earnings	$0
Special Taxes	$489,816
Subtotal	**$499,956**
Uses of Funds	
Debt Service	
Interest – 09/01/2023	($64,628)
Interest – 03/01/2024	($64,628)
Principal – 03/01/2024	($335,000)
Administrative Expenses	($21,003)
Delinquent Special Taxes	($14,697)
Reserve Fund Replenishment	$0
Subtotal	($499,956)
Projected Surplus/(Deficit) – 03/01/2025	**$0**

II ACCOUNT ACTIVITY SUMMARY

The Trust Indenture for the Series 2019 Bonds (the "2019 Indenture") establishes five funds and two accounts. The five funds are the Bond and Interest Fund, Reserve Fund, Administrative Expense Fund, Rebate Fund and Investment of Funds. Within the Bond and Interest Fund is the Special Redemption Account. Within the Administrative Expense Fund is the Cost of Issuance Account. A diagram of the funds and accounts is included herein as Appendix A.

Money held in any of the funds and accounts can be invested at the direction of the City and in conformance with the limitations set forth in the 2019 Indenture. Investment interest earnings, if any, will generally be applied to the fund or account for which the investment is made. Diagrams of the application of special taxes and earnings are attached as Appendices B and C, respectively.

A summary of account activity for the 12 months ending September 30, 2023, is shown in Table 2 on the following page.

Table 2: Transaction Summary (10/01/2022 through 09/30/2024)

Types of Funds	Administrative Expense Fund	Reserve Fund	Bond and Interest Fund	Special Redemption Fund
Beginning Balance (October 1, 2022)	$109	$519,705	$408,002	$17,279
Earnings	$464	$20,376	$5,853	$363
Special Taxes				
Prior Year(s)	$0	$0	$8,402	$0
Levy Year 2022	$0	$0	$484,325	$0
Account Transfers	$200	($25,071)	($53,809)	($44,598)
Administrative Expense Fund Transfers				
2022 Budgeted	$28,870	$0	$846	($100)
2023 Prefunding	$0	$0	$0	$0
Debt Service				
Interest and Principal – 03/01/2023	$0	$0	($397,799)	$0
Interest – 09/01/2023	$0	$0	($17,488)	$0
Bond Redemptions/Prepayments				
Receipts	$0	$0	$0	$27,385
Principal Redemption	$0	$0	$0	$0
Redemption Premium	$0	$0	$0	$0
Property Owner Refunds	$0	$0	$0	$0
Administrative Expenses	($25,637)	$0	$0	$0
Ending Balance (September 30, 2023)	**$4,006**	**$515,010**	**$438,332**	**$329**

The calculation of the estimated fund balances as of March 1, 2024, is shown in Table 3 on the following page.

Table 3: Estimated Transaction Summary (10/01/2023 through 03/01/2024)

Types of Funds	Administrative Expense Fund	Reserve Fund	Bond and Interest Fund	Special Redemption Fund
Beginning Balance (October 1, 2023)	$4,006	$515,010	$438,332	$329
Earnings	$0	$0	$0	$0
Special Taxes				
Prior Year(s)	$0	$0	$0	$0
Levy Year 2022	$0	$0	$2,389	$0
Projected Tax Sale Receipts	$0	$0	$0	$0
Account Transfers				
Bond Redemption/Prepayments	$0	$0	$0	$0
All Other/Non-Administrative Expense	$0	($2,548)	$2,548	$0
Administrative Expense Fund Transfers				
2023 Budgeted	$6,581	$0	($6,581)	$0
2024 Prefunding	$6,301	$0	($6,301)	$0
Debt Service				
Principal - 03/01/2024	$0	$0	($69,413)	$0
Interest - 03/01/2024	$0	$0	($319,000)	$0
Bond Redemptions/Prepayments				
Principal Redemption	$0	$0	$0	$0
Redemption Premium	$0	$0	$0	$0
Property Owner Refunds	$0	$0	$0	$0
Remaining 2022 Administrative Expenses	($10,587)	$0	$0	$0
Ending Balance (March 1, 2024)	**$6,301**	**$512,461**	**$41,974**	**$329**
Reserve Fund Requirement	N/A	($512,461)	N/A	N/A
Funds Not Eligible for Levy Surplus	($6,301)	N/A	($31,834)	N/A
Projected Surplus/(Deficit) as of March 1, 2024	**$0**	**$0**	**$10,140**	**$329**

III MAXIMUM, ABATED, AND EXTENDED SPECIAL TAXES

Pursuant to the Special Tax Roll and Report, the 2023 Maximum Parcel Special Taxes equal $619,440.00. Subtracting the 2023 Special Tax Requirement of $489,559.79, results in an abatement of $129,880.21. In accordance with the Special Tax Roll and Report the Maximum Parcel Special Tax applicable to each Parcel in SSA 2003-101 is abated in equal percentages until the special tax remaining equals the Special Tax Requirement.

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

Table 4: Maximum, Abated and Extended Special Taxes

Special Tax Classification	Maximum Parcel Special Tax	Abated Special Tax	Extended Special Tax
Single-Family Dwelling Unit	$2,581.00	$493.69	$2,087.31
Single-Family Detached - Partial (54.14% Remaining)	$1,397.35	$267.28	$1,130.07
Single-Family Dwelling Unit - Prepaid	$2,581.00	$2,581.00	$0.00

Note:

1. Adjusted to reconcile with the special taxes set forth in the bond ordinance.

A comparison of the maximum and extended special tax amounts for 2023 and 2022 is shown in Table 5 below.

Table 5: Comparison of Maximum and Extended Special Taxes

Special Tax Classification	Levy Year 2023	Levy Year 2022	Percentage Change
Maximum Parcel Special Tax			
Single-Family Dwelling Unit	$2,581.00	$2,543.00	1.5%
Extended Special Tax			
Single-Family Dwelling Unit	$2,088.40	$2,056.22	1.6%
Single-Family Detached - Partial (54.14% Remaining)	$1,130.66	$1,113.24	1.6%

The schedule of the remaining SSA No. 2003-101 Maximum Parcel Special Taxes is shown in Table 6 on the following page. The Maximum Parcel Special Taxes escalate 1.50% annually through 2031.

Table 6: Maximum Parcel Special Taxes

Levy Year	Collection Year	Aggregate [1]	Per Single-Family Unit
2023	2024	$632,842	$2,659
2024	2025	$642,362	$2,699
2025	2026	$651,882	$2,739
2026	2027	$661,640	$2,780
2027	2028	$671,636	$2,822
2028	2029	$681,632	$2,864
2029	2030	$691,866	$2,907
2030	2031	$702,338	$2,951
2031	2032	$632,842	$2,659

IV PRIOR YEAR SPECIAL TAX COLLECTIONS

The SSA No. 2003-101 special tax is billed and collected by Kendall County (the "County") in the same manner and at the same time as general *ad valorem* property taxes. The City may provide other means of collecting the special tax, if necessary, to meet the financial obligations of SSA No. 2003-101.

A 2022 Special Tax Receipts

As of November 9, 2023, SSA No. 2003-101 2022 special tax receipts totaled $486,381. There are no delinquent special taxes.

B Tax Sales and Foreclosures

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

V DEVELOPMENT STATUS

SSA No. 2003-101 is comprised of 277 single-family homes, which is consistent with the original projections. An aerial map of SSA No. 2003-101 is attached as Appendix E. The number of units in each plat is summarized in Table 7 below.

Table 7: Land Use Summary

Plat	Recorded	Land Use	Number of Units
Unit 1	Yes	Single-Family	261
Unit 2	Yes	Single-Family	16
		Total	**277**

A Equalized Assessed Value

Equalized assessed value increased in 2022 to $16,523,656.

VI OUTSTANDING BONDS

The Series 2019 Bonds were issued in March 2019 with an original principal amount of $5,220,000. As of September 2, 2023, the outstanding principal was $4,016,000. The current debt schedule adjusted for early redemptions from special tax prepayments is attached herein as Appendix D.

A Bond Redemptions from Special Tax Prepayments

As a result of special tax prepayments received from property owners, $1,783,000 of the Series 2019 Bonds have been redeemed as shown in Table 8 below.

Table 8: Special Mandatory Bond Redemptions from Special Tax Prepayments

Redemption Date	Bonds Redeemed
September 1, 2005	$49,000
March 1, 2006	$99,000
September 1, 2009	$24,000
March 1, 2007	$27,000
June 1, 2007	$49,000
September 1, 2007	$74,000
March 1, 2008	$126,000
September 1, 2008	$224,000
September 1, 2011	$24,000
September 1, 2013	$24,000
March 1, 2015	$23,000
September 1, 2015	$23,000
March 1, 2016	$90,000
September 1, 2017	$21,000
December 1, 2019	$19,000
June 1, 2021	$10,000
Total Redeemed	**$1,783,000**

B Prepayments

The SSA No. 2003-101 Maximum Parcel Special Tax may be prepaid and permanently satisfied, or prepaid in part, provided that proceeds for any such prepayment are sufficient to permit the redemption of Bonds in such amounts and maturities deemed necessary by the Administrator and in accordance with the Bond Indenture. The prepayment calculation formula is set forth in the Special Tax Roll and Report.

To date, the Maximum Parcel Special Tax has been prepaid in full for 43 single-family dwelling units and prepaid in part for one single-family dwelling unit.

VII EQUALIZED ASSESSED VALUE AND VALUE-TO-LIEN RATIO

The SSA No. 2003-101 Equalized Assessed Value and Value-to-Lien Ratio is shown in Table 9 below.

Table 9: Equalized Assessed Value and Value-to-Lien Ratio

2022 Equalized Assessed Value [1]	2022 Appraised Value [2]	Outstanding Bonds [3]	Value-to-Lien Ratio
$16,523,656	$49,570,969	$4,016,000	12.34:1

Notes:

1. Source: Kendall County
2. Appraised Value is equal to three times the equalized assessed value.
3. As of September 2, 2023.

VIII AD VALOREM PROPERTY TAX RATES

The 2022 general *ad valorem* tax rates for SSA No. 2003-101 are shown in Table 10 below.

Table 10: 2022 *Ad Valorem* Property Tax Rates [1]

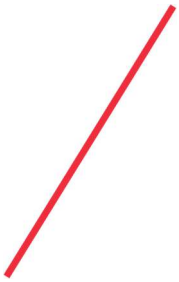
Type of Rate	*Ad Valorem* Rate
City	0.537710%
County	0.590750%
Bristol-Kendall Fire Protection District	0.698760%
Forest Preserve	0.147640%
Junior College #516	0.464150%
Yorkville Library	0.255320%
Yorkville/Bristol Sanitary District	0.000000%
Kendall Township	0.087810%
Kendall Road District	0.223390%
School District CU-115	6.652400%
Total Tax Rate	**9.657930%**

Note:

1. Source: Kendall County, for Tax Codes KE016.

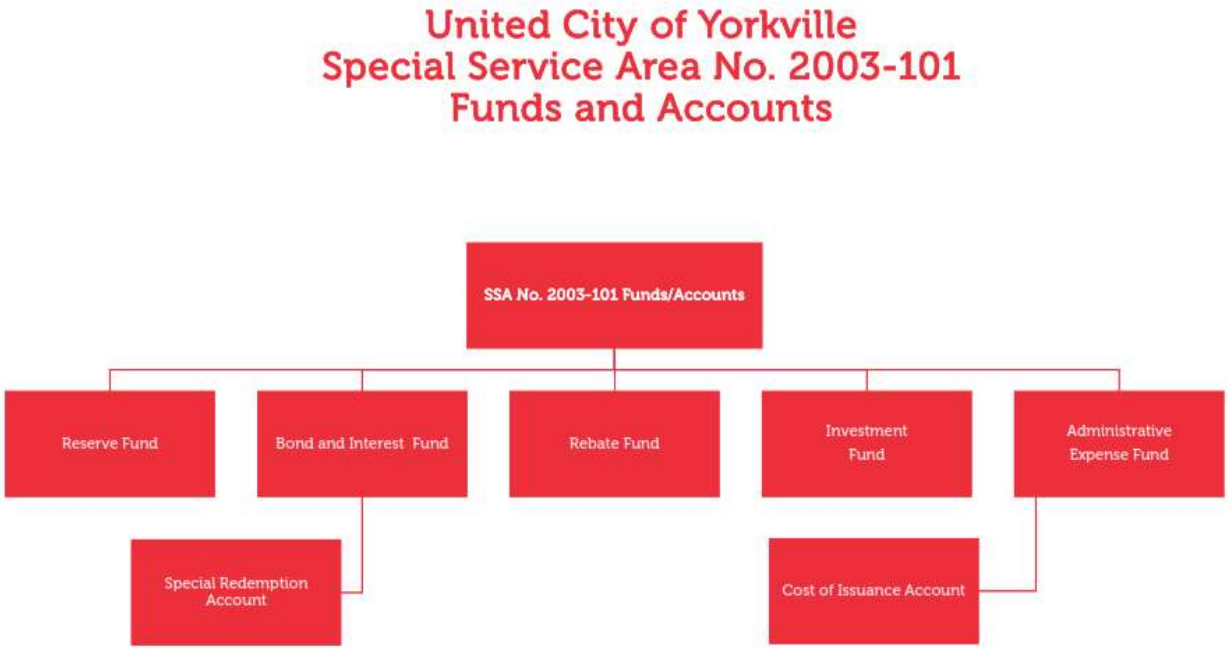
APPENDIX A

United City of Yorkville SSA No. 2003-101
Administration Report
(Levy Year 2023)



FUNDS AND ACCOUNTS

Figure A-1: Funds and Accounts

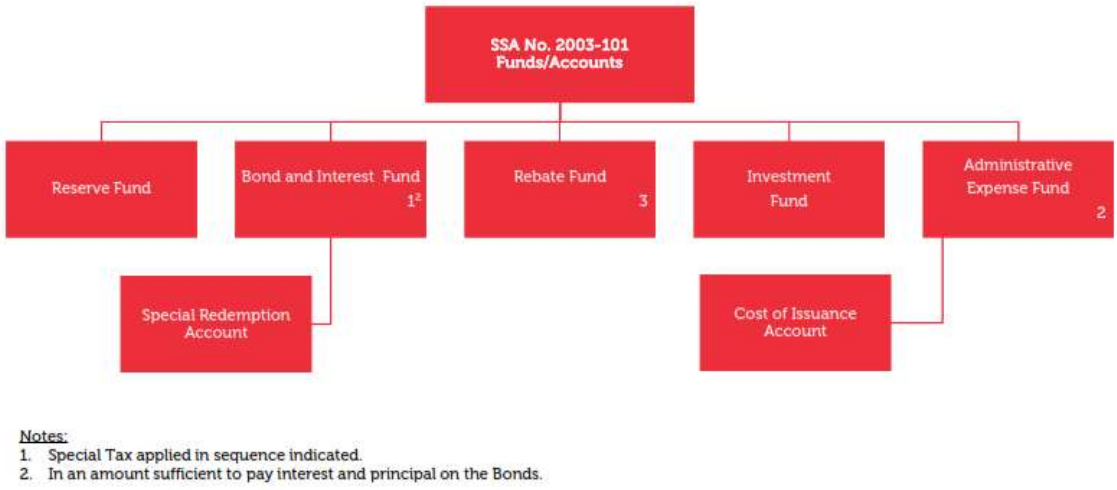


APPENDIX B

United City of Yorkville SSA No. 2003-101
Administration Report
(Levy Year 2023)

APPLICATION OF SPECIAL TAX

Figure B-1: Application of Special Tax



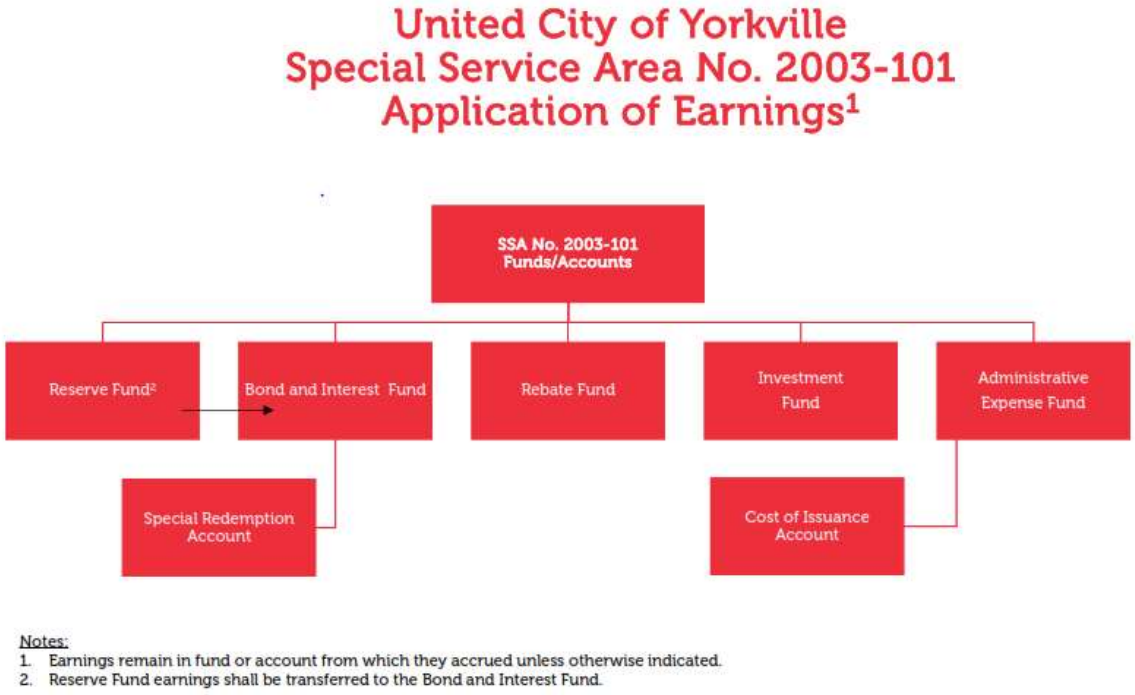
Notes:
1. Special Tax applied in sequence indicated.
2. In an amount sufficient to pay interest and principal on the Bonds.

APPENDIX C

United City of Yorkville SSA No. 2003-101
Administration Report
(Levy Year 2023)

APPLICATION OF EARNINGS

Figure C-1: Application of Earnings



Notes:
1. Earnings remain in fund or account from which they accrued unless otherwise indicated.
2. Reserve Fund earnings shall be transferred to the Bond and Interest Fund.

APPENDIX D

United City of Yorkville SSA No. 2003-101
Administration Report
(Levy Year 2023)

DEBT SERVICE SCHEDULE

Table D-1: Revised Debt Service Schedule

Year Ending (3/1)	Payment Date	Principal	Interest	Debt Service
2024	3/1/2024	$319,000	$69,413.25	$388,413.25
2025	9/1/2024		$64,628.25	$64,628.25
2025	3/1/2025	$335,000	$64,628.25	$399,628.25
2026	9/1/2025		$59,603.25	$59,603.25
2026	3/1/2026	$349,000	$59,603.25	$408,603.25
2027	9/1/2026		$54,368.25	$54,368.25
2027	3/1/2027	$369,000	$54,368.25	$423,368.25
2028	9/1/2027		$48,833.25	$48,833.25
2028	3/1/2028	$384,000	$48,833.25	$432,833.25
2029	9/1/2028		$42,401.25	$42,401.25
2029	3/1/2029	$404,000	$42,401.25	$446,401.25
2030	9/1/2029		$35,331.25	$35,331.25
2030	3/1/2030	$428,000	$35,331.25	$463,331.25
2031	9/1/2030		$27,520.25	$27,520.25
2031	3/1/2031	$451,000	$27,520.25	$478,520.25
2032	9/1/2031		$19,064.00	$19,064.00
2032	3/1/2032	$476,000	$19,064.00	$495,064.00
2033	9/1/2032		$10,020.00	$10,020.00
2033	3/1/2033	$501,000	$10,020.00	$511,020.00

APPENDIX E

United City of Yorkville SSA No. 2003-101
Administration Report
(Levy Year 2023)

AERIAL APPENDIX OF SSA BOUNDARIES

United City of Yorkville
SSA 2003-101
Parkside Lane
Wythe Place
Sutton Street
Fairfax Way
Windett Ridge Road
© 2008 Tele Atlas
Google

APPENDIX F

United City of Yorkville SSA No. 2003-101
Administration Report
(Levy Year 2023)

SPECIAL TAX ROLL AND REPORT

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NUMBER 2003-101

SPECIAL TAX ROLL AND REPORT

Prepared for

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

Prepared by

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

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NUMBER 2003-101

SPECIAL TAX ROLL AND REPORT
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I. INTRODUCTION

Pursuant to the provisions of the Act and in accordance with the "Establishing Ordinance" being Ordinance No. 2003-56 passed by the City Council of the United City of Yorkville, County of Kendall, State of Illinois, on August 12, 2003 in connection with the proceedings for Special Service Area Number 2003-101 (hereinafter referred to as "SSA No. 2003-101"), this Special Tax Roll and Report of SSA No. 2003-101 (the "Report") is herewith submitted and made part of the Establishing Ordinance.

II. DEFINITIONS

The terms used herein shall have the following meanings:

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

"Administrative Expenses" means the following actual or reasonably estimated costs permitted in accordance with the Act and directly related to the administration of SSA No. 2003-101 and the Bonds as determined by the City or its designee: the costs of computing the Special Taxes and of preparing the amended Special Tax Roll (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City, the County, or otherwise); the costs of remitting the Special Taxes to the fiscal agent and/or trustee for any Bonds; the costs of the fiscal agent and/or trustee (including its legal counsel) in the discharge of the duties required of it under the Bond Indenture; the costs of the City or designee in computing the amount of rebatable arbitrage, if any; the costs of the City or designee in obtaining ratings of the Bonds; the costs of the City or designee in complying with the disclosure requirements of applicable federal and state securities laws and of the Act, including, but not limited to, public inquiries regarding the Special Taxes; the costs associated with the release of funds from any escrow account or funds held pursuant to the Bond Indenture; and any termination payments owed by the City in connection with any guaranteed investment contract, forward purchase agreement, or other investment of funds held under the Bond Indenture. Administrative Expenses shall also include amounts advanced by the City for any administrative purpose of SSA No. 2003-101 including the costs of computing Special Tax Bond Prepayment amounts, recording of lien satisfaction or other notices related to a Special Tax Bond Prepayment or Mandatory Special Tax Prepayment, discharge or satisfaction of Special Taxes; and the costs of commencing and pursuing to completion any foreclosure action arising from and pursuing the collection of delinquent Special Taxes and the reasonable fees of legal counsel to the City incurred in connection with all of the foregoing.

"Administrator" means the designee of the City responsible for determining the Special Taxes and assisting the City and the County in providing for the collection of the Special Taxes, continuing disclosure, and any other administrative efforts related to SSA No. 2003-101.

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

"Bonds" means any bonds or other debt, including refunding bonds, whether in one or more series, issued by the City and secured by the Maximum Parcel Special Tax for SSA No. 2003-101, the proceeds of which will be used to finance inter alia, all or a portion of the public improvements.

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

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

"Council" means the Mayor and City Council, having jurisdiction over SSA No. 2003-101.

"County" means the County of Kendall, Illinois.

"Dwelling Unit" means a residential dwelling unit.

"Final Plat" means a final plat of subdivision approved by the City and recorded with the County.

"Mandatory Special Tax Prepayment" means the Special Tax Bond Prepayment required upon a reduction in the anticipated number of Dwelling Units as described more fully in Section VI.G herein and calculated pursuant to Exhibit B herein.

"Maximum Parcel Special Tax" means the maximum special tax, determined in accordance with Section VI that can be collected by the City in any Calendar Year on any Parcel. Maximum Parcel Special Taxes means the amount determined by multiplying the greater of the actual or anticipated number of Dwelling Units by the Maximum Parcel Special Tax.

"Maximum SSA Special Taxes" means the Maximum Parcel Special Taxes plus any additional special taxes levied, in accordance with any supplemental ordinances adopted by the City, that can be collected by the City in any Calendar Year.

"Parcel" means a lot or parcel within the boundaries of SSA No. 2003-101 shown on a Final Plat and/or PIN Map.

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

"PIN Map" means an official map of the County Assessments Division or other authorized County official designating parcels by permanent index number.

"Preliminary Plat" means the preliminary subdivision plat for SSA No. 2003-101 approved by the City, as may be amended.

"Residential Property" means all Parcels within the boundaries of SSA No. 2003-101 on which Dwelling Units have been, may be, or are anticipated to be constructed as determined from the Preliminary Plat, or any Final Plat, as applicable.

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

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

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

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

III. SPECIAL SERVICE AREA DESCRIPTION

A. BOUNDARIES OF SSA NO. 2003-101

SSA No. 2003-101 consists of approximately one hundred seventy (170) acres which is generally located east of the State Route 47 and Legion Road intersection, a few miles south of State Route 71, the legal description for which is attached as Exhibit D of the Establishing Ordinance.

B. ANTICIPATED LAND USES

SSA No. 2003-101 is anticipated to consist of two hundred seventy-seven (277) single-family homes and approximately five and seven-tenths acres of commercial development.

IV. SPECIAL SERVICES

SSA No. 2003-101 has been established to finance certain special services conferring special benefit thereto and which are in addition to the municipal services provided to the City as a whole. A general description, estimated cost, and allocation of these special services are set forth below.

A. GENERAL DESCRIPTION

The special services that are eligible to be financed by SSA No. 2003-101 consist of certain public improvements with appurtenances and appurtenant work in

connection therewith necessary to serve SSA No. 2003-101 (hereinafter referred to as the "Eligible Improvements"). The Eligible Improvements are generally described as follows:

- City sanitary sewer facilities including engineering, soil testing and appurtenant work, mass grading and demolition, site clearing and tree removal, erosion control measurers, wetland mitigation and tree installation, underground repairs, costs for land and easement acquisitions relating to any of the foregoing, required tap-on and related fees for sanitary sewer services and other eligible costs;
- City water facilities including engineering, soil testing and appurtenant work, mass grading and demolition, site clearing and tree removal, erosion control measurers, wetland mitigation and tree installation, underground repairs, costs for land and easement acquisitions relating to any of the foregoing, required tap-on and related fees for water services and other eligible costs;
- City road facilities including engineering, soil testing and appurtenant work, mass grading and demolition, site clearing and tree removal, erosion control measures, roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, equestrian paths and related street improvements, and equipment and materials necessary for the maintenance thereof, landscaping, wetland mitigation and tree installation, costs for land and easement acquisitions relating to any of the foregoing improvements, and other eligible costs;
- City storm water management facilities including engineering, soil testing and appurtenant work, mass grading and demolition, storm drainage systems and storm sewers, site clearing and tree removal, erosion control measures, landscaping, wetland mitigation and tree installation, underground repairs, costs for land and easement acquisitions relating to any of the foregoing improvements, and other eligible costs.

B. ESTIMATED COSTS

The estimated costs for the Eligible Improvements and the amounts anticipated to be financed by SSA No. 2003-101 are presented in Table 1 on the following page.

TABLE 1 ESTIMATED COSTS FOR ELIGIBLE IMPROVEMENTS		
PUBLIC IMPROVEMENT	TOTAL COSTS	COSTS ANTICIPATED TO BE FINANCED BY SSA NO. 2003-101
Sanitary Sewer Facilities	$981,483	$849,520
Water Facilities	$866,000	$797,579
Road Facilities		
Shared Section of Fairfax Way	$28,500	$16,731
Remaining Road Facilities	$7,707,671	$2,021,345
Storm Water Management Facilities	$1,153,996	$1,044,744
Underground Repairs	$126,000	$0
Grand Total	**$10,863,650**	**$4,729,919**

C. ALLOCATION

Special taxes levied pursuant to the Act must bear a rational relationship between the amount of the special tax levied against each Parcel within SSA No. 2003-100 and the special service benefit rendered. Therefore, the public improvements anticipated to be financed by SSA No. 2003-101 as shown in Table 1 have been allocated in accordance with the benefit rendered to the property therein, with benefit estimated to be a function of (i) the service or benefit area for said improvements and (ii) the relative capacity for said improvements reserved for or used by properties within the benefit area. A discussion of the relevant benefit area(s) and measures of public facilities usage is detailed below.

1. BENEFIT AREA

The scope of the eligible public improvements is local in nature, and therefore the benefit area includes only that property within SSA No. 2003-101 since the Eligible Improvements will be located within the SSA No. 2003-101. The vast majority of these improvements will bring the special services directly to the individual residential lots, and therefore benefit is rendered to each Dwelling Unit. However, only a portion of the Eligible Improvements benefits both the commercial and residential property, and is therefore allocated accordingly between the two land uses for such improvements. Further discussion for each of the major categories of improvements and its related benefit area follows.

a. SANITARY SEWER AND WATER

All sanitary sewer and water improvements will benefit only the residential property within SSA No. 2003-101. Given the commercial property's location along State Route 47, it is anticipated the commercial property will be required to pay for connection to the existing sewer and water lines along said state

route and will therefore not benefit from any of the sanitary sewer and water improvements.

b. ROAD ALLOCATION

While all the road improvements benefit the residential property, a small segment of the road improvements to be funded through SSA No. 2003-101 will partially render benefit to the commercial property. This section of improvements runs along the south side on Fairfax Way commencing at the intersection of State Route 47 and Fairfax Way and extending easterly for approximately two hundred feet (200'). The costs for this segment of road have been identified from all other eligible road improvements in order to allocate the costs accordingly between both the commercial and residential property. All other road improvements anticipated to be funded benefit only the residential property and have been allocated accordingly.

c. STORM WATER MANAGEMENT

All storm water management improvements benefit both the commercial and residential property. The allocation of the storm water management improvement costs is discussed in Section IV.C.2 below.

Furthermore, while certain Eligible Improvements will benefit the commercial property, SSA No. 2003-101 will not finance with bond proceeds the improvement costs attributable to such property. As shown in the following tables, the commercial property is allocated its share of the Eligible Improvements, but it will be funded by the developer, as the current property owner, and will therefore not be taxed.

2. PUBLIC FACILITY USAGE

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

a. SANITARY SEWER AND WATER USAGE

The primary determinant of sanitary sewer and water usage is the applicable population equivalent, or P.E. Household population is the criteria commonly used to project sewer and water service demand. *Wastewater Engineering, Third Edition* indicates that residential wastewater flow rates are typically determined on the basis of population density and the average per capita contribution

of wastewater. The Illinois Environmental Protection Agency's criteria for water storage and distribution systems assume an everyday use equal to 50 gallons per day per person. In addition, an emergency capacity is set at 50 gallons per day per person. This equates to 350 gallons per day for each single-family home given the applicable IEPA P.E. factor of 3.5 for single-family homes.

b. ROAD USAGE

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

Average weekday trips for commercial developments are commonly expressed per 1,000 square feet of gross leasable area. For shopping center development, average weekday trips equal 42.92 per 1,000 square feet of gross leasable area. However, a significant percentage of these trips will be considered pass-by (i.e., trips made as an intermediate stops on the way from an origin to a primary trip destination). This is particularly true for the subject shopping center development given its location on State Route 47 just south of U.S. Highway 45. Based upon data contained in *Trip Generation Fifth Edition*, it is estimated that at least thirty percent (30%) of the trips will be comprised of pass-by traffic, resulting in a net trip factor of 30.04 per 1,000 square feet, or 0.03004 trips per square foot of building.

The commercial site of SSA No. 2003-101 is estimated to have a twenty-five percent (25%) floor-to-area ratio ("FAR"). To determine the estimated building square footage, the gross land area of 248,292 square feet (five and seven-tenths acres x 43,560 square feet to an acre) is multiplied by the 25% FAR resulting in an estimated 62,073 of building square feet.

c. STORM SEWER USAGE

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

The runoff curve numbers for fully developed urban areas indicated in the TR-55 Manual vary by land use type, impervious

area, and hydrologic soil group. Assuming generally uniform antecedent runoff and hydrologic soil conditions within the SSA No. 2003-101, storm flows will tend to vary with land use and the associated impervious area.

Impervious ground coverage factors for residential development varies by development density or the number of dwelling units per gross acre, with gross acreage being exclusive of open space. The gross density for the Residential Property in SSA No. 2003-100 is two and two-tenths Dwelling Units to an acre, or 19,800 square feet per lot which, according to the TR-55 Manual, would categorize the Residential Property in SSA No. 2003-100 as having a development density of 1/2 acre. The TR-55 Manual indicates an impervious ground coverage factor of twenty-five percent (25%) for the development density category of 1/2 acre. Multiplying the twenty-five percent factor by the average residential lot area of approximately 19,800 square feet results in estimated impervious ground area per single family lot of 4,950 square feet. As all lots are anticipated to have approximately the same impervious area, the storm flow and therefore usage of the storm sewer system is not expected to vary in any material amount from single-family home to single-family home.

With respect to the commercial property, the developer's engineer has indicated that three percent of the overall benefit rendered from the storm water management improvements can be allocated to the commercial property since three percent of the storm flows is attributable to such property.

Multiplying the preceding P.E., trips, impervious area, and household size per single-family home or commercial building square foot, as applicable, by the respective projected total yields the total P.E., trip generation, impervious ground area, and percent allocation shown in Table 2 on the following page.

TABLE 2
TOTAL P.E., TRIPS, IMPERVIOUS AREA, AND PERCENT ALLOCATION

PUBLIC IMPROVEMENT	SINGLE-FAMILY HOME		COMMERCIAL PROPERTY		GRAND TOTAL	PERCENT ALLOCATION OF ELIGIBLE IMPROVEMENTS	
	USAGE FACTOR PER SFH[1]	TOTAL	USAGE FACTOR PER BSF[2]	TOTAL			
Sanitary Sewer Facilities	3.5 P.E.	969.50 Total P.E. (3.5 P.E. x 277)	NA	NA	969.50 Grand Total P.E.	100.0%	0.0%
Water Facilities	3.5 P.E.	969.50 Total P.E. (3.5 P.E. x 277)	NA	NA	969.50 Grand Total P.E.	100.0%	0.0%
Road Facilities							
Shared Section of Fairfax Way	9.57 Trips	2,650.89 Total Trips (9.57 Trips x 277)	0.03004 Trips	1,864.67 Total Trips (0.03004 Trips x 62,073)	4,515.56 Grand Total Trips	58.7%	41.3%
Remaining Road Facilities	9.57 Trips	2,650.89 Total Trips (9.57 Trips x 277)	NA	NA	2,650.89 Grand Total Trips	100.0%	0.0%
Storm Water Management Facilities	4,950 Impervious SF	1,371,150 Total Impervious SF (4,950 SF Impervious Area x 277)	NA	NA	1,371,150 Grand Total Impervious SF	97.0%	3.0%

[1]Single-Family Home
[2]Building Square Foot

3. ALLOCATED COSTS

Dividing the estimated total cost for each respective category of Eligible Improvements in Table 1 by the total P.E., trips, impervious area or percent allocation, as applicable, in Table 2 results in Eligible Improvement costs per P.E., trips, impervious square foot, or percent of costs as shown in Table 3 below. Multiplying these "unit" costs by the P.E., trips, impervious area, or percent allocable, as applicable, yields the allocated Eligible Improvements shown in Table 4. The estimated Eligible Improvements costs anticipated to be funded by SSA No. 2003-101 is shown in Table 5.

As all the Eligible Improvements cannot be financed through SSA No. 2003-101, the portion of the on-site improvements to be financed with bond proceeds are detailed in Table 5. All Eligible Improvements attributable to the Residential Property that are not financed through SSA No. 2003-101 will be funded by the developer and are categorized as "Unfunded Residential" under "Developer's Equity" in Table 5.

TABLE 3
ALLOCATED ELIGIBLE IMPROVEMENT COSTS
PER P.E., TRIP, IMPERVIOUS SF, AND PERCENT OF COSTS

PUBLIC IMPROVEMENT	ALLOCATED COST
Sanitary Sewer Facilities	$1,012.36 / P.E. ($981,483 / 969.50 P.E.)
Water Facilities	$893.24 / P.E. ($866,000 / 969.50 P.E.)
Road Facilities	
Shared Section of Fairfax Way	$6.31 / Trip ($28,500 / 4,515.56 Trips)
Remaining Road Facilities	$2,907.58 / Trip ($7,707,671 / 2,650.89 Trips)
Storm Water Management Facilities[1]	
Percent Allocation	$11,539.96 / Percent of Costs ($1,153,996 / 100)
Impervious Square Foot[2]	$0.82 / Impervious Square Foot ($1,119,376 / 1,371,150 Impervious Square Foot)

[1] The storm water management facilities are initially allocated between the commercial property and the residential property by the percent allocable to such land use. Then the percent allocable to the residential property, or ninety-seven percent (97%), are calculated into impervious square foot.
[2] Total amount equals 97% of the Eligible Improvement costs.

TABLE 4
ALLOCATED ELIGIBLE IMPROVEMENT COSTS
PER SINGLE-FAMILY HOME

PUBLIC IMPROVEMENT	ALLOCATED COST	
	PER SINGLE-FAMILY HOME	COMMERCIAL PROPERTY (ENTIRE SITE)
Sanitary Sewer Facilities	$3,543.26 / SFH[1] ($1,012.36 / P.E. x 3.5 P.E. / SFH[1])	Not Applicable
Water Facilities	$3,126.35 / SFH[1] ($893.24 / P.E. x 3.5 P.E. / SFH[1])	Not Applicable
Road Facilities		
Shared Section of Fairfax Way	$60.40 / SFH[1] ($6.31 / Trip x 9.57 Trips / SFH[1])	$11,768.89 ($6.31 / Trip x 1,864.67 Trips)
Remaining Road Facilities	$27,825.53 / SFH[1] ($2,907.58 / Trip x 9.57 Trips / SFH[1])	Not Applicable
Storm Water Management Facilities[2]		
Percent Allocation	Not Applicable	$34,619.88 ($11,539.96 / Percent x 3 Percent)
Impervious Square Foot[3]	$4,041.07 / SFH[1] ($0.82 / Impervious SF x 4,950 Impervious SF / SFH[1])	Not Applicable

[1]Single-Family Home
[2]The storm water management facilities are initially allocated between the commercial property and the residential property by the percent allocable to such land use. Then the percent allocable of costs with respect to the residential property, or ninety-seven percent (97%), are calculated into impervious square foot.
[3]Total amount equals 97% of the Eligible Improvement costs.

TABLE 5
FUNDING OF ELIGIBLE PUBLIC IMPROVEMENTS

PUBLIC IMPROVEMENT	GRAND TOTAL	SSA NO. 2003-101	DEVELOPER'S EQUITY	
			COMMERCIAL PROPERTY	UNFUNDED RESIDENTIAL
Sanitary Sewer Facilities	$981,483	$849,520	NA	$131,963
Water Facilities	$866,000	$797,579	NA	$68,421
Road Facilities				
Shared Section of Fairfax Way	$28,500	$16,731	$11,769	$0
Remaining Road Facilities	$7,707,671	$2,021,345	NA	$5,686,326
Storm Water Management Facilities	$1,153,996	$1,044,744	$34,620	$74,632
Underground Repairs	$126,000	$0	$0	$126,000
Grand Total	$10,863,650	$4,729,919	$46,389	$6,087,342

D. ALTERNATIVES, MODIFICATIONS, AND/OR SUBSTITUTIONS

The description of the Eligible Improvements, as set forth herein, is general in nature. The final description, specifications, location, and costs of improvements and facilities will be determined upon the preparation of final plans and specifications and completion of the improvements. The final plans may show substitutes, in lieu or modifications to the Eligible Improvements in order to accomplish the works of improvements, and any substitution, increase, or decrease to the amount of public improvements financed shall not be a change or modification in the proceedings as long as the allocation of the Eligible Improvement costs actually funded by SSA No. 2003-101, using the preceding methodology, is equivalent for each single-family home therein.

V. BOND ASSUMPTIONS

It is anticipated that certain of the Eligible Improvements will be financed through the issuance of a single series of bonds. Total authorized bonded indebtedness is $8,000,000. Bonds in the approximate amount of $7,000,000 are anticipated to be issued in August 2003. Issuance costs are estimated to be approximately five percent (5.00%) of the principal amount of the bonds. The bond issue will include a reserve fund not more than ten percent (10.00%) of the original principal amount of the bonds and approximately three years of capitalized interest. The term of the bonds is 30 years, with principal amortized over a period of approximately 27 years. Annual debt service payments will increase approximately one and one-half percent (1.50%) annually.

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

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

Therefore, the actual bonded indebtedness, and consequently the amount of public improvements financed by SSA No. 2003-101, may increase or decrease depending upon these variables.

VI. MAXIMUM PARCEL SPECIAL TAX

As mentioned previously, the Eligible Improvements allocable to the commercial property will not be financed with bond proceeds for SSA No. 2003-101. Therefore, this land use will not be subject to the special tax. The discussion that follows applies only to the Residential Property.

A. DETERMINATION

When multiple land uses are anticipated, the Maximum Parcel Special Tax is a function of (i) the relative amounts of the allocated Eligible Improvement costs for such land uses and (ii) required Maximum Parcel Special Taxes. In this case there is only one land use, single-family homes, and the allocated Eligible Improvement costs are equal for each such home. Therefore, the Maximum Parcel Special Tax will be equal for each single-family home.

The Maximum Parcel Special Tax is derived from the Maximum Parcel Special Taxes which are equal to the sum of the estimated (i) maximum annual interest and principal payments on the Bonds, net of projected earnings on the reserve fund, (ii) contingency for delinquent Special Taxes, and (iii) estimated Administrative Expenses. The derivation of the Maximum Parcel Special Tax is shown in Table 6 below.

TABLE 6
MAXIMUM PARCEL SPECIAL TAX
(LEVIED CALENDAR YEAR 2004/
COLLECTED CALENDAR YEAR 2005)

Maximum Parcel Special Taxes	$547,075
Single-family Homes	277
Maximum Parcel Special Tax[1]	$1,975
[1]Per Single-Family Dwelling Unit	

The required annual Maximum Parcel Special Taxes are based upon the bond assumptions set forth in Section V above and an assumption of an average coupon rate of 6.75%. The Maximum Parcel Special Tax per single-family home is simply computed by dividing the Maximum Parcel Special Taxes by the number of single-family homes. Therefore, the special taxes are proportional to the cost of the public improvements and consequently the amount of the Maximum Parcel Special Tax bears a rational relationship to the benefit that the special services render to each Parcel within SSA No. 2003-100 as required pursuant to the Act.

B. APPLICATION

The Maximum Parcel Special Tax for a Parcel of Residential Property which is not located within a Final Plat shall be calculated by multiplying the number of expected single-family Dwelling Units for such Parcel, as determined from the Preliminary Plat in effect as of September 30 preceding the Calendar Year for which the Special Tax is being extended, by the applicable Maximum Parcel Special Tax determined pursuant to Table 6, as increased in accordance with the Section VI.C below.

C. ESCALATION

The Maximum Parcel Special Tax that has been levied in each subsequent Calendar Year escalates one and one-half percent (1.50%) annually, rounded to the nearest dollar, with such escalation commencing with Calendar Year 2006. Note, that while the annual increase in the Maximum Parcel Special Tax is limited to one and one-half percent (1.50%), which is consistent with the anticipated graduated payment schedule for interest and principal on the Bonds, the percentage annual change in the Special Tax extended may be greater depending upon actual Special Tax receipts, capitalized interest, investment earnings, and Administrative Expenses.

D. TERM

The Maximum Parcel Special Tax shall not be levied after Calendar Year 2031 (to be collected in Calendar Year 2032).

E. SPECIAL TAX ROLL AMENDMENT

Each Calendar Year, in conjunction with the abatement ordinance adopted by the City, the City shall amend the Special Tax Roll to reflect the Maximum Parcel Special Tax applicable to any new Parcels established by the County. The amended Special Tax Roll shall be recorded with the County.

F. OPTIONAL PREPAYMENT

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

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

G. MANDATORY PREPAYMENT

If at any time the Administrator determines that there has been or will be a reduction in the Maximum Parcel Special Taxes as a result of an amendment to the Preliminary Plat, Final Plat, or other event which reduces the anticipated

number of single-family Dwelling Units (i.e. 277 single-family homes), then a Mandatory Special Tax Prepayment shall be calculated pursuant to Section B of Exhibit B attached hereto. As required under the Bond Indenture, the City may adopt a supplemental ordinance to provide for the levy of the Mandatory Special Tax Prepayment.

VII. ABATEMENT AND COLLECTION

A. ABATEMENT

On or before the last Tuesday of December of each Calendar Year, commencing with Calendar Year 2004 and for each following Calendar Year, the Council or its designee shall determine the Special Tax Requirement and the Maximum Parcel Special Tax authorized by the ordinance providing for the issuance of the Bonds shall be abated to the extent the amounts so levied exceed the Special Tax Requirement. The Maximum Parcel Special Tax applicable to each Parcel shall be abated in equal percentages until the Special Tax remaining equals the Special Tax Requirement. Abated in equal percentages means that the amount abated for each Parcel, computed as a percentage of its applicable Maximum Parcel Special Tax, is the same.

B. COLLECTION PROCESS

With the exception of the Mandatory Special Tax Prepayment, the Special Tax will be billed and collected by the County in the same manner and at the same time as general ad valorem property taxes. The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the Special Tax. The Council may provide for other means of collecting the Special Tax, if necessary to meet the financial obligations of SSA No. 2003-101.

The Mandatory Special Tax Prepayment shall be due prior to any development approval, subdivision of land, conveyance, or other action that results in a reduction in the Maximum Parcel Special Taxes. The Mandatory Special Tax Prepayment shall be levied against the property on which the reduction has or will occur. The Mandatory Special Tax Prepayment shall have the same sale and lien priorities as are provided for regular property taxes. A Mandatory Special Tax Prepayment shall not reduce the Maximum Parcel Special Tax for any Parcel.

C. ADMINISTRATIVE REVIEW

Any owner of a Parcel claiming that a calculation error has been made in the amount of the Special Tax applicable to such Parcel for any Calendar Year may send a written notice describing the error to the Administrator not later than thirty (30) days after having paid the Special Tax which is alleged to be in error. The Administrator shall promptly review the notice, and if necessary, meet with the property owner, consider written and oral evidence regarding the alleged error, and decide whether, in fact, such an error occurred. If the Administrator

determines that an error did in fact occur and the Special Tax should be modified or changed in favor of the property owner, an adjustment shall be made in the amount of the Special Tax applicable to such Parcel in the next Calendar Year. Cash refunds shall only be made in the final Calendar Year for the Special Tax). The decision of the Administrator regarding any error in respect to the Special Tax shall be final.

VIII. AMENDMENTS

This Report may be amended by ordinance of the City and, to the maximum extent permitted by the Act, such amendments may be made without further notice under the Act and without notice to owners of property within SSA No. 2003-101 in order to (i) clarify or correct minor inconsistencies in the matters set forth herein, (ii) provide for lawful procedures for the collection and enforcement of the Special Tax so as to assure the efficient collection of the Special Tax for the benefit of the owners of the Bonds, (iii) otherwise improve the ability of the City to fulfill its obligations to levy, extend, and collect the Special Tax and to make it available for the payment of the Bonds and Administrative Expenses, and (iv) make any change deemed necessary or advisable by the City, provided such change is not detrimental to the owners of property subject to the Maximum Parcel Special Tax. No such amendment shall be approved by the Council if it violates any other agreement binding upon the City and unless and until it has (i) found and determined that the amendment is necessary and appropriate and does not materially adversely affect the rights of the owners of the Bonds or the City has obtained the consent of one hundred percent (100.00%) of the owners of the Bonds and (ii) received an opinion of a nationally recognized bond counsel to the effect that the amendment does not violate the Act, and is authorized pursuant to the terms of the Bond Indenture and this Report.

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EXHIBIT A

SPECIAL TAX ROLL

UNITED CITY OF YORKVILLE
SSA No. 2003-101
SPECIAL TAX ROLL
CALENDAR YEAR 2004 THROUGH CALENDAR YEAR 2031

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit	Permanent Index Number 05-09-176-005 Dwelling Units 277	GRAND TOTAL
2004	$1,975.00	$547,075.00	$547,075.00
2005	$1,975.00	$547,075.00	$547,075.00
2006	$2,005.00	$555,385.00	$555,385.00
2007	$2,035.00	$563,695.00	$563,695.00
2008	$2,066.00	$572,282.00	$572,282.00
2009	$2,097.00	$580,869.00	$580,869.00
2010	$2,128.00	$589,456.00	$589,456.00
2011	$2,160.00	$598,320.00	$598,320.00
2012	$2,192.00	$607,184.00	$607,184.00
2013	$2,225.00	$616,325.00	$616,325.00
2014	$2,258.00	$625,466.00	$625,466.00
2015	$2,292.00	$634,884.00	$634,884.00
2016	$2,326.00	$644,302.00	$644,302.00
2017	$2,361.00	$653,997.00	$653,997.00
2018	$2,396.00	$663,692.00	$663,692.00
2019	$2,432.00	$673,664.00	$673,664.00
2020	$2,468.00	$683,636.00	$683,636.00
2021	$2,505.00	$693,885.00	$693,885.00
2022	$2,543.00	$704,411.00	$704,411.00
2023	$2,581.00	$714,937.00	$714,937.00
2024	$2,620.00	$725,740.00	$725,740.00
2025	$2,659.00	$736,543.00	$736,543.00
2026	$2,699.00	$747,623.00	$747,623.00
2027	$2,739.00	$758,703.00	$758,703.00
2028	$2,780.00	$770,060.00	$770,060.00
2029	$2,822.00	$781,694.00	$781,694.00
2030	$2,864.00	$793,328.00	$793,328.00
2031	$2,907.00	$805,239.00	$805,239.00

EXHIBIT B

PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2003-101

PREPAYMENT FORMULA

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

A. OPTIONAL PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

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

1. Prior to the Issuance of Bonds

Prior to the issuance of any Bonds, the Special Tax Bond Prepayment for a Parcel of Residential Property shall equal $17,076 per Dwelling Unit subject to changes as described in Section IV.D of the Special Tax Roll and Report of SSA No. 2003-101. If at the time of the prepayment, the Parcel intending to prepay is not located within a Final Plat, the prepayment amount shall be calculated by multiplying the number of expected single-family Dwelling Units for such Parcel, as determined from the Preliminary Plat by the applicable Special Tax Bond Prepayment per Dwelling Unit.

2. Special Tax Bond Prepayment Subsequent to Issuance of the Bonds

Subsequent to the issuance of the Bonds, the Special Tax Bond Prepayment for a Parcel means an amount equal to (a) the sum of (1) Principal, (2) Premium, (3) Defeasance, and (4) Fees and (b) minus the Reserve Fund Credit, where the terms "Principal," "Premium," "Defeasance," "Fees," and "Reserve Fund Credit" have the following meanings:

"Principal" means the principal amount of Bonds to be redeemed and equals the quotient derived by dividing (a) the then current Calendar Year Maximum Parcel Special Tax for the Parcel intending to prepay by (b) the corresponding Calendar Year Maximum Parcel Special Taxes for SSA No. 2003-101, (and excluding from (b) that portion of the Maximum Parcel Special Tax for any Parcel(s) that has been prepaid), and multiplying the quotient by the principal amount of outstanding Bonds.

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

"Defeasance" means the amount needed to pay interest on the Principal to be redeemed until the earliest redemption date for the outstanding Bonds less for any Special Tax heretofore paid and has not been or will not be used for the Special Tax Requirement.

"Fees" equal the expenses of SSA No. 2003-101 associated with the Special Tax Bond Prepayment as calculated by the City or its designee and include, but are not limited to, the costs of computing the Special Tax Bond Prepayment, the costs of redeeming the Bonds, and the costs of recording and publishing any notices to evidence the Special Tax Bond Prepayment and the redemption of Bonds.

"Reserve Fund Credit" shall equal the balance in the Reserve Fund (as defined in the Bond Indenture) multiplied by the quotient used to calculate Principal. Reserve Fund earnings to be applied toward the Special Tax Requirement shall not be considered when computing the Reserve Fund Credit.

The amount of any Partial Special Tax Bond Prepayment shall be computed pursuant to the preceding prepayment formula substituting the portion of the Maximum Parcel Special Tax to be prepaid for the Maximum Parcel Special Tax when computing Principal. The amount of any Special Tax Bond Prepayment or Partial Special Tax Bond Prepayment computed pursuant to this Section A.2 shall not exceed the Bonds plus any Premium, Defeasance, and Fees as such terms are defined herein.

The sum of the amounts calculated in Section A.1 shall be paid to the City, deposited with the trustee, and used to pay for public improvements in accordance with the Bond Indenture and to pay the Fees associated with the Special Tax Bond Prepayment. The sum of the amounts calculated in A.2 shall be paid to the City, deposited with the trustee, and used to pay and redeem Bonds in accordance with the Bond Indenture and to pay the Fees associated with the Special Tax Bond Prepayment. Upon the payment of the Special Tax Bond Prepayment amount to the City, the obligation to pay the portion of the Maximum Parcel Special Tax which is prepaid for such Parcel shall be deemed to be permanently satisfied, such portion of the Maximum Parcel Special Tax shall not be collected thereafter from such Parcel, and in the event the entire Maximum Parcel Special Tax is prepaid the Administrator shall cause a satisfaction of special tax lien for such Parcel to be recorded within 30 working days of receipt of the Special Tax Bond Prepayment.

B. MANDATORY PREPAYMENT

Pursuant to Section VI.G of the Special Tax Roll and Report of SSA No. 2003-101, the Maximum Parcel Special Tax must be prepaid if at any time the Administrator determines there is or will be a reduction in the number of anticipated Dwelling Units (i.e. 277 single-family homes). The Mandatory Special Tax Prepayment amount will be calculated using the prepayment formula described in Section A.2 above with the following modifications:

The amount by which the Maximum Parcel Special Taxes have been reduced shall serve as the numerator when computing Principal; and

No Reserve Fund Credit shall be given.

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

APPENDIX G

United City of Yorkville SSA No. 2003-101
Administration Report
(Levy Year 2023)

2023 AMENDED SPECIAL TAX ROLL

United City of Yorkville
Special Servces Area No. 2003-101
(Windett Ridge)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Single Family Property						
05-09-159-001	1	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-159-001	30	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-159-003	32	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-159-006	35	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-159-007	36	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-160-002	2	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-177-002	29	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-177-005	26	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-177-008	23	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-178-001	37	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-178-002	38	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-178-004	40	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-178-006	42	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-178-007	43	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-178-008	44	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-179-004	17	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-179-006	15	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-179-007	14	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-179-008	13	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-179-009	12	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-179-010	11	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-179-011	10	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-179-012	9	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-179-013	8	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-179-014	7	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-179-015	6	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-179-016	5	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-179-017	4	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-179-018	3	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-180-001	216	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-180-002	217	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-180-003	218	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-180-005	220	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-180-006	221	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-180-007	222	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-180-008	223	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-180-009	224	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-180-010	225	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-181-001	195	SFD	1	$2,581.00	$493.69	$2,087.31

United City of Yorkville
Special Servces Area No. 2003-101
(Windett Ridge)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-09-181-002	196	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-181-003	197	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-181-004	198	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-181-006	200	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-181-008	202	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-181-010	204	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-181-011	182	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-181-012	183	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-181-013	184	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-181-014	185	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-181-015	192	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-181-016	193	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-181-017	194	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-182-002	45	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-182-003	46	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-182-004	47	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-182-005	48	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-182-006	49	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-182-007	50	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-182-008	51	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-182-011	54	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-182-012	55	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-182-015	58	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-182-016	59	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-251-001	60	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-251-002	61	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-251-003	62	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-251-004	63	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-251-006	65	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-251-007	66	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-251-008	67	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-252-001	68	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-252-004	71	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-252-005	72	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-252-006	73	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-253-001	74	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-254-001	191	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-254-002	190	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-254-003	189	SFD	1	$2,581.00	$493.69	$2,087.31

United City of Yorkville
Special Servces Area No. 2003-101
(Windett Ridge)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-09-254-004	188	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-254-006	186	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-255-001	181	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-255-002	180	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-255-004	178	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-255-005	177	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-255-007	175	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-255-008	174	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-255-009	173	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-255-010	172	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-255-011	171	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-255-012	170	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-255-013	169	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-255-014	168	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-255-015	167	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-255-016	215	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-255-017	214	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-255-019	212	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-255-020	211	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-255-021	210	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-255-022	209	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-255-023	208	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-255-024	207	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-255-025	206	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-255-026	205	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-256-002	228	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-256-003	229	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-256-004	230	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-256-005	231	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-258-001	160	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-258-002	159	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-258-003	158	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-258-004	157	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-276-001	75	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-276-002	76	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-276-003	77	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-276-004	78	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-379-001	261	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-379-002	260	SFD	1	$2,581.00	$493.69	$2,087.31

United City of Yorkville
Special Servces Area No. 2003-101
(Windett Ridge)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-09-379-003	259	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-379-004	258	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-379-005	257	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-379-006	256	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-379-007	255	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-380-001	262	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-380-002	263	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-380-003	264	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-380-004	265	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-380-005	266	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-380-006	267	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-380-007	268	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-380-008	269	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-380-009	270	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-380-010	271	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-380-011	272	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-380-012	273	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-380-013	274	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-401-003	233	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-401-004	234	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-401-005	235	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-401-007	237	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-401-010	241	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-401-011	242	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-401-012	243	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-401-013	244	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-401-014	245	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-401-015	246	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-401-017	248	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-401-018	249	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-401-019	250	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-401-020	251	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-401-021	252	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-401-022	253	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-401-023	254	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-402-002	162	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-402-003	163	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-402-005	165	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-402-007	125	SFD	1	$2,581.00	$493.69	$2,087.31

United City of Yorkville
Special Servces Area No. 2003-101
(Windett Ridge)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-09-402-008	126	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-402-009	127	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-402-010	128	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-402-011	129	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-402-012	130	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-402-013	156	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-402-014	133	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-403-001	275	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-403-002	276	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-403-003	277	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-403-005	124	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-403-007	122	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-403-008	121	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-403-009	120	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-403-010	119	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-403-011	118	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-425-001	79	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-425-002	80	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-425-003	81	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-425-004	82	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-425-005	83	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-425-006	84	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-425-007	85	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-425-008	86	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-425-009	87	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-425-011	89	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-426-001	155	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-426-002	154	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-426-003	153	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-426-004	152	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-426-005	151	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-426-006	150	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-426-007	149	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-426-008	148	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-426-009	147	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-426-010	146	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-426-011	145	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-426-012	144	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-426-013	143	SFD	1	$2,581.00	$493.69	$2,087.31

United City of Yorkville
Special Servces Area No. 2003-101
(Windett Ridge)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-09-426-014	142	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-426-015	141	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-426-016	140	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-426-017	139	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-426-018	138	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-426-019	137	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-426-020	136	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-426-021	135	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-426-022	134	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-426-023	132	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-426-024	131	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-427-001	117	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-427-002	116	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-427-003	115	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-427-004	114	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-427-005	113	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-427-006	112	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-427-007	111	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-427-008	110	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-427-009	109	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-427-010	108	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-427-011	107	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-427-012	106	SFD	1	$2,581.00	$493.70	$2,087.30
05-09-428-008	90	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-428-009	91	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-428-010	92	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-428-011	93	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-428-012	94	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-428-013	95	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-428-014	96	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-428-015	97	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-428-016	98	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-429-008	99	SFD	4	$10,324.00	$1,974.76	$8,349.24
05-09-429-009	100	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-429-010	101	SFD	1	$2,581.00	$493.69	$2,087.31
05-09-429-011	102	SFD	1	$2,581.00	$493.69	$2,087.31
		Subtotal	**234**	**$603,954.00**	**$115,524.28**	**$488,429.72**
Prepaid Single Family Property						
05-09-177-010	21	PREPAY	1	$2,581.00	$2,581.00	$0.00
05-09-179-005	16	PREPAY	1	$2,581.00	$2,581.00	$0.00

United City of Yorkville
Special Servces Area No. 2003-101
(Windett Ridge)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-09-402-001	161	PREPAYS	1	$2,581.00	$2,581.00	$0.00
05-09-403-006	123	PREPAYS	1	$2,581.00	$2,581.00	$0.00
05-09-425-010	88	PREPAY	1	$2,581.00	$2,581.00	$0.00
		Subtotal	**5**	**$12,905.00**	**$12,905.00**	**$0.00**
Partially Prepaid Single Family Property						
05-09-252-002	69	PARTIAL	1	$2,581.00	$1,450.93	$1,130.07
		Subtotal	**1**	**$2,581.00**	**$1,450.93**	**$1,130.07**
		GRAND TOTALS	**240**	**$619,440.00**	**$129,880.21**	**$489,559.79**
			(# of units)	(maximum taxes)	(taxes abated)	(taxes levied)

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Public Finance
Public-Private Partnerships
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Memorandum

To: City Council
From: Rob Fredrickson, Finance Director
Date: November 21, 2023
Subject: SSA No. 2004-104 Grande Reserve – Tax Abatement

The table below represents a year-over year comparison of maximum and extended tax levy amounts on a per parcel basis for the Grande Reserve Special Service Area (2004-104), as shown on Table 5 (page 8) of the Administration Report prepared by the City's SSA consultant, David Taussig & Associates (DTA).

Special Service No. 2004-104 (Grande Reserve)

Tax Classification	2023 Levy	2022 Levy	% Change
Maximum Parcel Amount - First Series			
Single Family	$ 2,743.00	$ 2,702.00	1.52%
Extended Parcel Amounts - First Series			
Single Family	$ 2,220.25	$ 2,187.44	1.50%

As noted above, extended (actual) 2023 tax levy amounts will increase by 1.5% for single family in comparison with the previous year. Taken in the aggregate, these parcels will yield special service area property taxes totaling $483,339.16 (out of a maximum amount of $3,050,779.00 – with $2,567,439.84 being abated).

It is the recommendation of staff that the SSA abatement ordinance be approved. Both the ordinance and Grande Reserve SSA Administration Report have been attached for your review and consideration.

Ordinance No. 2023-_____

ORDINANCE ABATING SPECIAL SERVICE AREA TAXES FOR SPECIAL SERVICE AREA NUMBER 2004-104 CENTRAL GRANDE RESERVE AND APPROVING THE AMENDED SPECIAL TAX ROLL

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

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

(a) The City Council of the City adopted Ordinance No. 2004-61 on October 26, 2004 (the "Bond Ordinance") which: (i) provided for the issuance of Special Service Area Number 2004-104 Central Grande Reserve Special Tax Bonds, Series 2004 (MPI Grande Reserve Project) (the "Bonds"), of the United City of Yorkville, for the purpose of paying for the costs of certain improvements benefiting the Special Service Area Number 2004-104 Central Grande Reserve (the "Special Service Area"); and (ii) provided for the levy of Special Taxes upon all taxable property within the Special Service Area sufficient to pay the principal of the Bonds for each year at maturity or mandatory sinking fund redemption dates and to pay interest and Administrative Expenses of the Special Service Area for each such year. The Bond Ordinance also authorized the City to abate the taxes levied pursuant to such Ordinance to the extent the taxes levied exceeded the Special Tax Requirement (as defined in the Bond Ordinance) as calculated pursuant to the Special Service Area Number 2004-104 Special Tax Roll and Report (the "Special Tax Report") prepared by DTA, Inc. (the "Consultant").

(b) Pursuant to the Special Tax Report, the Consultant of the City has determined that the Special Tax Requirement for 2023 for the Bonds is $483,339.16 and the 2023 Levy for Special Taxes is $483,339.16.

Section 2. Of the $3,050,779.00 of Special Taxes levied for calendar year 2023 pursuant to Section 6 of the Bond Ordinance $2,567,439.84 of such Special Tax is hereby abated resulting in a 2023 calendar year levy of $483,339.16.

Section 3. It is the duty of the County Clerk of Kendall County to abate those taxes as provided in Section 2 of this Ordinance.

Section 4. The City Council of the City hereby approves the United City of Yorkville Special Service Area Number 2004-104 Administration Report Levy Year 2023 dated November 20, 2023, prepared by DTA, Inc. and the 2023 Amended Special Tax Roll attached to such report with such changes therein as are deemed necessary by the Mayor and the City's consultant to reflect any changes in final parcel identification numbers.

Section 5. All ordinances, resolutions and orders or parts of ordinances, resolutions and orders in conflict with this ordinance are repealed to the extent of such conflict. The City Clerk shall cause this Ordinance to be published in pamphlet form. This Ordinance shall be in full force and effect after passage and publication as provided by law.

PASSED by the City Council of the City this _____ ___, 2023.

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

_____
City Clerk

SIGNED by the Mayor this _____ ___, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

Published in pamphlet form _____ ____, 2023.

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ADMINISTRATION REPORT (LEVY YEAR 2023)

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2004-104

November 20, 2023

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UNITED CITY OF YORKVILLE

ADMINISTRATION REPORT

(LEVY YEAR 2023)

Special Service Area No. 2004-104

Prepared for:

United City of Yorkville

800 Game Farm Road

Yorkville, IL 60560

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APPENDIX G	2023 AMENDED SPECIAL TAX ROLL

INTRODUCTION

This report calculates the 2023 special taxes required to pay annual debt service on the United City of Yorkville (the "City") Special Service Area Number 2004-104 ("SSA No. 2004-104") Special Tax Bonds, Series 2004 (Grande Reserve Project) (the "Series 2004 Bonds") and administrative expenses and apportions the special taxes to each taxable parcel within SSA No. 2004-104. Pursuant to the Special Service Area Act (the "Act"), the City Aldermen are the governing body of SSA No. 2004-104. The City Aldermen must annually, prior to the last Tuesday of December, approve by ordinance the special taxes to be collected, abate the Maximum Parcel Special Taxes in excess of the special taxes to be collected, and direct the County Clerk of Kendall County to extend the special taxes for collection. The special taxes will be billed on the tax bill for ad valorem property taxes.

SSA No. 2004-104 was established by Ordinance No. 2004-49, adopted on September 14, 2004, and later amended by Ordinance No. 2004-60 (the "Establishing Ordinance"), adopted on October 26, 2004. The Establishing Ordinance authorized SSA No. 2004-104 to provide special services, issue bonds, and levy a special tax to repay the bonds.

A Authorized Special Services

The authorized special services include:

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

B Bonded Indebtedness

The Establishing Ordinance specified that not more than $35,000,000 in bonds may be issued by SSA No. 2004-104. Ordinance No. 2004-61 (the "Bond Ordinance"), adopted on October 26, 2004, approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $14,000,000 in Series 2004 Bonds. The Series 2004 Bonds were issued in the amount of $13,200,000 in December 2004. The current debt service schedule is attached hereto as Appendix D and a brief summary of any optional redemption of bonds is contained in Section VI herein.

C Special Taxes

The Establishing Ordinance incorporates the United City of Yorkville Special Service Area Number 2004-104 Special Tax Roll and Report (the "Special Tax Roll and Report"). The Special Tax Roll and Report sets forth the Maximum Parcel Special Taxes which have been levied for the payment of principal of and interest on the Series 2004 Bonds and the administration and maintenance of SSA No. 2004-104 and is attached hereto as Appendix F. A table of the Maximum Parcel Special Taxes is included in Section III herein.

I SPECIAL TAX REQUIREMENT

The SSA No. 2004-104 2023 Special Tax Requirement is equal to $483,339. As shown in Table 1 below, the 2023 Special Tax Requirement is equal to the sum of the Series 2004 debt service for the bond year ending March 1, 2025, estimated administrative expenses, estimated delinquencies, and less the estimated projected available fund as of March 1, 2024.

Table 1: 2023 Special Tax Requirement

Types of Funds	Total Amount
Sources of Funds	
Prior Year Surplus/(Deficit)	$53,213
Earnings	$0
Special Taxes	$483,339
Subtotal	**$536,552**
Uses of Funds	
Debt Service	
Interest - 09/01/2024	($121,986)
Interest - 03/01/2025	($121,986)
Principal - 03/01/2025	($253,000)
Administrative Expenses	($25,081)
Delinquent Special Taxes	($14,500)
Reserve Fund Replenishment	$0
Subtotal	($536,552)
Projected Surplus/(Deficit) - 03/01/2025	$0

II ACCOUNT ACTIVITY SUMMARY

The Trust Indenture for the Series 2004 Bonds (the "2004 Indenture") establishes five funds and three accounts. The five funds are the Bond and Interest Fund, Reserve Fund, Improvement Fund, Administrative Expense Fund, and Rebate Fund. Within the Bond and Interest Fund are the Capitalized Interest Account and Special Redemption Account. Within the Improvement Fund is the Cost of Issuance Account. A diagram of the funds and accounts is included herein as Appendix A.

Money held in any of the funds and accounts can be invested at the direction of the City and in conformance with the limitations set forth in the 2004 Indenture. Investment interest earnings, if any, will generally be applied to the fund or account for which the investment is made. Diagrams of the application of special taxes and earnings are attached as Appendices B and C, respectively.

A summary of account activity for the 12 months ending September 30, 2023, is shown in Table 2 on the following page.

Table 2: Transaction Summary (10/01/2022 through 09/30/2024)

Types of Funds	Administrative Expense Fund	Reserve Fund	Bond and Interest Fund	Special Redemption Fund
Beginning Balance (October 1, 2022)	$14,129	$450,066	$152,317	$40,115
Earnings	$233	$18,450	$8,907	$1,727
Special Taxes				
Prior Year(s)	$0	$0	$223,086	$0
Levy Year 2022	$0	$0	$460,887	$0
Account Transfers	$11,889	($20,515)	$12,958	($34,743)
Administrative Expense Fund Transfers				
2022 Budgeted	$0	$0	$0	$0
2023 Prefunding	$0	$0	($11,789)	$0
Debt Service				
Interest and Principal – 03/01/2023	$0	$0	($354,222)	$0
Interest – 09/01/2023	$0	$0	($90,636)	$0
Bond Redemptions/Prepayments				
Receipts	$0	$0	$0	$15,110
Principal Redemption	$0	$0	($21,669)	$0
Redemption Premium	$0	$0	$0	$0
Property Owner Refunds	$0	$0	$0	$0
Administrative Expenses	($17,586)	$0	$0	$0
Ending Balance (September 30, 2023)	**$8,665**	**$448,001**	**$379,838**	**$22,210**

The calculation of the estimated fund balances as of March 1, 2024, is shown in Table 3 on the following page.

Table 3: Estimated Transaction Summary (10/01/2023 through 03/01/2024)

Types of Funds	Administrative Expense Fund	Reserve Fund	Bond and Interest Fund	Special Redemption Fund
Beginning Balance (October 1, 2023)	$8,665	$448,001	$379,838	$22,210
Earnings	$0	$0	$0	$0
Special Taxes				
Prior Year(s)	$0	$0	$0	$0
Levy Year 2022	$0	$0	$15,638	$0
Projected Tax Sale Receipts	$0	$0	$0	$0
Account Transfers				
Bond Redemption/Prepayments	$0	$0	$22,210	($22,210)
All Other/Non-Administrative Expense	$0	($39,501)	$39,501	$0
Administrative Expense Fund Transfers				
2023 Budgeted	$2,228	$0	($2,228)	$0
2024 Prefunding	$0	$0	$0	$0
Debt Service				
Principal - 03/01/2024	$0	$0	($129,859)	$0
Interest - 03/01/2024	$0	$0	($236,000)	$0
Bond Redemptions/Prepayments				
Principal Redemption	$0	$0	($22,000)	$0
Redemption Premium	$0	$0	($210)	$0
Property Owner Refunds	$0	$0	$0	$0
Remaining 2022 Administrative Expenses	($10,893)	$0	$0	$0
Ending Balance (March 1, 2024)	**$0**	**$408,500**	**$66,890**	**$0**
Reserve Fund Requirement	N/A	($408,500)	N/A	N/A
Funds Not Eligible for Levy Surplus	$0	N/A	($13,677)	N/A
Projected Surplus/(Deficit) as of March 1, 2024	**$0**	**$0**	**$53,213**	**$0**

III MAXIMUM, ABATED, AND EXTENDED SPECIAL TAXES

Pursuant to the Special Tax Roll and Report, the 2023 Maximum Parcel Special Taxes equal $3,050,779.00. Subtracting the 2023 Special Tax Requirement of $483,339.16, results in an abatement of $2,567,439.84. In accordance with the Special Tax Roll and Report the Maximum Parcel Special Tax applicable to each Parcel in SSA 2004-104 is abated in equal percentages until the special tax remaining equals the Special Tax Requirement.

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

Table 4: Maximum, Abated and Extended Special Taxes

Special Tax Classification	Maximum Parcel Special Tax	Abated Special Tax	Extended Special Tax
First Series			
Single-Family Dwelling Unit	$2,743.00	$522.76	$2,220.24
Single-Family Dwelling Unit - Partial Prepayment (96%)	$109.45	$20.85	$88.60
Single-Family Dwelling Unit - Partial Prepayment (34%)	$1,801.88	$343.40	$1,458.48
Single-Family Dwelling Unit - Prepaid	$2,743.00	$2,743.00	$0.00
Second Series			
Single-Family Dwelling Unit	$2,743.00	$2,743.00	$0.00
Duplex Dwelling Unit	$2,245.00	$2,245.00	$0.00
Townhome Dwelling Unit	$1,895.00	$1,895.00	$0.00

A comparison of the maximum and extended special tax amounts for 2023 and 2022 is shown in Table 5 on the following page.

Table 5: Comparison of Maximum and Extended Special Taxes

Special Tax Classification	Levy Year 2023	Levy Year 2022	Percentage Change
Maximum Parcel Special Tax - First Series			
Single-Family Dwelling Unit	$2,743.00	$2,702.00	1.5%
Extended Special Tax - First Series			
Single-Family Dwelling Unit	$2,220.25	$2,187.44	1.5%
Maximum Parcel Special Tax - Second Series			
Single-Family Dwelling Unit	$2,743.00	$2,702.00	1.5%
Townhome Dwelling Unit	$2,245.00	$2,212.00	1.5%
Condominium Dwelling Unit	$1,895.00	$1,867.00	1.5%
Extended Special Tax - Second Series			
Single-Family Dwelling Unit	$0.00	$0.00	N/A
Townhome Dwelling Unit	$0.00	$0.00	N/A
Condominium Dwelling Unit	$0.00	$0.00	N/A

The schedule of the remaining SSA No. 2004-104 Maximum Parcel Special Taxes is shown in Table 6 on the following page. The Maximum Parcel Special Taxes escalate 1.50% annually through 2032.

Table 6: Maximum Parcel Special Taxes

Levy Year	Collection Year	Aggregate	Per Unit		
			Single-Family	Duplex	Townhome
2023	2024	$3,096,382	$2,784	$2,279	$1,923
2024	2025	$3,143,006	$2,826	$2,313	$1,952
2025	2026	$3,189,854	$2,868	$2,348	$1,981
2026	2027	$3,237,723	$2,911	$2,383	$2,011
2027	2028	$3,286,539	$2,955	$2,419	$2,041
2028	2029	$3,335,653	$2,999	$2,455	$2,072
2029	2030	$3,385,714	$3,044	$2,492	$2,103
2030	2031	$3,436,796	$3,090	$2,529	$2,135
2031	2032	$3,488,102	$3,136	$2,567	$2,167
2032	2033	$3,540,653	$3,183	$2,606	$2,200
2033	2034	$3,593,927	$3,231	$2,645	$2,233

IV PRIOR YEAR SPECIAL TAX COLLECTIONS

The SSA No. 2004-104 special tax is billed and collected by Kendall County (the "County") in the same manner and at the same time as general ad valorem property taxes. The City may provide other means of collecting the special tax, if necessary, to meet the financial obligations of SSA No. 2004-104.

A 2022 Special Tax Receipts

As of November 9, 2023, SSA No. 2004-104 2020 special tax receipts totaled $476,199. There are no delinquent special taxes.

B Tax Sales and Foreclosures

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

V DEVELOPMENT STATUS

SSA No. 2004-104 is comprised of 723 single-family homes, 224 duplex units, 298 townhome units, the clubhouse property, and the school property, which is consistent with the original projections. The clubhouse and school property will not be subjected to the special tax. An aerial map of SSA No. 2004-104 is attached as Appendix E. The number of units in each plat is summarized in Table 7 below.

Table 7: Land Use Summary

Plat	Bond Series	Recorded	Land Use	Number of Units
Neighborhood 6	Series 2	No	Townhome	156
Neighborhood 7	Series 2	No	Townhome	142
Neighborhood 8	Series 2	No	Duplex	224
Neighborhood 9	Series 2	No	Single-Family	135
Neighborhood 10	Series 1	Yes	Single-Family	84
Neighborhood 11	Series 1	Yes	Single-Family	87
Neighborhood 12	Series 1	Yes	Single-Family	90
Neighborhood 13	Series 1	Yes	Single-Family	50
Neighborhood 14	Series 1	Yes	Single-Family	116
Neighborhood 15	Series 1	Yes	Single-Family	63
Neighborhood 16	Series 2	No	Single-Family	98
			Total	**1,245**

A Equalized Assessed Value

The 2022 equalized assessed value for taxable property in SSA No. 2004-104 was $22,697,274.

VI OUTSTANDING BONDS

The Series 2004 Bonds were issued in December 2004 as fixed rate bonds with an original principal amount of $13,200,000. As of September 2, 2023, the outstanding principal was $4,063,000, reflecting the additional $22,000 scheduled to be redeemed on December 1, 2023. The current debt schedule adjusted for early redemptions from special tax prepayments is attached herein as Appendix D.

A Bond Redemptions from Special Tax Prepayments

As a result of special tax prepayments received from property owners, $6,331,000 of the Series 2004 Bonds have been redeemed, with additional $22,000 scheduled to be redeemed on December 1, 2023, as shown in Table 8 below.

Table 8: Special Mandatory Bond Redemptions from Special Tax Payments

Redemption Date	Bonds Redeemed
March 1, 2007	$80,000
June 1, 2007	$26,000
September 1, 2007	$79,000
March 1, 2008	$241,000
September 1, 2008	$146,000
March 1, 2009	$108,000
March 1, 2013	$26,000
September 1, 2016	$463,000
March 1, 2017	$439,000
September 1, 2017	$1,501,000
March 1, 2018	$264,000
September 1, 2018	$23,000
March 1, 2019	$2,873,000
March 1, 2021	$41,000
September 1. 2021	$21,000
December 1. 2023	$22,000
Total Redeemed	**$6,353,000**

B Special Tax Prepayments

The SSA No. 2004-104 Maximum Parcel Special Tax may be prepaid and permanently satisfied, or prepaid in part, provided that proceeds for any such prepayment are sufficient to permit the redemption of Bonds in such amounts and maturities deemed necessary by the Administrator and in accordance with the Bond Indenture. The prepayment calculation formula is set forth in the Special Tax Roll and Report.

To date, the Maximum Parcel Special Tax has been prepaid in full for 272 single-family dwelling units. Two partial prepayments have been received.

VII EQUALIZED ASSESSED VALUE AND VALUE-TO-LIEN RATIO

The SSA No. 2004-104 Equalized Assessed Value and Value-to-Lien Ratio is shown in Table 9 below.

Table 9: Equalized Assessed Value and Value-to-Lien Ratio

2022 Equalized Assessed Value [1]	2022 Appraised Value [2]	Outstanding Bonds [3]	Value-to-Lien Ratio
$22,697,274	$68,091,822	$4,063,000	16.76:1

Notes:

1. Source: Kendall County
2. Appraised Value is equal to three times the equalized assessed value.
3. As of September 2, 2023, and reflecting the additional $22,000 scheduled to be redeemed on December 1, 2023.

VIII AD VALOREM PROPERTY TAX RATES

The 2022 general *ad valorem* tax rates for SSA No. 2004-104 are shown in Table 11 below.

Table 10: 2022 Ad Valorem Property Tax Rates

Type of Rate	*Ad Valorem* Rate [1]
City	0.537710%
County	0.590750%
Bristol-Kendall Fire Protection District	0.698760%
Forest Preserve	0.147640%
Junior College #516	0.464150%
Yorkville Library	0.255320%
Fox Metro Wastewater Reclamation District	0.000000%
Bristol Township	0.081310%
Bristol Road District	0.059890%
School District CU-115	6.652400%
Total Tax Rate	**9.487930%**

Note:

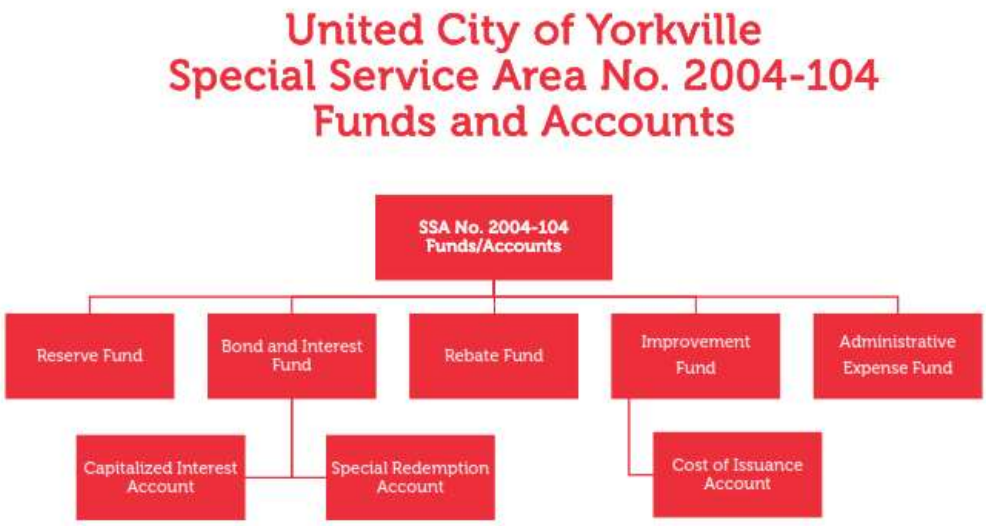
1. Source: Kendall County, for Tax Codes KE016.

APPENDIX A

United City of Yorkville SSA No. 2004-104
Administration Report
(Levy Year 2023)

FUNDS AND ACCOUNTS

Figure A-1: Funds and Accounts



APPENDIX B

United City of Yorkville SSA No. 2004-104
Administration Report
(Levy Year 2023)

APPLICATION OF SPECIAL TAX

Figure B-1: Application of Special Tax

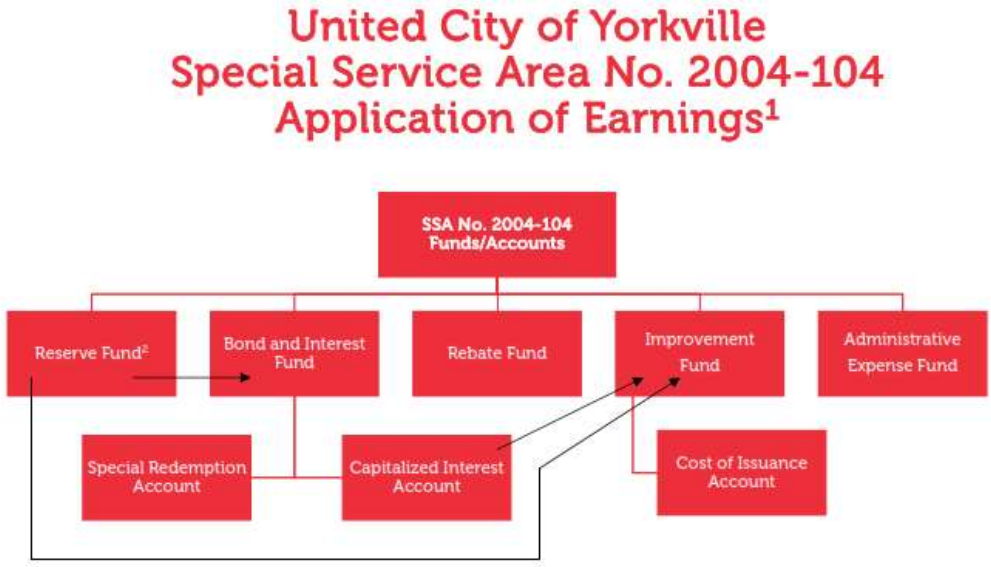
Notes:
1. Special Tax applied in sequence shown.
2. In an amount sufficient to pay Debt Service on the Bonds.

APPENDIX C

United City of Yorkville SSA No. 2004-104
Administration Report
(Levy Year 2023)

APPLICATION OF EARNINGS

Figure C-1: Application of Earnings



Notes:

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

2.Reserve Fund earnings are transferred into the Improvement Fund prior to completion of the Special Services and to the Bond and Interest Fund thereafter.

APPENDIX D

United City of Yorkville SSA No. 2004-104
Administration Report
(Levy Year 2023)

DEBT SERVICE SCHEDULE

Table D-1: Revised Debt Service Schedule

Year Ending (3/1)	Payment Date	Principal	Interest	Debt Service
2024	3/1/2024	$236,000	$129,858.75	$365,858.75
2025	9/1/2024		$121,985.63	$121,985.63
2025	3/1/2025	$253,000	$121,985.63	$374,985.63
2026	9/1/2025		$113,921.25	$113,921.25
2026	3/1/2026	$279,000	$113,921.25	$392,921.25
2027	9/1/2026		$105,060.00	$105,060.00
2027	3/1/2027	$305,000	$105,060.00	$410,060.00
2028	9/1/2027		$95,338.13	$95,338.13
2028	3/1/2028	$328,000	$95,338.13	$423,338.13
2029	9/1/2028		$84,883.13	$84,883.13
2029	3/1/2029	$359,000	$84,883.13	$443,883.13
2030	9/1/2029		$73,440.00	$73,440.00
2030	3/1/2030	$391,000	$73,440.00	$464,440.00
2031	9/1/2030		$60,976.88	$60,976.88
2031	3/1/2031	$424,000	$60,976.88	$484,976.88
2032	9/1/2031		$47,461.88	$47,461.88
2032	3/1/2032	$460,000	$47,461.88	$507,461.88
2033	9/1/2032		$32,799.38	$32,799.38
2033	3/1/2033	$495,000	$32,799.38	$527,799.38
2034	9/1/2033		$17,021.25	$17,021.25
2034	3/1/2034	$534,000	$17,021.25	$551,021.25

APPENDIX E

United City of Yorkville SSA No. 2004-104
Administration Report
(Levy Year 2023)

AERIAL APPENDIX OF SSA BOUNDARIES

United City of Yorkville
SSA 2004-104
Freedom Pl
Kennedy Rd
Lehman Crossing
Berrywood Ln
Seeley St
Old Glory Dr
Amos Ave
Rood St
McLellan Blvd
Cyder Way
Squire Circle
Patriot Ct
Grande Trail
Burr St
American Way
Lewis St
Edythe St
W Rickard Dr
E Rickard Dr
34
© 2008 Tele Atlas
Google
41°41'04.18" N
88°23'54.36" W
elev 197 m
Oct 11, 2007
Eye alt 2.36 km

APPENDIX F

United City of Yorkville SSA No. 2004-104
Administration Report
(Levy Year 2023)

SPECIAL TAX ROLL AND REPORT

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NUMBER 2004-104
CENTRAL GRANDE RESERVE

SPECIAL TAX ROLL AND REPORT

Prepared for

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

Prepared by

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(949) 955-1500

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NUMBER 2004-104
CENTRAL GRANDE RESERVE
SPECIAL TAX ROLL AND REPORT

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Exhibit A – Cost Estimate Summary for the Central Grande Reserve Project
Exhibit B – Special Tax Roll
Exhibit C – Prepayment of the Maximum Parcel Special Tax
Exhibit D – Concept Plan

I. INTRODUCTION

Pursuant to the provisions of the Act and in accordance with the "Establishing Ordinance" being Ordinance No. _____ passed by the City Council of the United City of Yorkville, County of Kendall, State of Illinois, on _____, 2004 in connection with the proceedings for Special Service Area Number 2004-104 Central Grande Reserve (hereinafter referred to as "SSA No. 2004-104"), this Special Tax Roll and Report of SSA No. 2004-104 (the "Report") is herewith submitted and made part of the Establishing Ordinance.

II. DEFINITIONS

The terms used herein shall have the following meanings:

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

"Administrative Expenses" means the following actual or reasonably estimated costs permitted in accordance with the Act and directly related to the administration of SSA No. 2004-104 and the Bonds as determined by the City or its designee: the costs of computing the Special Taxes and of preparing the amended Special Tax Roll (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City, the County, or otherwise); the costs of remitting the Special Taxes to the fiscal agent and/or trustee for any Bonds; the costs of the fiscal agent and/or trustee (including its legal counsel) in the discharge of the duties required of it under the Bond Indenture; periodic costs on the Bonds, including, but not limited to, the costs of remarketing and letter of credit draw fees; the costs of the City or designee in computing the amount of rebatable arbitrage, if any; the costs of the City or designee in obtaining or maintaining ratings of the Bonds; the costs of the City or designee in complying with the disclosure requirements of applicable federal and state securities laws and of the Act, including, but not limited to, public inquiries regarding the Special Taxes; the costs associated with the release of funds from any escrow account or funds held pursuant to the Bond Indenture; and any termination payments owed by the City in connection with any guaranteed investment contract, forward purchase agreement, or other investment of funds held under the Bond Indenture. Administrative Expenses shall also include amounts advanced by the City for any administrative purpose of SSA No. 2004-104 including the costs of computing Special Tax Bond Prepayment amounts, recording of lien satisfaction or other notices related to a Special Tax Bond Prepayment, Partial Special Tax Bond Prepayment, or Mandatory Special Tax Prepayment, discharge or satisfaction of Special Taxes; and the costs of commencing and pursuing to completion any foreclosure action arising from and pursuing the collection of delinquent Special Taxes and the reasonable fees of legal counsel to the City incurred in connection with all of the foregoing.

"Administrator" means the designee of the City responsible for determining the Special Taxes and assisting the City and the County in providing for the collection of the Special Taxes, continuing disclosure, and any other administrative efforts related to SSA No. 2004-104.

"Annexation Agreement" means that Annexation Agreement and Planned Unit Development Agreement dated August 7, 2003 between the City and MPI-2 Yorkville North LLC, MPI-2 Yorkville Central LLC, MPI-2 Yorkville South I LLC, and MPI-2 Yorkville South II LLC.

"Bond Indenture" means the trust indenture dated as of November 1, 2004 between the City and LaSalle Bank National Association and any supplemental indentures between the City and the trustee named therein authorizing the issuance of the Bonds.

"Bonds" means any bonds or other debt, including refunding bonds, whether in one or more series, issued by the City and secured by the Maximum Parcel Special Tax for SSA No. 2004-104, the proceeds of which will be used to finance inter alia, all or a portion of the public improvements.

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

"Central Grande Reserve" means all property within the area defined as the Central Grande Reserve as shown in Exhibit D attached hereto (i.e., neighborhoods 6 – 16 on the Concept Plan, the School Property, and the Clubhouse Property).

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

"Clubhouse Property" means that property within the boundaries of SSA No. 2004-104 on which the clubhouse facility has been, may be, or is anticipated to be constructed as determined from the Concept Plan (i.e., designated as HOA Club), any Preliminary Plat, or any Final Plat, as applicable.

"Concept Plan" means the concept plan for the Grande Reserve project attached as Exhibit D to the Annexation Agreement, as may be amended.

"Council" means the Mayor and City Council, having jurisdiction over SSA No. 2004-104.

"County" means the County of Kendall, Illinois.

"Duplex Property" means that property within the boundaries of SSA No. 2004-104 on which duplex Dwelling Units have been, may be, or are anticipated to be constructed as determined from the Concept Plan, any Preliminary Plat, or any Final Plat, as applicable.

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

"Final Plat" means a final plat of subdivision approved by the City and recorded with the County.

"First Series" means the first series of Bonds issued for SSA No. 2004-104.

"First Series Property" means the lots in the following table:

Neighborhood	Lots Numbers / Number of DUs	Land Use Designation	Recordation Data
10	Lots 344 – 427	Single-family Property	Final Plat Recorded on August 17, 2004
11	Lots 91 – 177	Single-family Property	Final Plat Recorded on July 7, 2004
12	Lots 1 – 90	Single-family Property	Final Plat Recorded on July 7, 2004
13	Lots 178 – 227	Single-family Property	Final Plat Recorded on July 7, 2004
14	Lots 228 – 343	Single-family Property	Final Plat Recorded on July 7, 2004
15	Lots 428 – 490	Single-family Property	Final Plat Recorded on July 7, 2004

"Grande Reserve Subdivision" means all the property located within North Grande Reserve, Central Grande Reserve, and South Grande Reserve.

"Mandatory Special Tax Prepayment" means the Special Tax Bond Prepayment required upon a reduction in the anticipated number of Dwelling Units as described more fully in Section VII.H herein and calculated pursuant to Exhibit C attached hereto.

"Maximum Parcel Special Tax" means the maximum special tax, determined in accordance with Section VII that can be collected by the City in any Calendar Year on any Parcel. Maximum Parcel Special Taxes means the amount determined by multiplying the actual or anticipated number, as applicable, of Single-family Property, Duplex Property, or Townhome Property Dwelling Units by the applicable Maximum Parcel Special Tax.

"Maximum SSA Special Taxes" means the Maximum Parcel Special Taxes plus any additional special taxes levied, in accordance with any supplemental ordinances adopted by the City that can be collected by the City in any Calendar Year.

"North Grande Reserve" means all property within the area defined as the North Grande Reserve as shown in Exhibit D attached hereto (i.e., neighborhoods 1 – 5 on the Concept Plan and the Commercial Property).

"Parcel" means a lot or parcel within the boundaries of SSA No. 2004-104 shown on a Final Plat and/or PIN Map.

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

"PIN Map" means an official map of the County Assessments Division or other authorized County official designating Parcels by permanent index number.

"Preliminary Plat" means the preliminary subdivision plat(s) for SSA No. 2004-104 approved by the City, as may be amended.

"Residential Property" means all property within the boundaries of SSA No. 2004-104 on which Dwelling Units have been, may be, or are anticipated to be constructed as determined from the Concept Plan, Preliminary Plat, or any Final Plat, as applicable.

"School Property" means all property on which an elementary school in SSA No. 2004-104 has been, may be, or is anticipated to be constructed as determined from the Concept Plan, Preliminary Plat, or any Final Plat, as applicable.

"Second Series" means the second series of Bonds issued for SSA No. 2004-104 (exclusive of any refunding Bonds).

"Second Series Property" means the lots in the following table:

Neighborhood	Lots Numbers / Number of DUs	Land Use Designation	Recordation Data
6	156 DUs	Townhome Property	Final Plat Not Recorded, Number of DUs Based on Concept Plan
7	142 DUs	Townhome Property	Final Plat Not Recorded, Number of DUs Based on Concept Plan
8	224 DUs	Duplex Property	Final Plat Not Recorded, Lot Count Based on Concept Plan
9	Lots 589 – 723	Single-family Property	Final Plat Recorded on July 7, 2004
16	Lots 491 – 588	Single-family Property	Final Plat Recorded on July 7, 2004

"Single-family Property" means that property within the boundaries of SSA No. 2004-104 on which single-family Dwelling Units have been, may be, or are anticipated to be constructed as determined from the Concept Plan, any Preliminary Plat, or any Final Plat, as applicable.

"South Grande Reserve" means all property within the area defined as the South Grande Reserve as shown in Exhibit D attached hereto (i.e., neighborhoods 17 – 19 on the Concept Plan).

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

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

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

"Special Tax Roll" means the Special Tax Roll included herein as Exhibit B, as may be amended pursuant to Section VII.F.

"Townhome Property" means that property within the boundaries of SSA No. 2004-104 on which townhome Dwelling Units have been, may be, or are anticipated to be

constructed as determined from the Concept Plan, any Preliminary Plat or any Final Plat, as applicable.

III. SPECIAL SERVICE AREA DESCRIPTION

A. BOUNDARIES OF SSA NO. 2004-104

SSA No. 2004-104 is a portion of the Grande Reserve Subdivision and includes the residential components, the School Property, and the Clubhouse Property of Central Grande Reserve, which total approximately five hundred thirty-four (534) acres. A legal description is attached as Exhibit C of the Establishing Ordinance. The Grande Reserve Subdivision is generally located north of State Route 34, northeast of Bristol Ridge Road, and east of Kennedy Road.

B. ANTICIPATED LAND USES

While SSA No. 2004-104 encompasses only the development within Central Grande Reserve, certain Eligible Improvements will benefit other development areas of the Grande Reserve Subdivision, namely North Grande Reserve and South Grande Reserve. Therefore, these development areas are included as part of the discussion, where applicable.

1. NORTH GRANDE RESERVE

North Grande Reserve is anticipated to consist of 290 single-family Dwelling Units, 126 duplex Dwelling Units, and 409 townhome Dwelling Units, 300 apartment Dwelling Units, and the Commercial Property. It is anticipated that the 290 single-family Dwelling Units in the North Grande Reserve will be an age-targeted active adult community.

2. CENTRAL GRANDE RESERVE

Central Grande Reserve is anticipated to consist of 723 single-family Dwelling Units, 224 duplex Dwelling Units, 298 townhome Dwelling Units, the Clubhouse Property, and the School Property.

3. SOUTH GRANDE RESERVE

South Grande Reserve is anticipated to consist of 276 single-family Dwelling Units.

IV. FINANCING PLAN

Pursuant to the Annexation Agreement, the maximum special service area bonded indebtedness permitted for the Grande Reserve Subdivision is $60,000,000. The special service area financing plan contemplates the issuance of approximately $12,950,000 and $47,050,000 in variable and fixed rate bonds, respectively. All of the bonds to be issued in variable rate mode have been issued by the previously established SSA No. 2004-106

Total Grande Reserve. All of the fixed rate bonds will be issued by separate special service areas established for the North Grande Reserve, Central Grande Reserve, and South Grande Reserve (each a "Development Area"). The property included within North Grande Reserve, Central Grande Reserve, and South Grande Reserve overlaps SSA No. 2004-106 Total Grande Reserve.

The Report focuses on the fixed rate bonds to be issued by SSA No. 2004-104 Central Grande Reserve. The public improvements to be funded by SSA No. 2004-104 include community and other neighborhood specific sewer, water, road, and storm water management facilities. These costs are described in greater detail in Section V below.

V. SPECIAL SERVICES

SSA No. 2004-104 has been established to finance certain City special services conferring special benefit thereto and which are in addition to the municipal services provided to the City as a whole. A general description, estimated cost, and allocation of these special services are set forth below.

A. GENERAL DESCRIPTION

As set forth in the Establishing Ordinance, the special services that are eligible to be financed by SSA No. 2004-104 (hereinafter referred to as the "Eligible Improvements") include, but are not limited to, the following

- City owned sanitary sewer facilities, water facilities, road facilities, storm water management facilities, public parks and park improvements, including, but not limited to, the cost of engineering, soil testing and appurtenant work, mass grading and demolition, storm water management facilities, storm drainage systems and storm sewers, site clearing and tree removal, public water facilities, sanitary sewer facilities, erosion control measures, roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, equestrian paths and related street improvements, and equipment and materials necessary for the maintenance thereof, public parks, park improvements, bicycle paths, landscaping, wetland mitigation and tree installation, costs for land and easement acquisitions relating to any of the foregoing improvements, required tap-on and related fees for water or sanitary sewer services and other eligible costs.

Community improvements to be funded include a portion of the following improvements allocable to the Central Grande Reserve:

- The Grande Reserve Subdivision adjacent portions of the Galena and State Route 34 water mains;
- On-site lift station facilities;
- Collector and entrance roads and associated sewer and water facilities and rights-of-way;
- On-site storm sewers and associated earthwork.

Neighborhood improvements to be funded include neighborhood specific sewer, water, road, and storm water management facilities to be constructed within and serving SSA No. 2004-104.

B. ESTIMATED COSTS

The total estimated Eligible Improvement costs and the portion of the Eligible Improvement costs anticipated to be funded by SSA No. 2004-104 are shown in detail in Exhibit A attached hereto. A summary of these amounts and the allocation of the costs to be funded by SSA No. 2004-104 are shown in Table 1 on the following page.

TABLE 1
SSA No. 2004-104
CENTRAL GRANDE RESERVE

ESTIMATED PUBLIC IMPROVEMENT COSTS

Public Improvement Description	Public Improvement	Anticipated To Be Funded Through SSA No. 2004-104
Community [1]		
Sewer	$2,154,405	$2,005,824
Water	$1,033,704	$660,460
Storm Sewer	$7,294,460	$5,132,269
Roads	$3,545,535	$1,446,112
Neighborhood		
Sewer	$3,641,314	$3,623,776
Water	$3,641,314	$3,623,776
Storm Sewer	$3,246,114	$3,228,576
Roads	$5,065,185	$1,010,684
Grand Total [2]	$29,622,033	$20,731,475

[1] Amounts shown represent the total cost for the Grande Reserve Subdivision.

[2] Calculations may vary due to rounding.

C. ALLOCATION OF COSTS

Special taxes levied pursuant to the Act must bear a rational relationship between the amount of the special tax levied against each Parcel within SSA No. 2004-104 and the special service benefit rendered. Therefore, the public improvements anticipated to be financed by SSA No. 2004-104 as shown in Table 1 have been allocated in accordance with the benefit rendered to the property therein, with benefit estimated to be a function of (i) the service or benefit area for said improvements and (ii) the relative capacity for said improvements reserved for or used by properties within the benefit area. A discussion of the relevant benefit area(s) and measures of public facilities usage is detailed below.

As mentioned previously, SSA No. 2004-104 is anticipated to fund only certain of the community and neighborhood improvements. However, this section addresses all the Eligible Improvements in an effort to provide a comprehensive discussion of benefit areas and the allocation of costs.

1. BENEFIT AREA

a. COMMUNITY IMPROVEMENTS

The community water and park improvements benefit all of the Grande Reserve Subdivision. The community water facilities are extensions of the master-planned water mains. The benefit area for the remaining community improvements is limited to the boundaries of SSA No. 2004-104. These improvements include community road improvements (i.e., the collector and entrance roads), the earthwork pertaining to the on-site storm water detention areas, and the on-site lift station and storm sewer facilities.

b. NEIGHBORHOOD IMPROVEMENTS

As mentioned previously, the neighborhood improvements will be constructed within the neighborhoods comprising the Central Grande Reserve, and therefore logically benefit those specific neighborhoods.

2. PUBLIC FACILITY USAGE

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

a. SEWER AND WATER USAGE

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

The factors published by the IEPA for apartments range from 1.0 to 3.0 depending upon bedroom count. For purposes of this analysis, a simple average of the three factors published, 1.0 for one bedroom units, 1.5 for two bedroom units, and 3.0 for three or more bedroom units is assumed, resulting in an average P.E. factor of 1.8 for apartment Dwelling Units. The IEPA does not publish P.E. factors for duplex or townhome Dwelling Units, but indicates that the published P.E. factors for apartments may be used to estimate their P.E. As the duplex and townhome Dwelling Units are anticipated to average three bedrooms, a P.E. factor of 3.0 is used.

Sewer and water demand for commercial development is a function of the nature and intensity of use. The Commercial Property is a small development site approximately 4.5 acres in size. The developer indicates potential uses would include relatively low P.E. uses such as a service station and convenience market. Therefore, a P.E. factor of 10 per acre is employed in this analysis. Sewer and water demand for public schools is driven by two factors: type of school (i.e. elementary school, middle school, or high school) and the estimated number of students and employees. According to the school district, an elementary school, with an estimated capacity of 600 students and approximately fifty (50) employees, is anticipated to be built in SSA No. 2004-104. Applying the IEPA's standard of 25 gallons per student and employee per day yields a total of 162.50 P.E. for the site. Clubhouse sewer and water demand is a function of the nature and intensity of use. Information provided by the developer's engineer estimated the Clubhouse Property P.E. at 22.50.

Tables 2 and 3 on the following pages show these P.E. factors and their equivalency (i.e., the P.E. factor for each land use type expressed in terms of the P.E. factor for a single-family home).

Table 2 represents the land uses in the North Grande Reserve, Central Grande Reserve, and South Grande Reserve. Table 3 represents the land uses of only SSA No. 2004-104.

TABLE 2
SSA No. 2004-104
CENTRAL GRANDE RESERVE

P.E. AND EQUIVALENT UNITS
FOR GRANDE RESERVE SUBDIVISION

Land Use [1]	Count				P.E. Factor	Total P.E. [2]	Equivalent Unit [3]	Total Equivalent Units [4], [5]
	Dwelling Units	Students	Employees	Acres				
(1) Single-family (per DU)	1,289	NA	NA	NA	3.50	4,511.50	1.000	1,289.000
(2) Duplex (per DU)	350	NA	NA	NA	3.00	1,050.00	0.857	300.000
(3) Townhome (per DU)	707	NA	NA	NA	3.00	2,121.00	0.857	606.000
(4) Apartment (per DU)	300	NA	NA	NA	1.80	540.00	0.514	154.286
School							46.429	46.429
(5) (Per Student)	NA	600	NA	NA	0.25	150.00		
(6) (Per Employee)	NA	NA	50	NA	0.25	12.50		
(7) Clubhouse (per Clubhouse)	NA	NA	NA	NA	22.50	22.50	6.429	6.429
(8) Commercial (per acre)	NA	NA	NA	4.5	10.00	45.00	12.857	12.857
Grand Total [4]	**2,646**	**600**	**50**	**4.5**	**NA**	**8,452.50**	**68.943**	**2,415.000**

[1] Land uses represent the Dwelling Units and other property in North Grande Reserve, Central Grande Reserve, and South Grande Reserve.
[2] P.E. factor multiplied by applicable number of dwelling units, students, employees.
[3] Equivalent units for land uses 1 - 4 computed by dividing P.E. factor for each such land use by P.E. factor for single-family land use. Equivalent units for land uses 5, 6, and 8 computed by dividing total P.E. by P.E. factor for single-family land use.
[4] Equivalent unit factor multiplied by applicable number of dwelling units, schools, clubhouses, or acres.
[5] Calculations may vary slightly due to rounding.

TABLE 3
SSA No. 2004-104
CENTRAL GRANDE RESERVE

P.E. AND EQUIVALENT UNITS
FOR CENTRAL GRANDE RESERVE

Land Use [1]	Count				P.E. Factor	Total P.E. [2]	Equivalent Unit [3]	Total Equivalent Units [4], [5]
	Dwelling Units	Students	Employees	Acres				
(1) Single-family (per DU)	723	NA	NA	NA	3.50	2,530.50	1.000	723.000
(2) Duplex (per DU)	224	NA	NA	NA	3.00	672.00	0.857	192.000
(3) Townhome (per DU)	298	NA	NA	NA	3.00	894.00	0.857	255.429
(4) Apartment (per DU)	NA	NA	NA	NA	NA	NA	NA	NA
School							46.429	46.429
(5) (Per Student)	NA	600	NA	NA	0.25	150.00		
(6) (Per Employee)	NA	NA	50	NA	0.25	12.50		
(7) Clubhouse (per Clubhouse)	NA	NA	NA	NA	22.50	22.50	6.429	6.429
(8) Commercial (per acre)	NA	NA	NA	NA	NA	NA	NA	NA
Grand Total [4]	**1,245**	**600**	**50**	**0.0**	**NA**	**4,281.50**	**55.571**	**1,223.286**

[1] Land uses represent the Dwelling Units and other property in Central Grande Reserve only.
[2] P.E. factor multiplied by applicable number of dwelling units, students, employees.
[3] Equivalent units for land uses 1 - 4 computed by dividing P.E. factor for each such land use by P.E. factor for single-family land use. Equivalent units for land uses 5, 6, and 8 computed by dividing total P.E. by P.E. factor for single-family land use.
[4] Equivalent unit factor multiplied by applicable number of dwelling units, schools, clubhouses, or acres.
[5] Calculations may vary slightly due to rounding.

b. ROAD IMPROVEMENTS

Road usage is typically computed on the basis of anticipated trip generation. The Institute of Traffic Engineers publication, *Trip Generation, Sixth Edition,* indicates average weekday trips per single-family, townhome, and apartment Dwelling Unit of 9.57, 5.86, and 6.59, respectively.

As mentioned previously, the single-family property in North Grande Reserve is anticipated to be age-targeted. Consequently, the Traffic Study employs a reduced trip generation assumption of 2.76 trips per Dwelling Unit. As with P.E. factors, trip factors for duplex Dwelling Units are not published in *Trip Generation, Sixth Edition.* However, *Trip Generation, Sixth Edition* states that the average weekday trips for residential land uses have a high correlation with the number of vehicles and residents. Therefore, household size is used to estimate the average weekday trips for duplex Dwelling Units. Multiplying the population ratio between a duplex Dwelling Unit and a single-family home (i.e., 3.0 divided by 3.5) by the average weekday trips for single-family homes yields an estimated average weekday trips of 8.20 for a duplex Dwelling Unit.

The average weekday trips associated with an elementary school are typically expressed per student and are estimated by *Trip Generation Sixth Edition* at 1.02 per elementary school student. The developer's engineer estimates average weekday trips for the Clubhouse Property at 90.

Table 4 on the following page shows these trip factors and their equivalency (i.e., the average weekday trip factor for each land use type expressed in terms of the average weekday trip factor for the typical single-family home) for SSA No. 2004-104.

TABLE 4
SSA No. 2004-104
CENTRAL GRANDE RESERVE

AVERAGE WEEKDAY TRIPS AND EQUIVALENT UNITS
FOR CENTRAL GRANDE RESERVE

Land Use [1]	Count			Average Weekday Trip Factor	Total Weekday Trips [2]	Equivalent Unit [3]	Total Equivalent Units [4], [5]
	Dwelling Units	Students	Employees				
(1) Single-family - Typical (per DU)	723	NA	NA	9.57	6,919.11	1.000	723.000
(2) Single-family - Age Targeted (per DU)	NA	NA	NA	NA	NA	NA	NA
(3) Duplex (per DU)	224	NA	NA	8.20	1,836.80	0.857	191.933
(4) Townhome (per DU)	298	NA	NA	5.86	1,746.28	0.612	182.474
(5) Apartment (per DU)	NA	NA	NA	NA	NA	NA	NA
School						63.950	63.950
(6) (Per Student)	NA	600	NA	1.02	612.00		
(7) (Per Employee)	NA	NA	50	NA	0.00		
(8) Clubhouse (per Clubhouse)	NA	NA	NA	90.00	90.00	9.404	9.404
Grand Total [4]	**1,245**	**600**	**50**	**NA**	**11,204.19**	**NA**	**1,170.762**

[1] Land uses represent the Dwelling Units and other property in Central Grande Reserve only.
[2] Average weekday trip factor multiplied by applicable number of dwelling units, students, employees.
[3] Equivalent units for land uses 1 - 5 computed by dividing average weekday trip factor for each such land use by average weekday trip factor for typical single-family home. Equivalent units for land uses 6 and 7 computed by dividing total weekday trips by the average trips for the typical single-family land home.
[4] Equivalent unit factor multiplied by applicable number of dwelling units, schools, or clubhouses.
[5] Calculations may vary slightly due to rounding.

c. STORM WATER MANAGEMENT FACILITIES

Storm sewer facilities are sized based upon estimated storm flows, which vary with the size of the tributary drainage area, slope, soil type, antecedent runoff condition, and impervious ground cover. In its "TR-55, Urban Hydrology for Small Watershed (the "TR-55 Manual"), the United States Department of Agriculture specifies average "runoff curve numbers" for purposes of measuring storm flows or runoff. The runoff curve number for fully developed urban areas indicated in the TR-55 Manual vary by land use type, impervious area, and hydrologic soil group. Assuming generally uniform antecedent runoff and hydrologic soil conditions within SSA No. 2004-104, storm flows will tend to vary with land use and the associated impervious area.

Impervious ground coverage factors for residential development vary by development density or the number of dwelling units per gross acre, with gross acreage being exclusive of open space. The anticipated gross density for the three residential land uses are as shown in Table 4 below. The TR-55 Manual estimates impervious ground area at approximately 30.00% for development densities of 3.0 units to an acre, 40.00% for development densities of 4.0 units to an acre, and 65.00% for development densities of 8.0 or greater units to an acre.

The TR-55 Manual does not contain impervious ground areas for apartments, elementary schools, and clubhouses. For apartments, the impervious ground area for commercial is used as a proxy (85.00% impervious area per acre). The impervious ground coverage factor for the School Property is based on discussion with the school district's architect. The impervious ground coverage for the Clubhouse Property has been provided by the developer's engineer and is based upon the preliminary clubhouse plans.

Table 5 on the following page shows the impervious ground area factors and their equivalency (i.e., the average impervious area for each land use type expressed in terms of the average impervious area for the typical single-family home) for SSA No. 2004-104.

TABLE 5
SSA No. 2004-104
CENTRAL GRANDE RESERVE

IMPERVIOUS AREA AND EQUIVALENT UNITS
FOR CENTRAL GRANDE RESERVE

Land Use [1]	Dwelling Units	Density	Acres	Coverage Factor	Impervious Area [2]		Equivalent Unit [3]	Total Equivalent Units [4], [5]
					Per DU	Total		
(1) Single-family - Typical (per DU)	723	2.57	NA	30.0%	5,087	NA	1.000	723.000
(2) Single-family - Age Targeted (per DU)	NA	NA	NA	NA	NA	NA	NA	NA
(3) Duplex (per DU)	224	5.47	NA	38.0%	3,024	NA	0.595	133.185
(4) Townhome (per DU)	298	8.36	NA	65.0%	3,385	NA	0.666	198.325
(5) Apartment (per DU)	NA	NA	NA	NA	NA	NA	NA	NA
(6) School (per school)	NA	NA	12.0	33.3%	NA	174,240	34.254	34.254
(7) Clubhouse (per clubhouse)	NA	NA	4.51	52.8%	NA	103,729	20.392	20.392
Grand Total [4]	**1,245**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**1,109.155**

[1] Land uses represent Dwelling Units and other property in Central Grande Reserve only.

[2] Impervious area per dwelling unit for land uses 1 - 5 computed by multiplying coverage factor by 43,560 (square feet in an acre) and then dividing by density. Total impervious area for land uses 6 and 7 computed by multiplying coverage factor by total land square footage (43,560 multiplied by acres).

[3] Equivalent units for land uses 1 - 5 computed by dividing impervious area for each such land use by impervious area for typical single-family home. Equivalent units for land uses 6 and 7 computed by dividing total impervious area by impervious area for the typical single-family land home.

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

[5] Calculations may vary slightly due to rounding.

3. ALLOCATED COSTS

As mentioned previously, SSA No. 2004-104 is anticipated to fund community and neighborhood improvements for Central Grande Reserve. However, this section shows the allocation of all the community and neighborhood public improvements in an effort to provide a comprehensive public improvement cost allocation.

a. COMMUNITY IMPROVEMENTS

The community improvements are allocated to each land use type within the benefit area in accordance with the equivalent units shown in Tables 2, 3, 4, and 5. The cost per equivalent unit is computed first. Then, the cost per equivalent unit is multiplied by the equivalent unit factor for each land use to arrive at the cost per dwelling unit. These calculations are shown in Tables 6, 7, 8 and 9.

TABLE 6

SSA No. 2004-104

CENTRAL GRANDE RESERVE

COMMUNITY WATER IMPROVEMENTS - COST PER EQUIVALENT UNIT

Community Improvement	Total Estimated Cost	Total Equivalent Units [1]	Cost Per Equivalent Unit [2], [3]
Water	$578,402	2,415.000	$240
Grand Total [3]	$578,402		$240

[1] From Table 2.
[2] Total estimated cost divided by applicable total equivalent units.
[3] Calculations may vary slightly due to rounding.

TABLE 7

SSA No. 2004-104

CENTRAL GRANDE RESERVE

COMMUNITY WATER IMPROVEMENTS - ALLOCATED COSTS BY LAND USE

Land Use [1]	Community Water Improvements		
	Cost Per Equivalent Unit [2]	Equivalent Unit Factor [3]	Allocated Cost [4], [5]
(1) Single-family - Typical (per DU)	$240	1.000	$240
(2) Single-family - Age Targeted (per DU)	$240	1.000	$240
(3) Duplex (per DU)	$240	0.857	$205
(4) Townhome (per DU)	$240	0.857	$205
(5) Apartment (per DU)	$240	0.514	$123
(6) School (per school)	$240	46.429	$11,120
(7) Clubhouse (per clubhouse)	$240	6.429	$1,540
(8) Commercial (per parcel)	$240	12.857	$3,079

[1] Land uses represent the Dwelling Units and other property in North Grande Reserve, Central Grande Reserve and South Grande Reserve.
[2] From Table 6.
[3] From Table 2.
[4] Cost per equivalent unit multiplied by equivalent unit factor.
[5] Calculations may vary slightly due to rounding.

TABLE 8

SSA No. 2004-104

CENTRAL GRANDE RESERVE

COMMUNITY ROAD AND ASSOCIATED SEWER, WATER, AND STORM SEWER IMPROVEMENTS

CENTRAL GRANDE RESERVE COST PER EQUIVALENT UNIT

Improvement Description	Total Estimated Cost [1]	Total Equivalent Units [2]	Cost Per Equivalent Unit [3], [4]
Sewer and Water			
Road Associated	$2,132,212	1,223.286	$1,743
Lift Station	$361,500	1,223.286	$296
Road Improvements	$1,998,689	1,170.762	$1,707
Storm Sewer Improvements			
Road Associated	$1,111,399	1,109.155	$1,002
Storm Sewer Main	$361,498	1,109.155	$326
Storm Water Detention (Earthwork)	$3,925,070	1,109.155	$3,539
Storm Water Detention Basins	$2,527,500	1,109.155	$2,279
Grand Total [4]	$12,417,868		$10,891

[1] See Exhibit A.

[2] From Tables 3, 4, and 5, as applicable.

[3] Total cost divided by applicable total equivalent units.

[4] Calculations may vary slightly due to rounding.

TABLE 9
SSA No. 2004-104
CENTRAL GRANDE RESERVE

COMMUNITY ROAD AND ASSOCIATED SEWER, WATER, AND STORM IMPROVEMENTS
CENTRAL GRANDE RESERVE - ALLOCATED COST BY LAND USE

Land Use [1]	Sewer and Water Improvements			Road Improvements			Storm Sewer Improvements		
	Cost Per Equivalent Unit [2]	Equivalent Unit Factor [3]	Allocated Cost [4], [7]	Cost Per Equivalent Unit [2]	Equivalent Unit Factor [5]	Allocated Cost [4], [7]	Cost Per Equivalent Unit [2]	Equivalent Unit Factor [6]	Allocated Cost [4], [7]
(1) Single-family - Typical (per DU)	$2,039	1.000	$2,039	$1,707	1.000	$1,707	$7,145	1.000	$7,145
(2) Single-family - Age Targeted (per DU)	NA	NA	NA	NA	NA	NA	NA	NA	NA
(3) Duplex (per DU)	$2,039	0.857	$1,747	$1,707	0.857	$1,463	$7,145	0.595	$4,249
(4) Townhome (per DU)	$2,039	0.857	$1,747	$1,707	0.612	$1,045	$7,145	0.666	$4,755
(5) Apartment (per DU)	NA	NA	NA	NA	NA	NA	NA	NA	NA
(6) School (per school)	$2,039	46.429	$94,646	$1,707	63.950	$109,173	$7,145	34.254	$244,760
(7) Clubhouse (per clubhouse)	$2,039	6.429	$13,105	$1,707	9.404	$16,055	$7,145	20.392	$145,710
(8) Commercial (per parcel)	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] Land uses represent the Dwelling Units and other property within Central Grande Reserve only.
[2] From Table 8.
[3] From Table 3.
[4] Cost per equivalent unit multiiplied by equivalent unit factor.
[5] From Table 4.
[6] From Table 5.
[7] Calculations may vary slightly due to rounding.

b. NEIGHBORHOOD IMPROVEMENTS

The costs for each neighborhood are grouped with other neighborhoods comprised of the same land use. Each neighborhood within the Grande Reserve Subdivision contains a single land use. Then, these costs are simply allocated on a Dwelling Unit basis because the land uses are sufficiently uniform that the public facilities usage factors do not vary within land use type. An estimate of probable costs for each neighborhood has been prepared by the developer's engineer, a summary of which is attached hereto as Exhibit A. The aggregated neighborhood costs by land use type are shown for SSA No. 2004-104 in Table 10 on the following page.

TABLE 10
SSA No. 2004-104
CENTRAL GRANDE RESERVE
NEIGHBORHOOD IMPROVEMENTS

CENTRAL GRANDE RESERVE - ALLOCATED COST BY LAND USE

Land Use [1]	Sewer and Water Improvements			Road Improvements			Storm Sewer Improvements		
	Total [2]	Dwelling Units [3]	Allocated Cost [4], [5]	Total [2]	Dwelling Units [3]	Allocated Cost [4], [5]	Total [2]	Dwelling Units [3]	Allocated Cost [4], [5]
(1) Single-family - Typical (per DU)	$5,061,000	723	$7,000	$3,742,053	723	$5,176	$2,530,500	723	$3,500
(2) Single-family - Age Targeted (per DU)	NA	NA	NA	NA	NA	NA	NA	NA	NA
(3) Duplex (per DU)	$1,030,400	224	$4,600	$756,000	224	$3,375	$358,400	224	$1,600
(4) Townhome (per DU)	$1,311,200	298	$4,400	$752,450	298	$2,525	$417,200	298	$1,400
(5) Apartment (per DU)	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] Land uses represent the Dwelling Unit and other property within Central Grande Reserve only.
[2] Exhibit A.
[3] From Table 3.
[4] Total cost divided by number of dwelling units.
[5] Calculations may vary slightly due to rounding.

Aggregating the allocated costs in the preceding tables results in the total allocated costs by land use shown in Table 11 on the following page.

TABLE 11
SSA No. 2004-104
CENTRAL GRANDE RESERVE

CENTRAL GRANDE RESERVE - TOTAL ALLOCATED COST BY LAND USE

Land Use [1]	Total	Community	Neighborhood
(1) Single-family - Typical (per DU)	$26,806	$11,131	$15,676
(2) Single-family - Age Targeted (per DU)	NA	NA	NA
(3) Duplex (per DU)	$17,239	$7,664	$9,575
(4) Townhome (per DU)	$16,078	$7,753	$8,325
(5) Apartment (per DU)	NA	NA	NA
(6) School (per school)	$459,699	$459,699	$0
(7) Clubhouse (per clubhouse)	$176,410	$176,410	$0

[1] Land uses represent the Dwelling Units and other property in Central Grande Reserve only.

4. SSA FUNDED COSTS

The Eligible Improvements anticipated to be funded by SSA No. 2004-104 including proceeds from the Second Series are shown in Table 12 on the following page. Note, with respect to SSA No. 2004-104, the developer will privately finance all of the improvements allocated to the School Property and the Clubhouse Property. Therefore, these properties are exempt from the Maximum Parcel Special Tax.

TABLE 12
SSA No. 2004-104
CENTRAL GRANDE RESERVE

COSTS FUNDED BY BONDS
BY DEVELOPMENT AREA AND LAND USE

	SSA No. 2004-104 CENTRAL GRANDE RESERVE FUNDED COSTS								
	NORTH GRANDE RESERVE			CENTRAL GRANDE RESERVE			SOUTH GRANDE RESERVE		
Land Use	**Total**	**Community**	**Neighborhood**	**Total**	**Community**	**Neighborhood**	**Total**	**Community**	**Neighborhood**
(1) Single-family Property (per DU)	NA	NA	NA	$18,641	$8,463	$10,178	NA	NA	NA
(2) Duplex Property (per DU)	NA	NA	NA	$15,248	$5,975	$9,273	NA	NA	NA
(3) Townhome Property (per DU)	NA	NA	NA	$12,880	$5,999	$6,882	NA	NA	NA
(4) School Property (per school)	NA	NA	NA	$0	$0	$0	NA	NA	NA
(5) Clubhouse Property (per clubhouse)	NA	NA	NA	$0	$0	$0	NA	NA	NA

D. ALTERNATIVES, MODIFICATIONS, AND/OR SUBSTITUTIONS

The description of the Eligible Improvements, as set forth herein, is general in nature. The final description, specifications, location, and costs of improvements and facilities will be determined upon the preparation of final plans and specifications and completion of the improvements. The final plans may show substitutes, in lieu or modifications to the Eligible Improvements in order to accomplish the works of improvements, and any substitution, increase, or decrease to the amount of public improvements financed shall not be a change or modification in the proceedings as long as (i) the allocation of the Eligible Improvement costs actually funded by SSA No. 2004-104, using the preceding methodology, is uniform for each land use and (ii) such allocation results in the same ratio of funded Eligible Improvements among the land use types, as shown in Section VII below.

VI. BOND ASSUMPTIONS

Total authorized bonded indebtedness is $35,000,000. It is anticipated that the Eligible Improvements will be financed through the issuance of two series of bonds. Bonds in the approximate amount of $13,200,000 and $16,700,000 are anticipated to be issued in November 2004 and January 2007, respectively. Issuance costs are estimated to be approximately five percent (5.0%) of the principal amount of the bonds. Each bond issue is estimated to include a reserve fund equal to approximately ten percent (10.0%) of the original principal amount of the bonds and approximately twenty-eight months of capitalized interest. The term of the bonds is expected to range from 28 to 30 years. Annual debt service payments will increase approximately 1.5% annually.

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

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

The actual bonded indebtedness and consequently the amount of public improvements funded by SSA No. 2004-104 may increase or decrease depending on these variables.

VII. MAXIMUM PARCEL SPECIAL TAX

As mentioned previously, no Eligible Improvements for the School Property and the Clubhouse Property will be financed by SSA No. 2004-104. Therefore, these properties will not be subject to the Maximum Parcel Special Tax. The discussion that follows applies only to the remaining Residential Property.

A. EQUIVALENT UNITS

When multiple land uses are anticipated, the Maximum Parcel Special Tax is a function of the (i) relative amounts of the Eligible Improvement costs funded for such land uses and (ii) the associated Maximum Parcel Special Taxes required to pay debt service on the Bonds. In order to measure the relative difference in funded public improvement costs for each land use type, equivalent unit factors have been calculated for the Eligible Improvements to be funded by SSA No. 2004-104. Single-family Dwelling Units are deemed the typical residential unit and are assigned an equivalent unit factor of 1.00. The equivalent unit factors for other land use types are computed as the ratio of the funded Eligible Improvements for such land use type to the funded Eligible Improvements for a single-family Dwelling Unit. Equivalent unit calculations are shown in Table 13 on the following page.

TABLE 13

SSA No. 2004-104

CENTRAL GRANDE RESERVE

CENTRAL GRANDE RESERVE - EQUIVALENT UNITS FOR FUNDED COSTS BY LAND USE

Land Use	Funded Costs	Equivalent Unit Factor	Dwelling Units	Total Equivalent Units
(1) Single-family Property (per DU)	$18,641	1.000	723	723.000
(2) Duplex Property (per DU)	$15,248	0.818	224	183.232
(3) Townhome Property (per DU)	$12,880	0.691	298	205.907
(4) School Property (per school)	$0	0.000	NA	0.000
(5) Clubhouse Property (per clubhouse)	$0	0.000	NA	0.000
Grand Total			1,245	1,112.139

B. MAXIMUM PARCEL SPECIAL TAX CALCULATION

The Maximum Parcel Special Tax is derived from the required Maximum Parcel Special Taxes for SSA No. 2004-104, which are equal to the sum of the estimated (i) maximum annual interest and principal payments on the Bonds, net of projected earnings on the reserve fund, (ii) a contingency for delinquent Special Taxes, and (iii) estimated Administrative Expenses. The Maximum Parcel Special Tax is computed in two steps. First, the Maximum Parcel Special Tax per equivalent unit is calculated. Then, that amount is multiplied by the applicable equivalent unit factor for each land use type. Therefore, the Maximum Parcel Special Taxes are weighted in proportion to the allocation of funded Eligible Improvements as shown in Section V, and consequently the amount of the Maximum Parcel Special Tax bears a rational relationship to the benefit that the special services render to each Parcel within SSA No. 2004-104 as required pursuant to the Act. These calculations are shown in Tables 14 and 15 on the following page.

TABLE 14
SSA No. 2004-104
CENTRAL GRANDE RESERVE

MAXIMUM PARCEL SPECIAL TAX PER EQUIVALENT UNIT
CALENDAR YEAR 2005

Development Area	Required Maximum Parcel Special Taxes	Total Equivalent Units	Maximum Parcel Special Tax Per Equivalent Unit [1]
Central Grande Reserve	$2,334,285	1,112.139	$2,099

[1] Maximum Parcel Special Taxes divided by total equivalent units.

TABLE 15
SSA No. 2004-106
CENTRAL GRANDE RESERVE

MAXIMUM PARCEL SPECIAL TAX
CALENDAR YEAR 2005

Land Use	Central Grande Reserve		
	Maximum Parcel Special Tax Per Equivalent Unit	Equivalent Unit Factor	Maximum Parcel Special Tax [1]
(1) Single-family Property (per DU)	$2,099	1.000	$2,099.00
(2) Duplex Property (per DU)	$2,099	0.818	$1,717.00
(3) Townhome Property (per DU)	$2,099	0.691	$1,450.00
(4) School Property (per school)	NA	NA	NA
(5) Clubhouse Property (per clubhouse)	NA	NA	NA

[1] Calculations may vary slightly due to rounding.

C. ESCALATION

The Maximum Parcel Special Tax that has been levied in each subsequent Calendar Year escalates one and one-half percent (1.50%) annually, rounded to the nearest dollar, with such escalation commencing in Calendar Year 2006. Note, that while the annual increase in the Maximum Parcel Special Tax is limited to one and one-half percent (1.50%) which is consistent with the anticipated graduated payment schedule for interest and principal on the Bonds, the percentage annual change in the Special Tax extended may be greater depending upon actual Special Tax receipts, capitalized interest, investment earnings, and Administrative Expenses.

D. APPLICATION

Prior to the recordation of a Final Plat, the Maximum Parcel Special Tax for a Parcel of Residential Property shall be calculated by multiplying the number of expected single-family, duplex, or townhome Dwelling Units for such Parcel by the applicable Maximum Parcel Special Tax. For each Calendar Year for which the Maximum Parcel Special Tax has been levied, the expected number of single-family, duplex, or townhome Dwelling Units shall be based on the most recent Concept Plan or Preliminary Plat in effect as of September 30 of that year.

Subsequent to the recordation of the Final Plat but prior to the initial sale of each Dwelling Unit, the Maximum Parcel Special Tax for a lot of Residential Property shall be calculated by multiplying the Maximum Parcel Special Tax per Dwelling Unit by the applicable Maximum Parcel Special Tax determined pursuant to Table 15, as increased in accordance with Section VI.C above by the number of anticipated Dwelling Units to be constructed on such lot. (e.g., for a single-family lot, one Dwelling Unit is anticipated.)

E. TERM

The Maximum Parcel Special Tax shall not be levied after Calendar Year 2032 (to be collected in Calendar Year 2033).

F. SPECIAL TAX ROLL AMENDMENT

Each Calendar Year, in conjunction with the abatement ordinance adopted by the City, the City shall amend the Special Tax Roll to reflect the Maximum Parcel Special Tax applicable to any new Parcels established by the County. The amended Special Tax Roll shall be recorded with the County.

G. OPTIONAL PREPAYMENT

The Maximum Parcel Special Tax for any Parcel may be prepaid and the obligation of the Parcel to pay the Maximum Parcel Special Tax permanently satisfied pursuant to Section A of Exhibit C attached hereto, provided that a prepayment may be made only if there are no delinquent Special Taxes with

respect to such Parcel at the time of prepayment. The Maximum Parcel Special Tax may also be prepaid in part, provided that proceeds for any such prepayment are sufficient to permit the redemption of Bonds in such amounts and maturities deemed necessary by the Administrator and in accordance with the Bond Indenture.

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

H. MANDATORY PREPAYMENT

If at any time the Administrator determines that there has been or will be a reduction in the Maximum Parcel Special Taxes as a result of an amendment to the Concept Plan, Preliminary Plat, Final Plat, or other event which reduces the anticipated number of Dwelling Units as shown in Section B of Exhibit C, attached hereto, then a Mandatory Special Tax Prepayment shall be calculated. As required under the Bond Indenture, the City may adopt a supplemental ordinance to provide for the levy of the Mandatory Special Tax Prepayment.

VIII. ABATEMENT METHODOLOGY AND COLLECTION

A. ABATEMENT METHODOLOGY

On or before the last Tuesday of December of each Calendar Year, commencing with Calendar Year 2005 and for each following Calendar Year, the City or its designee shall calculate the Special Tax Requirement.

1. Prior to the Issuance of the Second Series

Prior to the issuance of the Second Series, the Special Tax Requirement will be funded only by the Maximum Parcel Special Taxes applicable to the First Series Property. The Special Tax authorized by the ordinance providing for the issuance of the Bonds shall be abated each year to the extent the amounts so authorized exceed the Special Tax Requirement. The Maximum Parcel Special Tax applicable to each Parcel of First Series Property shall be abated in equal percentages until the Special Taxes remaining equal the Special Tax Requirement. The Maximum Parcel Special Tax applicable to Second Series Property shall be abated in full.

2. Subsequent to the Issuance of the Second Series

Subsequent to the issuance of the Second Series, the Special Tax Requirement will be funded by the Maximum Parcel Special Taxes applicable to both the First Series Property and the Second Series

Property. The Maximum Parcel Special Tax authorized by the ordinance providing for the issuance of the First Series and Second Series shall be abated each year to the extent the amounts so authorized exceed the Special Tax Requirement. The Maximum Parcel Special Tax applicable to each Parcel shall be abated in equal percentages until the Special Taxes remaining equal the Special Tax Requirement. Notwithstanding the above, if the Administrator determines there are sufficient moneys available pursuant to the Bond Indenture (i.e. capitalized interest) to pay the debt service on the Second Series for the bond year next following the calculation of the Special Tax Requirement, the Maximum Parcel Special Tax applicable to the Second Series Property shall be abated in full and the Maximum Parcel Special Tax for the First Series Property shall be abated pursuant to Section VIII.A.1 above.

B. COLLECTION PROCESS

The Special Tax shall be billed and collected by the County in the same manner and at the same time as general ad valorem property taxes. The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the Maximum Parcel Special Tax levied against any Parcel. The Council may provide for other means of collecting the Special Tax, if necessary to meet the financial obligations of SSA No. 2004-104.

The Mandatory Special Tax Prepayment shall be due prior to any development approval, subdivision of land, conveyance, or other action that results in a reduction in the Maximum Parcel Special Taxes. The Mandatory Special Tax Prepayment shall be levied against the property on which the reduction has or will occur. The Mandatory Special Tax Prepayment shall have the same sale and lien priorities as are provided for regular property taxes. A Mandatory Special Tax Prepayment shall not reduce the Maximum Parcel Special Tax for any Parcel.

C. ADMINISTRATIVE REVIEW

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

IX. AMENDMENTS

This Report may be amended by ordinance of the City and, to the maximum extent permitted by the Act, such amendments may be made without further notice under the Act and without notice to owners of property within SSA No. 2004-104 in order to (i) clarify or correct minor inconsistencies in the matters set forth herein, (ii) provide for lawful procedures for the collection and enforcement of the Special Tax so as to assure the efficient collection of the Special Tax for the benefit of the owners of the Bonds, (iii) otherwise improve the ability of the City to fulfill its obligations to levy, extend, and collect the Special Tax and to make it available for the payment of the Bonds and Administrative Expenses, and (iv) make any change deemed necessary or advisable by the City, provided such change is not detrimental to the owners of property subject to the Maximum Parcel Special Tax. No such amendment shall be approved by the Council if it violates any other agreement binding upon the City and unless and until it has (i) found and determined that the amendment is necessary and appropriate and does not materially adversely affect the rights of the owners of the Bonds or the City has obtained the consent of one hundred percent (100.00%) of the owners of the Bonds and (ii) received an opinion of a nationally recognized bond counsel to the effect that the amendment does not violate the Act, and is authorized pursuant to the terms of the Bond Indenture and this Report.

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EXHIBIT A

COST ESTIMATE SUMMARY FOR THE CENTRAL GRANDE RESERVE PROJECT

EXHIBIT A
SSA No. 2004-104
CENTRAL GRANDE RESERVE

BREAKDOWN OF COST ESTIMATE FOR CENTRAL GRANDE RESERVE

IMPROVEMENTS	TOTAL	NBH 6 - 7 THM	NBH 8 DUP	NBH 9 - 16 SFH	SCHOOL PROPERTY	CLUBHOUSE PROPERTY
MASTER PLANNED IMPROVEMENTS						
ROADS						
BRISTOL	$355,757	$55,448	$58,322	$219,696	$19,432	$2,858
KENNEDY	$1,140,262	$177,721	$186,933	$704,165	$62,284	$9,159
MILL	$614,902	$95,838	$100,806	$379,731	$33,587	$4,939
GALENA	$304,353	$47,436	$49,895	$187,952	$16,625	$2,445
STATE ROUTE 34	$381,056	$59,391	$62,470	$235,320	$20,814	$3,061
SUBTOTAL MASTER PLANNED ROAD	$2,796,330	$435,835	$458,427	$1,726,864	$152,742	$22,462
WATER						
WATER TOWER	$896,570	$187,209	$140,720	$529,901	$34,028	$4,712
TWO WELLS	$686,357	$143,315	$107,727	$405,658	$26,050	$3,607
WELL HOUSE & TREATMENT	$1,650,803	$344,696	$259,101	$975,676	$62,655	$8,675
GALENA ROAD WATERMAIN	$326,716	$68,220	$51,280	$193,099	$12,400	$1,717
STATE ROUTE 34 WATERMAIN	$253,268	$52,884	$39,752	$149,689	$9,613	$1,331
WATERMAIN BETWEEN WELLS	$227,941	$47,595	$35,776	$134,720	$8,651	$1,198
ENGINEERING AND SURVEY TESTING	$455,883	$95,191	$71,553	$269,441	$17,303	$2,396
LESS ESTIMATED RECAPTURE	($46,387)	$0	$0	$0	($40,746)	($5,642)
SUBTOTAL MASTER PLANNED WATER	$4,451,150	$939,110	$705,908	$2,658,185	$129,954	$17,994
COMMUNITY IMPROVEMENTS						
SANITARY SEWER						
ROAD ASSOCIATED	$1,734,908	$362,258	$272,301	$1,025,384	$65,847	$9,117
LIFT STATION	$361,500	$75,483	$56,739	$213,658	$13,720	$1,900
SUBTOTAL COMMUNITY SEWER	$2,096,408	$437,741	$329,040	$1,239,042	$79,567	$11,017
WATER						
ROAD ASSOCIATED	$397,304	$82,959	$62,359	$234,819	$15,079	$2,088
GALENA WATER MAIN	$146,491	$30,588	$22,992	$86,581	$5,560	$770
STATE ROUTE 34 WATER MAIN	$146,491	$30,588	$22,992	$86,581	$5,560	$770
SUBTOTAL COMMUNITY WATER	$690,286	$144,135	$108,343	$407,981	$26,199	$3,628
STORM SEWER						
ROAD ASSOCIATED	$1,111,399	$198,736	$133,461	$724,497	$34,282	$20,423
STORM SEWER MAIN	$361,498	$64,642	$43,410	$235,653	$11,151	$6,643
STORM WATER DETENTION (EARTHWORK)	$3,925,070	$701,865	$471,336	$2,558,670	$121,072	$72,127
STORM WATER MANAGEMENT	$2,527,500	$451,957	$303,511	$1,647,624	$77,963	$46,446
SUBTOTAL COMMUNITY STORM SEWER	$7,925,468	$1,417,199	$951,717	$5,166,444	$244,468	$145,639
ROADS						
COLLECTOR ROADS	$1,400,003	$218,204	$229,515	$864,567	$76,472	$11,246
EARTHWORK	$142,772	$22,252	$23,406	$88,168	$7,799	$1,147
RIGHT OF WAY	$455,914	$71,059	$74,742	$281,548	$24,903	$3,662
SUBTOTAL COMMUNITY ROADS	$1,998,689	$311,515	$327,662	$1,234,284	$109,173	$16,055
PARKS	$1,391,481	$303,670	$228,262	$859,549	$0	$0
SUBTOTAL COMMUNITY PARKS	$1,391,481	$303,670	$228,262	$859,549	$0	$0
NEIGHBORHOOD IMPROVEMENTS						
SANITARY SEWER	$3,701,300	$655,600	$515,200	$2,530,500	$0	$0
WATER	$3,701,300	$655,600	$515,200	$2,530,500	$0	$0
STORM SEWER	$3,306,100	$417,200	$358,400	$2,530,500	$0	$0
ROADS	$5,250,503	$752,450	$756,000	$3,742,053	$0	$0
SUBTOTAL NEIGHBORHOOD IMPROVEMENTS	$15,959,203	$2,480,850	$2,144,800	$11,333,553	$0	$0
SOFT COSTS						
CONSTRUCTION MANAGEMENT	$737,341	$125,779	$103,741	$488,946	$15,023	$3,852
PRELIMINARY ENGINEERING	$60,860	$10,382	$8,563	$40,358	$1,240	$318
FINAL ENGINEERING	$529,382	$89,303	$100,382	$334,856	$4,110	$731
VILLAGE ENGINEER REVIEW FEES	$327,717	$55,903	$46,109	$217,316	$6,677	$1,712
OTHER PERMIT FEES	$141,163	$24,080	$19,861	$93,608	$2,876	$738
TORNADO SIREN	$38,785	$8,464	$6,362	$23,959	$0	$0
SUBTOTAL SOFT COSTS	$1,835,249	$313,911	$285,018	$1,199,042	$29,926	$7,351
GRAND TOTAL COSTS	$39,144,264	$6,783,967	$5,539,178	$25,824,944	$772,030	$224,145
NUMBER OF UNITS	1,245	298	224	723	NA	NA

EXHIBIT B

SPECIAL TAX ROLL

UNITED CITY OF YORKVILLE
SSA No. 2004-104
CENTRAL GRANDE RESERVE
SPECIAL TAX ROLL
CALENDAR YEAR 2005 THROUGH CALENDAR YEAR 2032

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit [1]			Permanent Index Number								
				02-11-300-005			02-11-400-005			02-14-100-007		
	SF	DUP	THM	SFH	DUP	THM	SFH	DUP	THM	SFH	DUP	THM
				0	0	0	0	26	0	238	0	156
2005	$2,099.00	$1,717.00	$1,450.00	$0	$0	$0	$0	$44,642	$0	$499,562	$0	$226,200
2006	$2,130.00	$1,743.00	$1,472.00	$0	$0	$0	$0	$45,318	$0	$506,940	$0	$229,632
2007	$2,162.00	$1,769.00	$1,494.00	$0	$0	$0	$0	$45,994	$0	$514,556	$0	$233,064
2008	$2,194.00	$1,796.00	$1,516.00	$0	$0	$0	$0	$46,696	$0	$522,172	$0	$236,496
2009	$2,227.00	$1,823.00	$1,539.00	$0	$0	$0	$0	$47,398	$0	$530,026	$0	$240,084
2010	$2,260.00	$1,850.00	$1,562.00	$0	$0	$0	$0	$48,100	$0	$537,880	$0	$243,672
2011	$2,294.00	$1,878.00	$1,585.00	$0	$0	$0	$0	$48,828	$0	$545,972	$0	$247,260
2012	$2,328.00	$1,906.00	$1,609.00	$0	$0	$0	$0	$49,556	$0	$554,064	$0	$251,004
2013	$2,363.00	$1,935.00	$1,633.00	$0	$0	$0	$0	$50,310	$0	$562,394	$0	$254,748
2014	$2,398.00	$1,964.00	$1,657.00	$0	$0	$0	$0	$51,064	$0	$570,724	$0	$258,492
2015	$2,434.00	$1,993.00	$1,682.00	$0	$0	$0	$0	$51,818	$0	$579,292	$0	$262,392
2016	$2,471.00	$2,023.00	$1,707.00	$0	$0	$0	$0	$52,598	$0	$588,098	$0	$266,292
2017	$2,508.00	$2,053.00	$1,733.00	$0	$0	$0	$0	$53,378	$0	$596,904	$0	$270,348
2018	$2,546.00	$2,084.00	$1,759.00	$0	$0	$0	$0	$54,184	$0	$605,948	$0	$274,404
2019	$2,584.00	$2,115.00	$1,785.00	$0	$0	$0	$0	$54,990	$0	$614,992	$0	$278,460
2020	$2,623.00	$2,147.00	$1,812.00	$0	$0	$0	$0	$55,822	$0	$624,274	$0	$282,672
2021	$2,662.00	$2,179.00	$1,839.00	$0	$0	$0	$0	$56,654	$0	$633,556	$0	$286,884
2022	$2,702.00	$2,212.00	$1,867.00	$0	$0	$0	$0	$57,512	$0	$643,076	$0	$291,252
2023	$2,743.00	$2,245.00	$1,895.00	$0	$0	$0	$0	$58,370	$0	$652,834	$0	$295,620
2024	$2,784.00	$2,279.00	$1,923.00	$0	$0	$0	$0	$59,254	$0	$662,592	$0	$299,988
2025	$2,826.00	$2,313.00	$1,952.00	$0	$0	$0	$0	$60,138	$0	$672,588	$0	$304,512
2026	$2,868.00	$2,348.00	$1,981.00	$0	$0	$0	$0	$61,048	$0	$682,584	$0	$309,036
2027	$2,868.00	$2,348.00	$2,011.00	$0	$0	$0	$0	$61,048	$0	$682,584	$0	$313,716
2028	$2,955.00	$2,419.00	$2,011.00	$0	$0	$0	$0	$62,894	$0	$703,290	$0	$313,716
2029	$2,999.00	$2,455.00	$2,072.00	$0	$0	$0	$0	$63,830	$0	$713,762	$0	$323,232
2030	$3,044.00	$2,492.00	$2,103.00	$0	$0	$0	$0	$64,792	$0	$724,472	$0	$328,068
2031	$3,090.00	$2,529.00	$2,135.00	$0	$0	$0	$0	$65,754	$0	$735,420	$0	$333,060
2032	$3,136.00	$2,567.00	$2,167.00	$0	$0	$0	$0	$66,742	$0	$746,368	$0	$338,052

[1] SF is Single-family Property, DUP is Duplex Property, and THM is Townhome Property.

UNITED CITY OF YORKVILLE
SSA No. 2004-104
CENTRAL GRANDE RESERVE
SPECIAL TAX ROLL
CALENDAR YEAR 2005 THROUGH CALENDAR YEAR 2032

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit [1]			Permanent Index Number								
				02-14-100-009			02-14-201-001			02-14-352-001		
	SF	DUP	THM	SFH	DUP	THM	SFH	DUP	THM	SFH	DUP	THM
				173	0	0	35	198	142	67	0	0
2005	$2,099.00	$1,717.00	$1,450.00	$363,127	$0	$0	$73,465	$339,966	$205,900	$140,633	$0	$0
2006	$2,130.00	$1,743.00	$1,472.00	$368,490	$0	$0	$74,550	$345,114	$209,024	$142,710	$0	$0
2007	$2,162.00	$1,769.00	$1,494.00	$374,026	$0	$0	$75,670	$350,262	$212,148	$144,854	$0	$0
2008	$2,194.00	$1,796.00	$1,516.00	$379,562	$0	$0	$76,790	$355,608	$215,272	$146,998	$0	$0
2009	$2,227.00	$1,823.00	$1,539.00	$385,271	$0	$0	$77,945	$360,954	$218,538	$149,209	$0	$0
2010	$2,260.00	$1,850.00	$1,562.00	$390,980	$0	$0	$79,100	$366,300	$221,804	$151,420	$0	$0
2011	$2,294.00	$1,878.00	$1,585.00	$396,862	$0	$0	$80,290	$371,844	$225,070	$153,698	$0	$0
2012	$2,328.00	$1,906.00	$1,609.00	$402,744	$0	$0	$81,480	$377,388	$228,478	$155,976	$0	$0
2013	$2,363.00	$1,935.00	$1,633.00	$408,799	$0	$0	$82,705	$383,130	$231,886	$158,321	$0	$0
2014	$2,398.00	$1,964.00	$1,657.00	$414,854	$0	$0	$83,930	$388,872	$235,294	$160,666	$0	$0
2015	$2,434.00	$1,993.00	$1,682.00	$421,082	$0	$0	$85,190	$394,614	$238,844	$163,078	$0	$0
2016	$2,471.00	$2,023.00	$1,707.00	$427,483	$0	$0	$86,485	$400,554	$242,394	$165,557	$0	$0
2017	$2,508.00	$2,053.00	$1,733.00	$433,884	$0	$0	$87,780	$406,494	$246,086	$168,036	$0	$0
2018	$2,546.00	$2,084.00	$1,759.00	$440,458	$0	$0	$89,110	$412,632	$249,778	$170,582	$0	$0
2019	$2,584.00	$2,115.00	$1,785.00	$447,032	$0	$0	$90,440	$418,770	$253,470	$173,128	$0	$0
2020	$2,623.00	$2,147.00	$1,812.00	$453,779	$0	$0	$91,805	$425,106	$257,304	$175,741	$0	$0
2021	$2,662.00	$2,179.00	$1,839.00	$460,526	$0	$0	$93,170	$431,442	$261,138	$178,354	$0	$0
2022	$2,702.00	$2,212.00	$1,867.00	$467,446	$0	$0	$94,570	$437,976	$265,114	$181,034	$0	$0
2023	$2,743.00	$2,245.00	$1,895.00	$474,539	$0	$0	$96,005	$444,510	$269,090	$183,781	$0	$0
2024	$2,784.00	$2,279.00	$1,923.00	$481,632	$0	$0	$97,440	$451,242	$273,066	$186,528	$0	$0
2025	$2,826.00	$2,313.00	$1,952.00	$488,898	$0	$0	$98,910	$457,974	$277,184	$189,342	$0	$0
2026	$2,868.00	$2,348.00	$1,981.00	$496,164	$0	$0	$100,380	$464,904	$281,302	$192,156	$0	$0
2027	$2,868.00	$2,348.00	$2,011.00	$496,164	$0	$0	$100,380	$464,904	$285,562	$192,156	$0	$0
2028	$2,955.00	$2,419.00	$2,011.00	$511,215	$0	$0	$103,425	$478,962	$285,562	$197,985	$0	$0
2029	$2,999.00	$2,455.00	$2,072.00	$518,827	$0	$0	$104,965	$486,090	$294,224	$200,933	$0	$0
2030	$3,044.00	$2,492.00	$2,103.00	$526,612	$0	$0	$106,540	$493,416	$298,626	$203,948	$0	$0
2031	$3,090.00	$2,529.00	$2,135.00	$534,570	$0	$0	$108,150	$500,742	$303,170	$207,030	$0	$0
2032	$3,136.00	$2,567.00	$2,167.00	$542,528	$0	$0	$109,760	$508,266	$307,714	$210,112	$0	$0

[1] SF is Single-family Property, DUP is Duplex Property, and THM is Townhome Property.

UNITED CITY OF YORKVILLE
SSA No. 2004-104
CENTRAL GRANDE RESERVE
SPECIAL TAX ROLL
CALENDAR YEAR 2005 THROUGH CALENDAR YEAR 2032

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit [1] SF	DUP	THM	Permanent Index Number 02-15-477-001 SFH	DUP	THM	02-23-126-001 SFH	DUP	THM	02-23-201-001 SFH	DUP	THM	GRAND TOTAL
				0	0	0	187	0	0	23	0	0	
2005	$2,099.00	$1,717.00	$1,450.00	$0	$0	$0	$392,513	$0	$0	$48,277	$0	$0	$2,334,285.00
2006	$2,130.00	$1,743.00	$1,472.00	$0	$0	$0	$398,310	$0	$0	$48,990	$0	$0	$2,369,078.00
2007	$2,162.00	$1,769.00	$1,494.00	$0	$0	$0	$404,294	$0	$0	$49,726	$0	$0	$2,404,594.00
2008	$2,194.00	$1,796.00	$1,516.00	$0	$0	$0	$410,278	$0	$0	$50,462	$0	$0	$2,440,334.00
2009	$2,227.00	$1,823.00	$1,539.00	$0	$0	$0	$416,449	$0	$0	$51,221	$0	$0	$2,477,095.00
2010	$2,260.00	$1,850.00	$1,562.00	$0	$0	$0	$422,620	$0	$0	$51,980	$0	$0	$2,513,856.00
2011	$2,294.00	$1,878.00	$1,585.00	$0	$0	$0	$428,978	$0	$0	$52,762	$0	$0	$2,551,564.00
2012	$2,328.00	$1,906.00	$1,609.00	$0	$0	$0	$435,336	$0	$0	$53,544	$0	$0	$2,589,570.00
2013	$2,363.00	$1,935.00	$1,633.00	$0	$0	$0	$441,881	$0	$0	$54,349	$0	$0	$2,628,523.00
2014	$2,398.00	$1,964.00	$1,657.00	$0	$0	$0	$448,426	$0	$0	$55,154	$0	$0	$2,667,476.00
2015	$2,434.00	$1,993.00	$1,682.00	$0	$0	$0	$455,158	$0	$0	$55,982	$0	$0	$2,707,450.00
2016	$2,471.00	$2,023.00	$1,707.00	$0	$0	$0	$462,077	$0	$0	$56,833	$0	$0	$2,748,371.00
2017	$2,508.00	$2,053.00	$1,733.00	$0	$0	$0	$468,996	$0	$0	$57,684	$0	$0	$2,789,590.00
2018	$2,546.00	$2,084.00	$1,759.00	$0	$0	$0	$476,102	$0	$0	$58,558	$0	$0	$2,831,756.00
2019	$2,584.00	$2,115.00	$1,785.00	$0	$0	$0	$483,208	$0	$0	$59,432	$0	$0	$2,873,922.00
2020	$2,623.00	$2,147.00	$1,812.00	$0	$0	$0	$490,501	$0	$0	$60,329	$0	$0	$2,917,333.00
2021	$2,662.00	$2,179.00	$1,839.00	$0	$0	$0	$497,794	$0	$0	$61,226	$0	$0	$2,960,744.00
2022	$2,702.00	$2,212.00	$1,867.00	$0	$0	$0	$505,274	$0	$0	$62,146	$0	$0	$3,005,400.00
2023	$2,743.00	$2,245.00	$1,895.00	$0	$0	$0	$512,941	$0	$0	$63,089	$0	$0	$3,050,779.00
2024	$2,784.00	$2,279.00	$1,923.00	$0	$0	$0	$520,608	$0	$0	$64,032	$0	$0	$3,096,382.00
2025	$2,826.00	$2,313.00	$1,952.00	$0	$0	$0	$528,462	$0	$0	$64,998	$0	$0	$3,143,006.00
2026	$2,868.00	$2,348.00	$1,981.00	$0	$0	$0	$536,316	$0	$0	$65,964	$0	$0	$3,189,854.00
2027	$2,868.00	$2,348.00	$2,011.00	$0	$0	$0	$536,316	$0	$0	$65,964	$0	$0	$3,198,794.00
2028	$2,955.00	$2,419.00	$2,011.00	$0	$0	$0	$552,585	$0	$0	$67,965	$0	$0	$3,277,599.00
2029	$2,999.00	$2,455.00	$2,072.00	$0	$0	$0	$560,813	$0	$0	$68,977	$0	$0	$3,335,653.00
2030	$3,044.00	$2,492.00	$2,103.00	$0	$0	$0	$569,228	$0	$0	$70,012	$0	$0	$3,385,714.00
2031	$3,090.00	$2,529.00	$2,135.00	$0	$0	$0	$577,830	$0	$0	$71,070	$0	$0	$3,436,796.00
2032	$3,136.00	$2,567.00	$2,167.00	$0	$0	$0	$586,432	$0	$0	$72,128	$0	$0	$3,488,102.00

[1] SF is Single-family Property, DUP is Duplex Property, and THM is Townhome Property.

EXHIBIT C

PREPAYMENT OF MAXIMUM PARCEL SPECIAL TAX

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2004-104

PREPAYMENT FORMULA

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

A. OPTIONAL PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

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

1. Special Tax Bond Prepayment Prior to the Issuance of any Bonds

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

TABLE A-1
SSA NO. 2004-104
CENTRAL GRANDE RESERVE

Land Use	Special Tax Bond Prepayment per Dwelling Unit
Single-family Property	$18,641 / DU
Duplex Property	$15,248 / DU
Townhome Property	$12,880 / DU

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

Prior to the issuance of the Second Series, the Special Tax Bond Prepayment for a Parcel of First Series Property means an amount equal to (a) the sum of (1) Principal, (2) Premium, (3) Defeasance, (4) Fees and (b) minus the Reserve Fund Credit where the terms "Principal," "Premium," "Defeasance," "Fees," and "Reserve Fund Credit" have the following meanings:

"Principal" means the principal amount of Bonds to be redeemed and

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

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

"Defeasance" means the amount needed to pay interest on the Principal to be redeemed until the earliest redemption date for the outstanding Bonds less any Special Tax heretofore paid and which has not been or will not be used for the Special Tax Requirement.

"Fees" equal the expenses of SSA No. 2004-104 associated with the Special Tax Bond Prepayment as calculated by the City or its designee and include, but are not limited to, the costs of computing the Special Tax Bond Prepayment, the costs of redeeming the Bonds, and the costs of recording and publishing any notices to evidence the Special Tax Bond Prepayment and the redemption of Bonds.

"Reserve Fund Credit" shall equal the balance in the Reserve Fund (as defined in the Bond Indenture) multiplied by the quotient used to calculate Principal. Reserve Fund earnings to be applied toward the Special Tax Requirement shall not be considered when computing the Reserve Fund Credit.

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

Prior to the issuance of the Second Series, the Special Tax Bond Prepayment amount for a Parcel of Second Series Property shall be calculated pursuant to the preceding Section A.1.

4. After the Issuance of the Second Series

After the issuance of the Second Series, the Special Tax Bond Prepayment amount for a Parcel of First Series Property or Second Series Property shall be calculated pursuant to the preceding Section A.2 substituting the Maximum Parcel Special Taxes for SSA No. 2004-104 for the Maximum Parcel Special Taxes for First Series Property when computing Principal.

The amount of any Partial Special Tax Bond Prepayment shall be computed pursuant to the appropriate preceding prepayment section substituting the portion of the Maximum Parcel Special Tax to be prepaid for the Maximum Parcel Special Tax when computing

Principal, as applicable. The amount of any Special Tax Bond Prepayment or Partial Special Tax Bond Prepayment computed pursuant to this Section A shall not exceed the Bonds plus any Premium, Defeasance, and Fees as such terms are defined herein.

B. MANDATORY PREPAYMENT

1. Mandatory Special Tax Prepayment Calculation Prior to the Issuance of the Second Series

Pursuant to Section VII.H of the Report, the Maximum Parcel Special Tax must be prepaid if at any time prior to the issuance of the Second Series the Administrator determines there is or will be a reduction in the number of anticipated Dwelling Units as shown in Table B-1 below for First Series Property.

TABLE B-1
SSA NO. 2004-104
CENTRAL GRANDE RESERVE

PROJECTED DWELLING UNITS
FIRST SERIES PROPERTY

Land Use	Dwelling Units
Single-family Property	490
Duplex Property	0
Townhome Property	0

The Mandatory Special Tax Prepayment amount for First Series Property will be calculated using the prepayment formula described in Section A.2 above with the following modifications:

> The amount by which the Maximum Parcel Special Taxes have been reduced shall serve as the numerator when computing Principal; and
>
> No Reserve Fund Credit shall be given.

The Mandatory Special Tax Prepayment does not apply to Second Series Property prior to the issuance of the Second Series.

2. Mandatory Special Tax Prepayment Calculation Subsequent to the Issuance of the Second Series

Subsequent to the issuance of the Second Series, if at any time the Administrator determines there is or will be a reduction in the number of anticipated Dwelling Units as shown in Table B-2 on the following page for Residential Property, as may be amended per Section B.3 below, then a Mandatory Special Tax Prepayment shall be calculated.

TABLE B-2 SSA NO. 2004-104 CENTRAL GRANDE RESERVE PROJECTED DWELLING UNITS SSA NO. 2004-104 (FIRST SERIES PROPERTY AND SECOND SERIES PROPERTY)	
Land Use	**Dwelling Units**
Single-family Property	723
Duplex Property	224
Townhome Property	298

The Mandatory Special Tax Prepayment amount will be calculated using the prepayment formula described in Section A.4 above with the following modifications:

The amount by which the Maximum Parcel Special Taxes have been reduced shall serve as the numerator when computing Principal; and

No Reserve Fund Credit shall be given.

3. Changes to Projected Number of Dwelling Units Prior to the Issuance of the Second Series

The projected number of Dwelling Units for SSA No. 2004-104 as shown in Table B-2 above may be modified provided any such changes to the projected number of Dwelling Units is submitted to and approved by the Administrator prior to the issuance of the Second Series.

Notwithstanding the above, the amount of any Mandatory Special Tax Prepayment shall not exceed the Bonds plus any Premium, Defeasance, and Fees as such terms are defined in Section A above. The Mandatory Special Tax Prepayment shall be levied and collected pursuant to Section VII.H and Section VIII.B of the Report.

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

EXHIBIT D

CONCEPT PLAN

Site Data

	Acres	Percent
Total Site	1037.91	100.00
Perimeter Road R.O.W.	37.31	3.60
Feature Roads	21.40	2.06
Commercial	4.44	0.43
Open Space (incl. Det., Parks & Buffers)	352.48	33.96
Residential	622.28	59.95

Gross Site Density = 2.55 D.U./Ac. (2646 D.U./1037.91 Ac.)

Residential Area

Neighborhood	Residence Type	Minimum Lot Size	Average Min. Lot Size	Minimum Lot Width	Typical Lot Width	D.U.
1	Single Family Villas	NA	NA	NA	NA	290
2	Two-Family	10,000	NA	80 Ft.	80 Ft.	126
3	Townhomes	NA	NA	NA	NA	245
4	Multi-Family	NA	NA	NA	NA	300
5	Townhomes	NA	NA	NA	NA	164
6	Townhomes	NA	NA	NA	NA	156
7	Townhomes	NA	NA	NA	NA	142
8	Two-Family	10,000	NA	NA	NA	224
9	Single Family	10,000	11,500	70 Ft.	75 Ft.	135
10	Single Family	10,000	11,500	70 Ft.	75 Ft.	84
11	Single Family	10,000	11,500	70 Ft.	75 Ft.	87
12	Single Family	11,000	12,650	75 Ft.	80 Ft.	90
13	Single Family	11,000	12,650	75 Ft.	80 Ft.	50
14	Single Family	12,000	13,800	80 Ft.	85 Ft.	116
15	Single Family	12,000	13,800	80 Ft.	85 Ft.	63
16	Single Family	11,000	12,650	75 Ft.	80 Ft.	98
17	Single Family	12,000	13,800	80 Ft.	85 Ft.	159
18	Single Family	12,000	13,800	80 Ft.	85 Ft.	58
19	Single Family	12,000	13,800	80 Ft.	85 Ft.	59
Total						2646

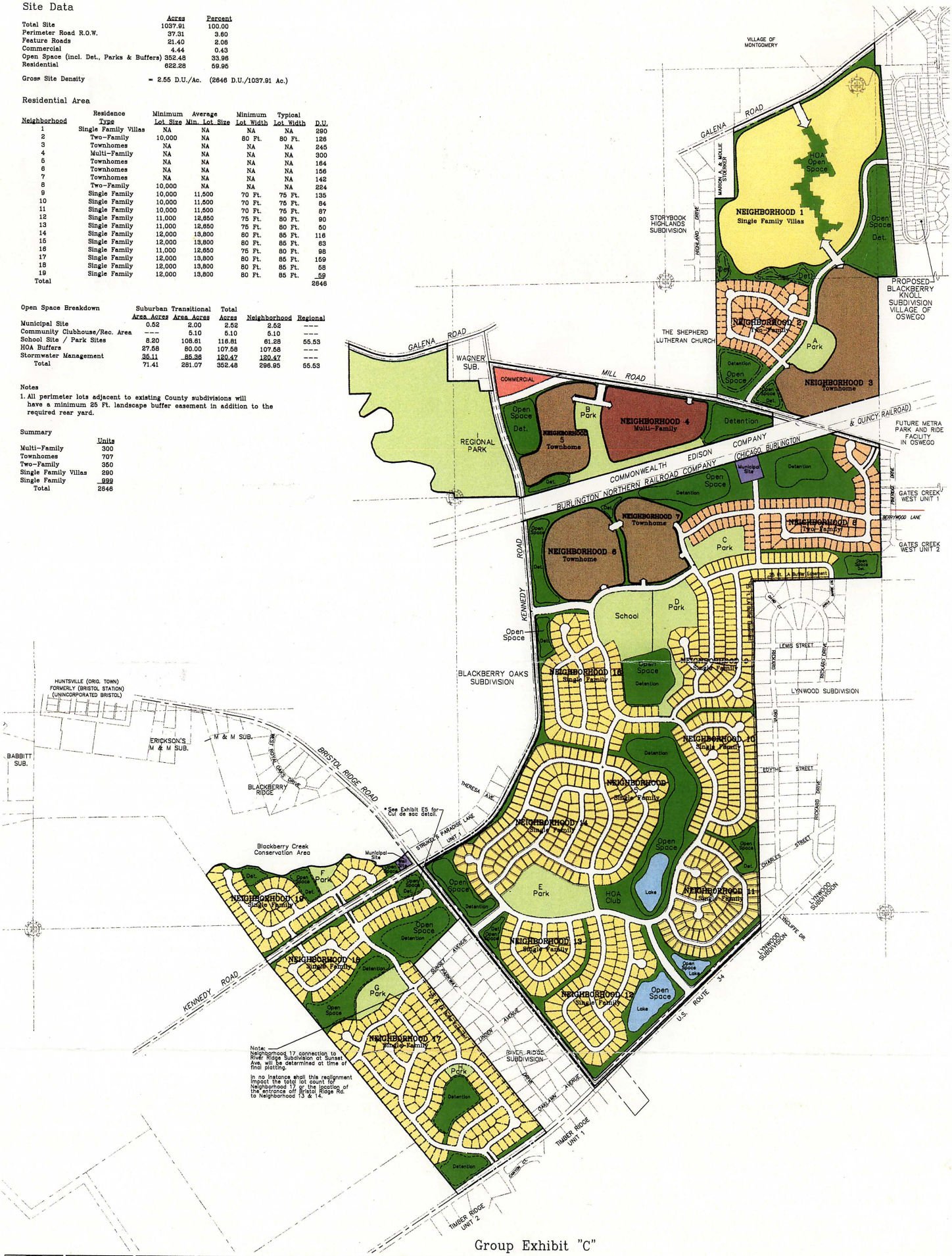
Open Space Breakdown	Suburban Area Acres	Transitional Area Acres	Total Acres	Neighborhood	Regional
Municipal Site	0.52	2.00	2.52	2.52	---
Community Clubhouse/Rec. Area	---	5.10	5.10	5.10	---
School Site / Park Sites	8.20	108.61	116.81	61.28	55.53
HOA Buffers	27.58	80.00	107.58	107.58	---
Stormwater Management	35.11	85.36	120.47	120.47	---
Total	71.41	281.07	352.48	296.95	55.53

Notes

1. All perimeter lots adjacent to existing County subdivisions will have a minimum 25 Ft. landscape buffer easement in addition to the required rear yard.

Summary

	Units
Multi-Family	300
Townhomes	707
Two-Family	350
Single Family Villas	290
Single Family	999
Total	2646



Group Exhibit "C"

Revisions
06-20-03
07-21-03

Job No. 3300
Scale 1"=400'
Date 05-23-03

MPI – Yorkville
535 Plainfield Road Suite E
Willowbrook, IL 60527
(630) 325-4500

Concept Plan

GRANDE RESERVE

Yorkville, Illinois

JEN LAND DESIGN, INC.
PLANNING • LANDSCAPE ARCHITECTURE
5517 N.Cumberland, Ste.906 Chicago,IL 60656 • 773/763-3320
Ph: 773.763.3320 Fax: 773.763.3325 Email: jenland@ameritech.net

APPENDIX G

United City of Yorkville SSA No. 2004-104
Administration Report
(Levy Year 2023)

2023 AMENDED SPECIAL TAX ROLL

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Series 1 Single Family Property						
02-14-353-001	228	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-353-002	229	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-353-003	230	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-353-005	232	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-353-007	234	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-353-008	235	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-353-009	236	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-353-010	237	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-353-011	238	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-353-012	239	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-353-018	245	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-353-019	246	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-353-020	247	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-353-021	248	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-353-022	249	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-353-023	250	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-353-024	251	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-353-025	252	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-353-026	253	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-353-027	254	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-353-028	255	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-353-029	256	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-353-030	257	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-353-031	258	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-353-032	259	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-354-001	272	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-354-002	271	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-354-003	270	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-354-004	269	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-354-005	268	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-354-006	267	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-354-007	266	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-354-008	265	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-354-009	264	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-354-010	263	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-354-011	262	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-354-012	261	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-354-013	302	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-354-014	301	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-354-015	300	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-354-017	298	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-354-018	297	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-354-019	296	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-354-020	295	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-354-021	294	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-355-001	283	SFD	1	$2,743.00	$522.76	$2,220.24

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-14-355-002	282	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-355-003	281	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-355-004	280	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-357-001	330	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-358-001	313	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-358-002	312	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-358-003	311	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-375-002	489	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-375-003	488	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-375-004	487	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-375-005	486	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-375-006	485	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-375-007	484	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-376-001	466	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-376-007	472	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-376-008	473	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-376-009	474	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-376-015	480	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-376-016	481	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-376-017	454	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-376-018	455	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-376-019	456	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-376-020	457	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-376-023	460	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-376-024	461	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-376-025	462	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-376-026	463	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-376-027	464	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-376-028	465	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-377-001	428	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-377-002	429	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-377-004	431	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-377-005	432	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-377-006	433	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-377-007	434	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-377-008	435	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-377-009	436	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-377-010	437	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-377-011	438	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-377-012	439	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-377-013	440	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-377-014	441	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-377-016	443	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-377-020	447	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-377-021	448	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-377-022	449	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-377-023	450	SFD	1	$2,743.00	$522.76	$2,220.24

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PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-14-377-024	451	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-402-004	390	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-402-005	389	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-402-007	387	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-402-008	386	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-402-009	385	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-402-018	376	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-403-006	399	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-403-014	407	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-403-015	408	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-403-016	409	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-403-017	410	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-403-018	411	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-403-019	412	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-403-020	413	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-403-021	414	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-403-023	416	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-403-024	417	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-403-026	419	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-404-002	345	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-404-013	356	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-404-014	357	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-404-015	358	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-404-016	359	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-404-018	361	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-404-019	362	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-404-020	363	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-404-021	364	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-404-022	365	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-404-023	366	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-404-024	367	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-404-025	368	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-404-026	369	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-404-028	371	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-404-030	373	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-404-031	374	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-454-002	91	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-454-003	92	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-454-005	94	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-454-008	97	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-454-010	99	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-454-011	100	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-454-012	101	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-454-013	102	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-454-014	103	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-455-001	168	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-455-002	167	SFD	1	$2,743.00	$522.76	$2,220.24

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				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-14-455-003	166	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-455-004	165	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-455-005	164	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-455-006	163	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-455-007	162	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-455-008	161	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-455-009	160	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-455-010	159	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-455-011	158	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-455-012	157	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-455-013	156	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-455-014	155	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-455-015	177	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-455-017	175	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-455-018	174	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-455-023	169	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-456-001	154	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-456-002	153	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-457-001	147	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-457-002	146	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-457-003	145	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-457-004	144	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-457-005	143	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-457-006	142	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-457-007	141	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-457-009	139	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-457-010	138	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-457-011	137	SFD	1	$2,743.00	$522.76	$2,220.24
02-14-457-012	136	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-124-004	35	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-124-005	34	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-129-016	16	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-129-017	17	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-129-018	18	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-129-019	19	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-129-020	20	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-129-022	22	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-129-023	23	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-129-024	24	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-129-026	26	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-129-028	28	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-129-030	30	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-130-001	63	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-130-002	64	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-130-004	66	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-130-007	69	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-130-008	70	SFD	1	$2,743.00	$522.76	$2,220.24

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				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-23-130-011	73	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-130-012	74	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-130-013	75	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-130-014	76	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-130-015	77	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-201-002	135	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-201-003	134	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-201-004	133	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-201-005	132	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-201-007	130	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-201-010	127	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-201-011	126	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-201-012	125	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-201-013	124	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-201-014	152	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-201-015	151	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-201-016	150	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-201-017	149	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-201-018	148	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-203-005	114	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-203-006	113	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-203-007	112	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-203-008	111	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-203-009	110	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-203-010	109	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-203-011	108	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-203-012	107	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-203-013	106	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-203-014	105	SFD	1	$2,743.00	$522.76	$2,220.24
02-23-203-015	104	SFD	1	$2,743.00	$522.76	$2,220.24
	Subtotal		**217**	**$595,231.00**	**$113,438.92**	**$481,792.08**
Single Family Property - Partial Prepayment (96.01%)						
02-14-354-016	299	PREPAY96	1	$2,743.00	$2,654.40	$88.60
	Subtotal		**1**	**$2,743.00**	**$2,654.40**	**$88.60**
Single Family Property - Partial Prepayment (34.31%)						
02-23-129-002	2	PREPAY34	1	$2,743.00	$1,284.52	$1,458.48
	Subtotal		**1**	**$2,743.00**	**$1,284.52**	**$1,458.48**
Series 2 Single Family Property						
02-14-170-001	501	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-170-002	502	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-170-003	503	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-170-004	504	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-170-005	505	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-170-006	506	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-170-007	507	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-170-008	508	SFD	1	$2,743.00	$2,743.00	$0.00

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02-14-170-009	509	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-170-010	510	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-170-011	511	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-170-012	512	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-170-013	513	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-170-014	514	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-171-001	500	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-171-002	499	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-171-003	498	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-171-004	497	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-171-005	496	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-171-006	495	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-171-007	494	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-171-008	493	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-171-009	492	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-171-010	491	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-172-001	588	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-172-002	587	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-172-003	586	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-172-004	585	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-172-005	584	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-172-006	583	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-173-001	573	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-173-002	574	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-173-003	575	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-173-004	576	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-173-005	577	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-173-006	578	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-174-001	572	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-174-002	571	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-174-003	570	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-174-004	569	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-174-005	568	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-174-006	567	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-174-007	566	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-174-008	557	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-174-009	556	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-174-010	555	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-174-011	554	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-174-012	553	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-174-013	552	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-174-014	551	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-174-015	550	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-175-001	549	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-175-002	548	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-175-003	547	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-175-004	546	SFD	1	$2,743.00	$2,743.00	$0.00

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PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-14-175-005	545	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-175-006	544	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-175-007	543	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-175-008	542	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-175-009	541	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-225-001	703	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-225-002	704	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-225-003	705	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-225-004	706	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-225-005	707	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-225-006	708	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-225-007	709	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-225-008	710	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-225-009	711	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-227-001	712	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-227-002	713	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-227-003	714	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-227-004	715	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-227-005	716	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-227-006	717	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-227-007	718	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-227-008	719	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-227-009	720	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-227-010	721	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-227-011	722	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-227-012	723	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-228-001	596	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-228-002	595	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-228-003	594	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-228-004	593	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-228-005	592	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-228-006	591	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-228-007	590	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-228-008	589	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-001	663	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-002	662	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-003	661	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-004	660	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-005	659	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-006	658	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-007	657	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-008	656	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-009	655	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-010	654	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-011	653	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-012	652	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-013	651	SFD	1	$2,743.00	$2,743.00	$0.00

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02-14-253-014	650	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-015	649	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-016	648	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-017	647	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-018	646	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-019	645	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-020	644	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-021	643	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-022	642	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-023	641	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-024	640	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-025	639	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-026	638	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-027	637	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-028	636	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-029	635	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-030	634	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-031	633	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-253-032	632	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-001	664	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-002	665	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-003	666	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-004	667	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-005	668	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-006	669	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-007	670	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-008	671	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-009	672	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-010	673	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-011	674	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-012	675	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-013	676	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-014	677	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-015	678	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-016	679	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-017	680	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-018	681	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-019	682	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-020	683	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-021	684	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-022	685	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-023	686	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-024	687	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-025	688	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-026	689	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-027	690	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-028	691	SFD	1	$2,743.00	$2,743.00	$0.00

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02-14-254-029	692	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-030	693	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-031	694	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-032	695	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-033	696	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-034	697	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-035	698	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-036	699	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-037	700	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-038	701	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-254-039	702	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-001	597	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-002	598	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-003	599	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-004	600	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-005	601	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-006	602	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-007	603	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-008	604	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-009	605	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-010	606	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-011	607	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-012	608	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-013	609	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-014	610	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-015	611	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-016	612	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-017	613	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-018	614	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-019	615	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-020	616	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-021	617	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-022	618	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-023	619	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-024	620	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-025	621	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-026	622	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-027	623	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-028	624	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-029	625	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-030	626	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-031	627	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-032	628	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-033	629	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-034	630	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-255-035	631	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-320-001	515	SFD	1	$2,743.00	$2,743.00	$0.00

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02-14-320-002	516	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-320-003	517	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-320-004	518	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-320-005	519	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-321-001	582	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-321-002	581	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-321-003	580	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-321-004	579	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-322-001	520	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-322-002	521	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-322-003	522	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-322-004	523	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-322-005	524	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-322-006	525	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-323-001	565	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-323-002	564	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-323-003	563	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-323-004	562	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-323-005	561	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-323-006	560	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-323-007	559	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-323-008	558	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-324-001	540	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-324-002	539	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-324-003	538	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-324-004	537	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-324-005	536	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-324-006	535	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-325-001	526	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-325-002	527	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-325-003	528	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-325-004	529	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-325-005	530	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-325-006	531	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-325-007	532	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-325-008	533	SFD	1	$2,743.00	$2,743.00	$0.00
02-14-325-009	534	SFD	1	$2,743.00	$2,743.00	$0.00
	Subtotal		**233**	**$639,119.00**	**$639,119.00**	**$0.00**
Series 2 Duplex Property						
02-11-490-002	804	DUP	2	$4,490.00	$4,490.00	$0.00
02-11-490-003	805	DUP	2	$4,490.00	$4,490.00	$0.00
02-11-490-004	806	DUP	2	$4,490.00	$4,490.00	$0.00
02-11-490-005	807	DUP	2	$4,490.00	$4,490.00	$0.00
02-11-490-006	808	DUP	2	$4,490.00	$4,490.00	$0.00
02-11-490-007	809	DUP	2	$4,490.00	$4,490.00	$0.00
02-11-490-008	810	DUP	2	$4,490.00	$4,490.00	$0.00
02-11-490-009	811	DUP	2	$4,490.00	$4,490.00	$0.00

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02-11-490-010	812	DUP	2	$4,490.00	$4,490.00	$0.00
02-11-490-011	813	DUP	2	$4,490.00	$4,490.00	$0.00
02-11-491-002	724	DUP	2	$4,490.00	$4,490.00	$0.00
02-11-491-003	725	DUP	2	$4,490.00	$4,490.00	$0.00
02-11-491-004	726	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-222-001	773	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-222-002	774	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-222-003	775	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-222-004	776	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-222-005	777	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-222-006	778	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-222-007	779	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-222-008	780	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-222-009	781	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-222-010	782	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-222-011	783	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-222-012	784	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-223-001	785	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-223-002	786	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-223-003	787	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-223-004	788	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-223-005	789	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-223-006	790	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-223-007	791	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-223-008	792	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-223-009	793	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-223-010	794	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-223-011	795	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-223-012	796	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-223-013	797	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-223-014	798	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-223-015	799	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-223-016	800	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-223-017	801	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-223-018	802	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-223-019	803	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-224-001	814	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-224-002	815	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-224-003	816	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-224-004	817	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-224-005	818	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-224-006	819	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-224-007	820	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-224-008	821	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-224-009	822	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-224-010	823	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-224-011	824	DUP	2	$4,490.00	$4,490.00	$0.00

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PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-14-224-012	825	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-224-013	826	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-224-014	827	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-224-015	828	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-224-016	829	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-224-017	830	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-224-018	831	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-224-019	832	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-224-020	833	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-224-021	834	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-224-022	835	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-225-011	772	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-225-012	771	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-225-013	770	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-225-014	769	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-225-015	768	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-225-016	767	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-225-017	766	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-225-018	765	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-225-019	764	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-225-020	763	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-225-021	762	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-225-022	761	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-225-023	760	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-225-024	759	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-225-025	758	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-014	757	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-015	756	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-016	755	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-017	754	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-018	753	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-019	752	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-020	751	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-021	750	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-022	749	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-023	748	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-024	747	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-025	746	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-026	745	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-027	744	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-028	743	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-029	742	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-030	741	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-031	740	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-032	739	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-033	738	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-034	737	DUP	2	$4,490.00	$4,490.00	$0.00

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				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-14-227-035	736	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-036	735	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-037	734	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-038	733	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-039	732	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-227-040	731	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-229-001	727	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-229-002	728	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-229-003	729	DUP	2	$4,490.00	$4,490.00	$0.00
02-14-229-004	730	DUP	2	$4,490.00	$4,490.00	$0.00
	Subtotal		**224**	**$502,880.00**	**$502,880.00**	**$0.00**
Series 2 Townhome Property						
02-14-100-020	NA	THM	298	$564,710.00	$564,710.00	$0.00
	Subtotal		**298**	**$564,710.00**	**$564,710.00**	**$0.00**
Prepaid Single Family Property						
02-14-353-004	231	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-353-006	233	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-353-013	240	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-353-014	241	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-353-015	242	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-353-016	243	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-353-017	244	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-353-033	260	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-355-005	279	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-355-006	278	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-355-007	277	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-355-008	276	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-355-009	275	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-355-010	274	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-355-011	273	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-355-012	293	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-355-013	292	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-355-014	291	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-355-015	290	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-355-016	289	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-355-017	288	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-355-018	287	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-355-019	286	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-355-020	285	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-355-021	284	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-356-001	329	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-356-002	328	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-356-003	327	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-356-004	326	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-356-005	325	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-356-006	324	PREPAYS	1	$2,743.00	$2,743.00	$0.00

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				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-14-356-007	323	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-356-008	322	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-356-009	321	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-356-010	320	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-356-011	319	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-356-012	318	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-356-013	317	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-356-014	316	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-356-015	315	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-356-016	314	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-357-002	331	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-357-003	332	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-357-004	333	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-357-005	334	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-357-006	335	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-357-007	336	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-357-008	337	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-357-009	338	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-357-010	339	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-357-011	340	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-357-012	341	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-357-013	342	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-357-014	343	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-358-004	310	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-358-005	309	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-358-006	308	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-358-007	307	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-358-008	306	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-358-009	305	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-358-010	304	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-358-011	303	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-375-001	490	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-375-008	483	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-375-009	482	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-376-002	467	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-376-003	468	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-376-004	469	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-376-005	470	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-376-006	471	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-376-010	475	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-376-011	476	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-376-012	477	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-376-013	478	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-376-014	479	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-376-021	458	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-376-022	459	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-377-003	430	PREPAYS	1	$2,743.00	$2,743.00	$0.00

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				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-14-377-015	442	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-377-017	444	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-377-018	445	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-377-019	446	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-377-025	452	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-377-026	453	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-402-001	393	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-402-002	392	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-402-003	391	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-402-006	388	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-402-010	384	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-402-011	383	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-402-012	382	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-402-013	381	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-402-014	380	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-402-015	379	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-402-016	378	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-402-017	377	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-402-019	375	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-403-001	394	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-403-002	395	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-403-003	396	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-403-004	397	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-403-005	398	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-403-007	400	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-403-008	401	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-403-009	402	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-403-010	403	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-403-011	404	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-403-012	405	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-403-013	406	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-403-022	415	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-403-025	418	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-403-027	420	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-403-028	421	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-403-029	422	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-403-030	423	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-403-031	424	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-403-032	425	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-403-033	426	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-403-034	427	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-404-001	344	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-404-003	346	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-404-004	347	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-404-005	348	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-404-006	349	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-404-007	350	PREPAYS	1	$2,743.00	$2,743.00	$0.00

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-14-404-008	351	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-404-009	352	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-404-010	353	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-404-011	354	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-404-012	355	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-404-017	360	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-404-027	370	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-404-029	372	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-454-004	93	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-454-006	95	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-454-007	96	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-454-009	98	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-455-016	176	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-455-019	173	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-455-020	172	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-455-021	171	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-455-022	170	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-456-003	123	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-14-457-008	140	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-103-002	202	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-103-003	201	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-103-004	200	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-103-005	199	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-103-006	198	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-103-007	197	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-103-008	196	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-103-009	195	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-103-010	194	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-103-011	193	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-103-012	192	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-103-013	191	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-103-014	190	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-103-015	189	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-103-016	188	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-103-017	187	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-103-018	186	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-103-019	185	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-104-001	203	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-104-002	204	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-104-003	205	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-104-004	206	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-104-005	207	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-104-006	208	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-104-007	209	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-104-008	210	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-104-009	211	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-104-010	212	PREPAYS	1	$2,743.00	$2,743.00	$0.00

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-23-104-011	213	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-104-012	214	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-104-013	215	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-104-014	216	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-104-015	217	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-104-016	218	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-104-017	219	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-104-018	220	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-104-019	221	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-104-020	222	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-104-021	223	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-104-022	224	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-104-023	225	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-104-024	226	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-104-025	227	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-124-001	38	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-124-002	37	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-124-003	36	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-124-006	33	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-124-007	32	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-124-008	31	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-127-001	50	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-127-002	49	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-127-003	48	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-127-004	47	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-127-005	46	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-127-006	45	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-127-007	44	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-127-008	43	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-127-009	42	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-127-010	41	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-127-011	40	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-127-012	39	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-128-001	51	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-128-002	52	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-128-003	53	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-128-004	54	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-128-005	55	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-128-006	56	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-128-007	57	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-128-008	58	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-128-009	59	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-128-010	60	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-128-011	61	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-128-012	62	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-128-013	78	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-128-014	79	PREPAYS	1	$2,743.00	$2,743.00	$0.00

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-23-128-015	80	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-128-016	81	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-128-017	82	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-128-018	83	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-128-019	84	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-128-020	85	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-128-021	86	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-128-022	87	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-128-023	88	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-128-024	89	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-128-025	90	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-129-001	1	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-129-003	3	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-129-004	4	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-129-005	5	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-129-006	6	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-129-007	7	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-129-008	8	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-129-009	9	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-129-010	10	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-129-011	11	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-129-012	12	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-129-013	13	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-129-014	14	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-129-015	15	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-129-021	21	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-129-025	25	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-129-027	27	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-129-029	29	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-130-003	65	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-130-005	67	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-130-006	68	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-130-009	71	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-130-010	72	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-131-002	122	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-131-003	121	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-131-004	120	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-131-005	119	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-132-001	178	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-132-002	179	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-132-003	180	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-132-004	181	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-132-005	182	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-132-006	183	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-132-007	184	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-201-006	131	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-201-008	129	PREPAYS	1	$2,743.00	$2,743.00	$0.00

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-23-201-009	128	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-203-001	118	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-203-002	117	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-203-003	116	PREPAYS	1	$2,743.00	$2,743.00	$0.00
02-23-203-004	115	PREPAYS	1	$2,743.00	$2,743.00	$0.00
	Subtotal		**271**	**$743,353.00**	**$743,353.00**	**$0.00**
Exempt						
02-11-300-015	3013	EX	0	$0.00	$0.00	$0.00
02-11-490-001	3016	EX	0	$0.00	$0.00	$0.00
02-11-491-001	3015	EX	0	$0.00	$0.00	$0.00
02-14-100-019	3010	EX	0	$0.00	$0.00	$0.00
02-14-170-015	3009	EX	0	$0.00	$0.00	$0.00
02-14-175-012	3026	EX	0	$0.00	$0.00	$0.00
02-14-175-013	3027	EX	0	$0.00	$0.00	$0.00
02-14-225-010	3017	EX	0	$0.00	$0.00	$0.00
02-14-227-013	3014	EX	0	$0.00	$0.00	$0.00
02-14-352-004	3006	EX	0	$0.00	$0.00	$0.00
02-14-352-005	3004	EX	0	$0.00	$0.00	$0.00
02-14-353-034	3007	EX	0	$0.00	$0.00	$0.00
02-14-404-032	3008	EX	0	$0.00	$0.00	$0.00
02-14-454-001	3002	EX	0	$0.00	$0.00	$0.00
02-14-458-002	3003	EX	0	$0.00	$0.00	$0.00
02-14-458-003	3003	EX	0	$0.00	$0.00	$0.00
02-23-103-001	3005	EX	0	$0.00	$0.00	$0.00
02-23-129-031	3000	EX	0	$0.00	$0.00	$0.00
02-23-131-006	3001	EX	0	$0.00	$0.00	$0.00
	Subtotal		**0**	**$0.00**	**$0.00**	**$0.00**
GRAND TOTALS			**1,245**	**$3,050,779.00**	**$2,567,439.84**	**$483,339.16**
			(# of units)	(maximum taxes)	(taxes abated)	(taxes levied)

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18201 VON KARMAN AVENUE, SUITE 220
IRVINE, CA 92612
PHONE: (800) 969-4DTA

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds

Memorandum

To: City Council
From: Rob Fredrickson, Finance Director
Date: November 21, 2023
Subject: SSA No. 2004-107 Raintree Village II – Tax Abatement

---

The table below represents a year-over year comparison of maximum and extended tax levy amounts on a per parcel basis for the Raintree Village II Special Service Area (2004-107), as shown on Table 5 (page 7) of the Administration Report prepared by the City's SSA consultant, David Taussig & Associates (DTA).

Special Service No. 2004-107 (Raintree Village II)

Tax Classification	2023 Levy	2022 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,743.00	$ 2,702.00	1.52%
Duplex	$ 2,245.00	$ 2,212.00	1.49%
Townhome	$ 1,895.00	$ 1,867.00	1.50%
Extended Parcel Amounts			
Single Family	$ 2,743.00	$ 2,702.00	1.52%
Duplex	$ 2,245.00	$ 2,212.00	1.49%
Townhome	$ 1,895.00	$ 1,867.00	1.50%

As noted above, extended (actual) 2023 tax levy amounts will increase by approximately 1.5% for single family, duplex and townhome parcels in comparison with the previous year. Taken in the aggregate, these parcels will yield special service area property taxes totaling $835,920.00 (out of a maximum amount of $881,956.00 – with $46,036.00 being abated).

It is the recommendation of staff that the SSA abatement ordinance be approved. Both the ordinance and Raintree Village II SSA Administration Report have been attached for your review and consideration.

Ordinance No. 2023-_____

ORDINANCE ABATING SPECIAL SERVICE AREA TAXES FOR SPECIAL SERVICE AREA NUMBER 2004-107 (RAINTREE VILLAGE II PROJECT)

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

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

(a) The City Council of the City adopted Ordinance No. 2005-91 on November 22, 2005 (the "Bond Ordinance") which: (i) provided for the issuance of not to exceed $10,000,000 of Special Service Area Number 2004-107 Special Tax Bonds, Series 2005 (Raintree Village II Project) (the "Bonds"), of the United City of Yorkville, which were issued in the original principal amount of $9,400,000 for the purpose of paying for the costs of certain improvements benefiting the Special Service Area Number 2004-107 (the "Special Service Area"); and (ii) provided for the levy of a Special Tax upon all taxable property within the Special Service Area sufficient to pay the principal of the Bonds for each year at maturity or mandatory sinking fund redemption dates and to pay interest and Administrative Expenses of the Special Service Area for each such year. The Bond Ordinance also authorized the City to abate the taxes levied pursuant to such Ordinance to the extent the taxes levied exceeded the Special Tax Requirement (as defined in the Bond Ordinance) as calculated pursuant to the Special Service Area Number 2004-107 Special Tax Roll and Report (the "Special Tax Report") prepared by DTA, Inc. (the "Consultant").

(b) Pursuant to the Special Tax Report, the Consultant of the City has determined that the Special Tax Requirement for 2023 for the Bonds is $835,920.00 and the 2023 Levy for Special Taxes is $835,920.00.

Section 2. Of the $881,956.00 of Special Taxes levied for calendar year 2023 pursuant to Section 6 of the Bond Ordinance $46,036.00 of such Special Taxes is hereby abated resulting in a 2023 calendar year levy of $835,920.00.

Section 3. It is the duty of the County Clerk of Kendall County to abate those taxes as provided in Section 2 of this Ordinance.

Section 4. The City Council of the City hereby approves the United City of Yorkville Special Service Area Number 2004-107 Trustee's Report Levy Year 2023 dated November 21, 2023, prepared by DTA, Inc. and the 2023 Amended Special Tax Roll attached to such report with such changes therein as are deemed necessary by the Mayor and the City's consultant to reflect any changes in final parcel identification numbers.

Section 5. All ordinances, resolutions and orders or parts of ordinances, resolutions and orders in conflict with this ordinance are repealed to the extent of such conflict. The City Clerk shall cause this Ordinance to be published in pamphlet form. This Ordinance shall be in full force and effect after passage and publication as provided by law.

PASSED by the City Council of the City this _____ ___, 2023.

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

_____
City Clerk

SIGNED by the Mayor this _____ ___, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

Published in pamphlet form _____ ____, 2023.

www.FinanceDTA.com

ADMINISTRATION REPORT (LEVY YEAR 2023)

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2004-107

November 21, 2023

Public Finance
Public-Private Partnerships
Development Economics
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18201 Von Karman Avenue, Suite 220
Irvine, CA 92612

UNITED CITY OF YORKVILLE

ADMINISTRATION REPORT

(LEVY YEAR 2023)

Special Service Area No. 2004-107

Prepared for:

United City of Yorkville

800 Game Farm Road

Yorkville, IL 60560

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INTRODUCTION

This report calculates the 2023 special taxes required to pay annual debt service on the United City of Yorkville (the "City") Special Service Area Number 2004-107 ("SSA No. 2004-107") Special Tax Bonds, Series 2005 (Raintree Village II Project) (the "Series 2005 Bonds") and administrative expenses and apportions the special taxes to each taxable parcel within SSA No. 2004-107. Pursuant to the Special Service Area Act (the "Act"), the City Aldermen are the governing body of SSA No. 2004-107. The City Aldermen must annually, prior to the last Tuesday of December, approve by ordinance the special taxes to be collected, abate the Maximum Parcel Special Taxes in excess of the special taxes to be collected, and direct the County Clerk of Kendall County to extend the special taxes for collection. The special taxes will be billed on the tax bill for ad valorem property taxes.

SSA No. 2004-107 was established by Ordinance No. 2005-90 (the "Establishing Ordinance"), adopted on November 22, 2005. The Establishing Ordinance authorized SSA No. 2004-107 to provide special services, issue bonds, and levy a special tax to repay the bonds.

A Authorized Special Services

The authorized special services include:

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

B Bonded Indebtedness

The Establishing Ordinance specified that not more than $10,000,000 in bonds may be issued by SSA No. 2004-107. Ordinance No. 2005-91 (the "Bond Ordinance"), adopted on December 2, 2005, approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $10,000,000 in Series 2005 Bonds. The Series 2005 Bonds were issued in the amount of $9,400,000 in December 2005.

C Special Taxes

The Establishing Ordinance incorporates the United City of Yorkville Special Service Area Number 2004-107 Special Tax Roll and Report (the "Special Tax Roll and Report"). The Special Tax Roll and Report sets forth the Maximum Parcel Special Taxes which have been levied for the payment of principal of and interest on the Series 2005 Bonds and the administration and maintenance of SSA No. 2004-107 and is attached hereto as Appendix F. A table of the Maximum Special Taxes is included in Section I herein.

I SPECIAL TAX REQUIREMENT

The SSA No. 2004-107 2023 Special Tax Requirement is equal to $835,920. As shown in Table 1 below, the 2023 Special Tax Requirement is equal to the sum of the Series 2005 debt service for the bond year ending March 1, 2025, estimated administrative expenses, estimated delinquencies, reserve replenishment, and less the estimated projected available fund as of March 1, 2024.

Table 1: Special Tax Requirement

Types of Funds	Total Amount
Sources of Funds	
Prior Year Surplus/(Deficit)	$0
Earnings	$0
Special Taxes	$835,920
Subtotal	**$835,920**
Uses of Funds	
Debt Service	
Interest - 09/01/2024	($150,531)
Interest - 03/01/2025	($150,531)
Principal - 03/01/2025	($278,000)
Administrative Expenses	($37,383)
Delinquent Special Tax	$0
Reserve Replenishment	($434,327)
Subtotal	**($1,050,773)**
Projected Surplus/(Deficit) - 03/01/2025	**($214,853)**

II ACCOUNT ACTIVITY SUMMARY

The Trust Indenture for the Series 2005 Bonds (the "2005 Indenture") establishes four funds and three accounts. The four funds are the Bond and Interest Fund, Reserve Fund, Improvement Fund, and Administrative Expense Fund. Within the Bond and Interest Fund are the Capitalized Interest Account and Special Redemption Account. Within the Improvement Fund is the Cost of Issuance Account. A diagram of the funds and accounts is included herein as Appendix A.

Money held in any of the funds and accounts can be invested at the direction of the City and in conformance with the limitations set forth in the 2005 Indenture. Investment interest earnings, if any, will generally be applied to the fund or account for which the investment is made. Diagrams of the application of special taxes and earnings are attached as Appendices B and C, respectively.

A summary of account activity for the 12 months ending September 30, 2023, is shown in Table 2 on the following page. Note, since Amalgamated Bank of Chicago became the new Trustee on February 1, 2023, Table 2 reflects the account activities from February 1, 2023, through September 30, 2023.

Table 2: Transaction Summary (2/01/2023 through 09/30/2024)

Types of Funds	Administrative Expense Fund	Reserve Fund	Bond and Interest Fund	Special Redemption Fund
Beginning Balance (February 1, 2023)	$13,964	$28	$380,757	$1
Earnings	$378	$1	$6,291	$662
Special Taxes				
Prior Year(s)	$0	$0	$0	$0
Levy Year 2022	$0	$0	$819,480	$0
Miscellaneous Source of Funds	$9.69	$0.00	$3,934.14	$0.00
Account Transfers	$300	$0	$44,265	($44,565)
Administrative Expense Transfers				
2022 Budgeted	$0	$0	$0	$0
2023 Prefunding	$0	$0	$0	$0
Debt Service				
Interest and Principal – 03/01/2023	$0	$0	($381,155)	$0
Interest – 09/01/2023	$0	$0	($160,500)	$0
Bond Redemptions/Prepayments				
Receipts	$0	$0	$0	$60,699
Principal Redemption	$0	$0	($47,000)	$0
Redemption Premium	$0	$0	$0	$0
Property Owner Refunds	$0	$0	$0	$0
Administrative Expenses	($6,268)	$0	$0	$0
Ending Balance (September 30, 2023)	**$8,383**	**$28**	**$666,073**	**$16,796**

The calculation of the estimated fund balances as of March 1, 2024, is shown in Table 3 on the following page.

Table 3: Estimated 2024 Bond Year-End Fund Balances (10/01/2023 through 03/01/2024)

Types of Funds	Administrative Expense Fund	Reserve Fund	Bond and Interest Fund	Special Redemption Fund
Beginning Balance (October 1, 2023)	$8,383	$28	$666,073	$16,796
Earnings	$0	$0	$0	$0
Special Taxes				
Prior Year(s)	$0	$0	$0	$0
Levy Year 2022	$0	$0	$13,978	$0
Projected Tax Sale Receipts	$0	$0	$0	$0
Account Transfers				
Bond Redemption/Prepayment	$0	$0	$16,168	($16,168)
All Other/Non-Administrative Expenses	$0	$242,457	($242,457)	$0
Administrative Expense Transfers				
2023 Budgeted	$22,732	$0	($22,732)	$0
2024 Prefunding	$0	$0	$0	$0
Debt Service				
Principal - 03/01/2024	$0	$0	($158,766)	$0
Interest - 03/01/2024	$0	$0	($255,000)	$0
Bond Redemptions/Prepayments				
Principal Redemption	$0	$0	($17,266)	$0
Redemption Premium	$0	$0	$0	$0
Property Owner Refunds	$0	$0	$0	$0
Administrative Expenses				
Remaining Levy Year 2022 Expenses	($31,115)	$0	$0	$0
Ending Balance - 03/01/2024	**$0**	**$242,485**	**$0**	**$628**
Reserve Fund Requirement	N/A	($676,813)	N/A	N/A
Funds Not Eligible for Levy Surplus	$0	N/A	$0	N/A
Projected Surplus/(Deficit) 03/01/2024	**$0**	**$0**	**$0**	**$628**

III MAXIMUM, ABATED, AND EXTENDED SPECIAL TAXES

Pursuant to the Special Tax Roll and Report, the 2023 Maximum Parcel Special Taxes equal $881,956. Subtracting the 2023 Special Tax Requirement of $835,920, results in an abatement of $46,036. In accordance with the Special Tax Roll and Report the Maximum Parcel Special Tax applicable to each Parcel in SSA 2004-107 is abated in equal percentages until the special tax remaining equals the Special Tax Requirement.

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

Table 4: Maximum, Abated and Extended Special Taxes

Special Tax Classification	Maximum Parcel Special Taxes	Abated Special Tax	Extended Special Tax
Single-Family Dwelling Unit	$2,743.00	$0.00	$2,743.00
Duplex Dwelling Unit	$2,245.00	$0.00	$2,245.00
Townhome Dwelling Unit	$1,895.00	$0.00	$1,895.00
Single-Family Dwelling Unit - Prepaid	$2,743.00	$2,743.00	$0.00
Duplex Dwelling Unit - Prepaid	$2,245.00	$2,245.00	$0.00
Townhome Dwelling Unit - Prepaid	$1,895.00	$1,895.00	$0.00

A comparison of the maximum and extended special tax amounts for 2023 and 2022 is shown in Table 5 below.

Table 5: Comparison of Maximum and Extended Special Taxes

Special Tax Classification	Levy Year 2023	Levy Year 2022	Percentage Change
Maximum Parcel Special Tax			
Single-Family Dwelling Unit	$2,743.00	$2,743.00	1.5%
Duplex Dwelling Unit	$2,245.00	$2,245.00	1.5%
Townhome Dwelling Unit	$1,895.00	$1,895.00	1.5%
Extended Special Tax			
Single-Family Dwelling Unit	$2,743.00	$2,702.00	1.5%
Duplex Dwelling Unit	$2,245.00	$2,212.00	1.5%
Townhome Dwelling Unit	$1,895.00	$1,867.00	1.5%

The schedule of the remaining SSA No. 2004-107 Maximum Parcel Special Taxes is shown in Table 6 on the following page. The Maximum Parcel Special Taxes escalate 1.50% annually through 2032.

Table 6: Maximum Parcel Special Taxes

Levy Year	Collection Year	Aggregate	Per Unit		
			Single-Family	Duplex	Townhome
2023	2024	$868,836	$2,702	$2,212	$1,867
2024	2024	$881,956	$2,743	$2,245	$1,895
2024	2025	$895,114	$2,784	$2,279	$1,923
2025	2026	$908,602	$2,826	$2,313	$1,952
2026	2027	$922,128	$2,868	$2,348	$1,981
2027	2028	$935,984	$2,911	$2,383	$2,011
2028	2029	$950,080	$2,955	$2,419	$2,041
2029	2030	$964,304	$2,999	$2,455	$2,072
2030	2031	$978,768	$3,044	$2,492	$2,103
2031	2032	$993,562	$3,090	$2,529	$2,135
2032	2033	$1,008,394	$3,136	$2,567	$2,167
2033	2034	$1,023,594	$3,183	$2,606	$2,200

IV PRIOR YEAR SPECIAL TAX COLLECTIONS

The SSA No. 2004-107 special tax is billed and collected by Kendall County (the "County") in the same manner and at the same time as general ad valorem property taxes. The City may provide other means of collecting the special tax, if necessary, to meet the financial obligations of SSA No. 2004-107.

A 2022 Special Tax Receipts

As of November 21, 2023, SSA No. 2004-107 2020 special tax receipts totaled $833,458. There are no delinquent special taxes.

B Tax Sales and Foreclosures

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

V EQUALIZED ASSESSED VALUE AND VALUE-TO-LIEN RATIO

The 2022 equalized assessed value was $6,353,230.

The SSA No. 2004-107 Equalized Assessed Value and Value-to-Lien Ratio is shown in Table 7 below.

Table 7: Equalized Assessed Value and Value-to-Lien Ratio

2022 Equalized Assessed Value [1]	2022 Appraised Value [2]	Outstanding Bonds [3]	Value-to-Lien Ratio
$6,353,230	$19,059,690	$5,072,000	3.76:1

Notes:

1. Source: Kendall County Value includes farmland. Full residential value has not yet been assigned.
2. Based on three times the equalized assessed value of the special service area.
3. As of September 2, 2023, and reflecting the additional $17,000 scheduled to be redeemed on December 1, 2023.

VI AD VALOREM PROPERTY TAX RATES

The 2022 general *ad valorem* tax rates for SSA No. 2004-107 are shown in Table 8 below.

Table 8: 2022 *Ad Valorem* Property Tax Rates [1]

Type of Rate	*Ad Valorem* Rate
City	0.537710%
County	0.590750%
Bristol-Kendall Fire Protection District	0.698760%
Forest Preserve	0.147640%
Junior College #516	0.464150%
Yorkville Library	0.255320%
Yorkville/Bristol Sanitary District	0.000000%
Kendall Township	0.087810%
Kendall Road District	0.223390%
School District CU-115	6.652400%
Total Tax Rate	**9.657930%**

Note:

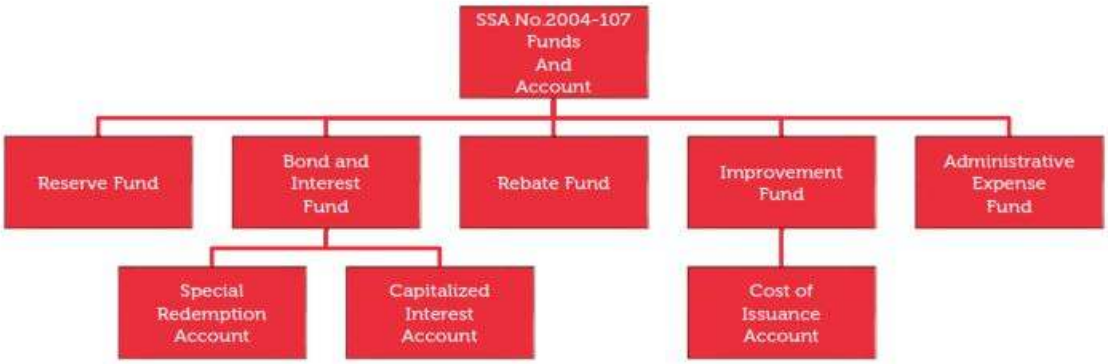
1. Source: Kendall County, for Tax Codes KE021.

APPENDIX A

United City of Yorkville SSA No. 2004-107
Administration Report
(Levy Year 2023)

FUNDS AND ACCOUNTS

Figure A-1: Funds and Accounts

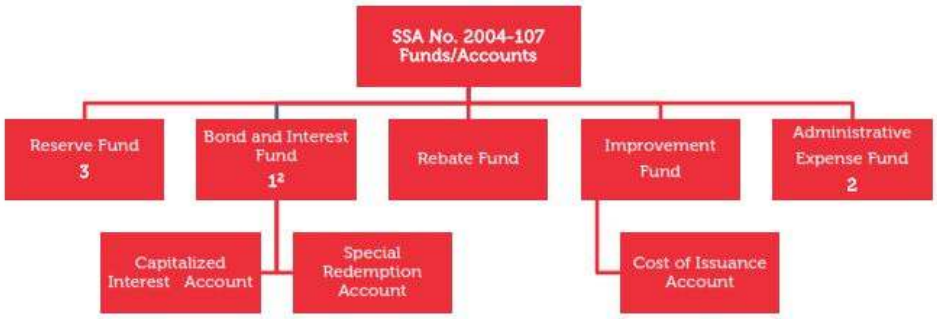


APPENDIX B

United City of Yorkville SSA No. 2004-107
Administration Report
(Levy Year 2023)

APPLICATION OF SPECIAL TAX

Figure B-1: Application of Special Tax



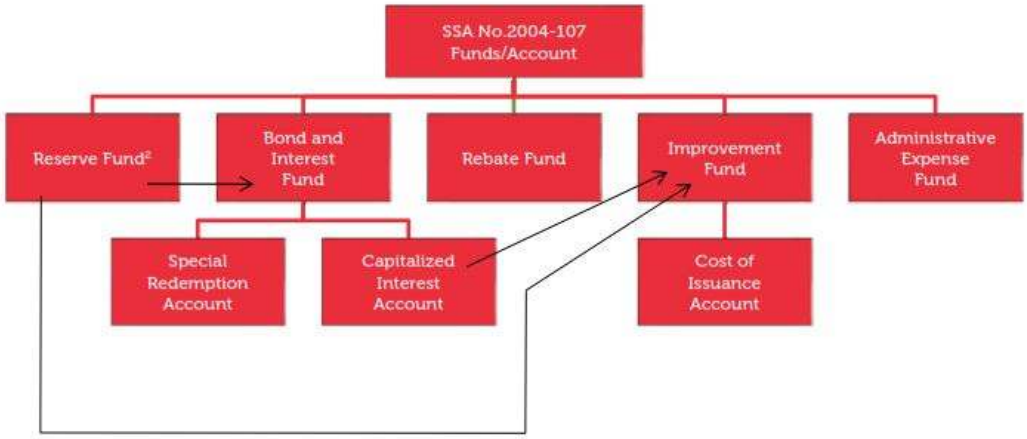
Notes:
1. Special Tax applied in sequence shown.
2. In an amount sufficient to pay Debt Service on the Bonds.

APPENDIX C

United City of Yorkville SSA No. 2004-107
Administration Report
(Levy Year 2023)

APPLICATION OF EARNINGS

Figure C-1: Application of Earnings



Notes:

1. Earnings remain in fund or account from which they accrued unless otherwise indicated.
2. Reserve Fund earnings are transferred into the Improvement Fund prior to completion of the Special Services and to the Bond and Interest Fund thereafter.

APPENDIX D

United City of Yorkville SSA No. 2004-107
Administration Report
(Levy Year 2023)

DEBT SERVICE SCHEDULE

Table D-1: Revised Debt Service Schedule

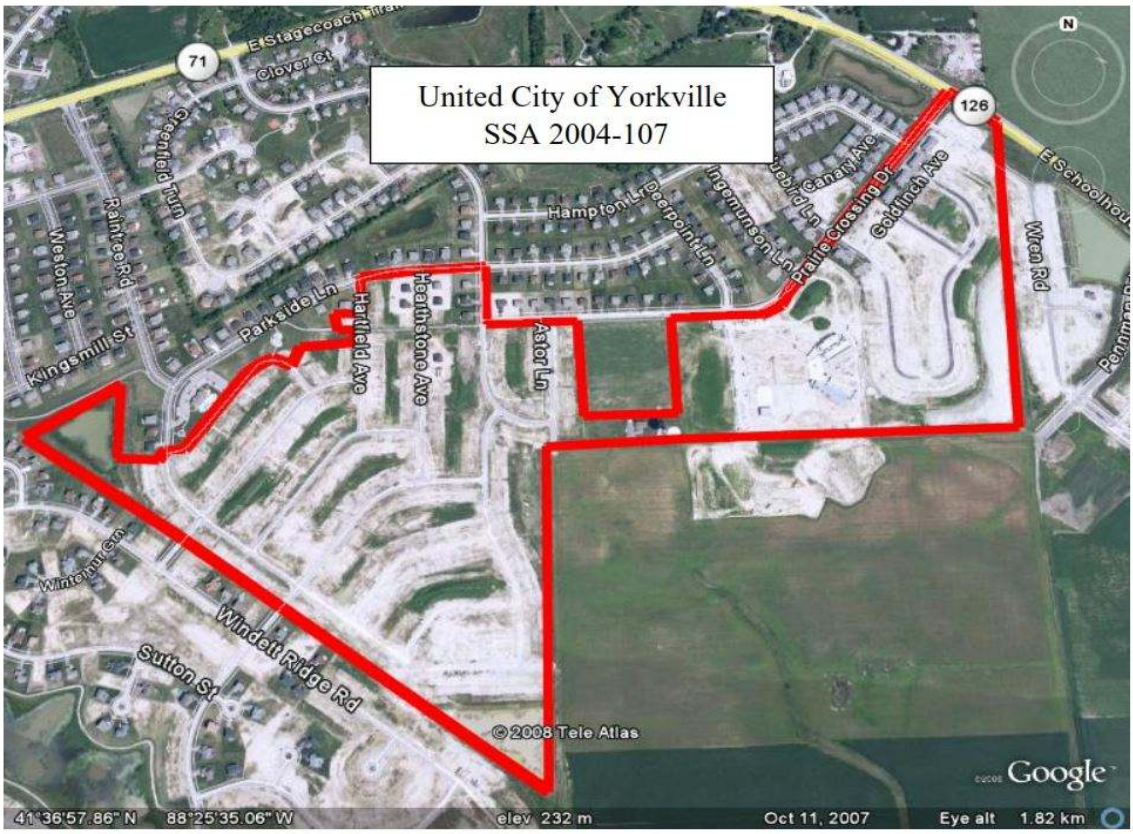
Year Ending (3/1)	Payment Date	Principal	Interest	Debt Service
2024	3/1/2024	$255,000	$158,765.63	$413,765.63
2025	9/1/2024		$150,531.25	$150,531.25
2025	3/1/2025	$278,000	$150,531.25	$428,531.25
2026	9/1/2025		$141,843.75	$141,843.75
2026	3/1/2026	$305,000	$141,843.75	$446,843.75
2027	9/1/2026		$132,312.50	$132,312.50
2027	3/1/2027	$333,000	$132,312.50	$465,312.50
2028	9/1/2027		$121,906.25	$121,906.25
2028	3/1/2028	$362,000	$121,906.25	$483,906.25
2029	9/1/2028		$110,593.75	$110,593.75
2029	3/1/2029	$393,000	$110,593.75	$503,593.75
2030	9/1/2029		$98,312.50	$98,312.50
2030	3/1/2030	$426,000	$98,312.50	$524,312.50
2031	9/1/2030		$85,000.00	$85,000.00
2031	3/1/2031	$461,000	$85,000.00	$546,000.00
2032	9/1/2031		$70,593.75	$70,593.75
2032	3/1/2032	$499,000	$70,593.75	$569,593.75
2033	9/1/2032		$55,000.00	$55,000.00
2033	3/1/2033	$540,000	$55,000.00	$595,000.00
2034	9/1/2033		$38,125.00	$38,125.00
2034	3/1/2034	$583,000	$38,125.00	$621,125.00
2035	9/1/2034		$19,906.25	$19,906.25
2035	3/1/2035	$637,000	$19,906.25	$656,906.25

APPENDIX E

United City of Yorkville SSA No. 2004-107
Administration Report
(Levy Year 2023)

AERIAL APPENDIX OF SSA BOUNDARIES

Figure E-1: Aerial Appendix of SSA Boundaries



APPENDIX F

United City of Yorkville SSA No. 2004-107
Administration Report
(Levy Year 2023)

SPECIAL TAX ROLL AND REPORT

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2004-107

SPECIAL TAX ROLL AND REPORT

Prepared for

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Prepared by

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UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2004-107
(RAINTREE VILLAGE II)

SPECIAL TAX ROLL AND REPORT
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Exhibit A – Special Tax Roll

Exhibit B – Prepayment of the Maximum Parcel Special Tax

I. INTRODUCTION

Pursuant to the provisions of the Act and in accordance with the "Establishing Ordinance" being Ordinance No. _____ passed by the City Council of the United City of Yorkville, County of Kendall, State of Illinois, on November 22, 2005 in connection with the proceedings for Special Service Area Number 2004-107 (hereinafter referred to as "SSA No. 2004-107"), this Special Tax Roll and Report of SSA No. 2004-107 (the "Report") is herewith submitted and made part of the Establishing Ordinance.

II. DEFINITIONS

The terms used herein shall have the following meanings:

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

"Administrative Expenses" means the following actual or reasonably estimated costs permitted in accordance with the Act and directly related to the administration of SSA No. 2004-107 and the Bonds as determined by the City or the Consultant on its behalf: the costs of computing the Special Taxes and of preparing the annual Special Taxes collection schedules; the costs of collecting the Special Taxes (whether by the City, the County, or otherwise); the costs of remitting the Special Taxes to the trustee; the costs of the trustee and any fiscal agent (including its legal counsel) in the discharge of the duties required of it under the Bond Indenture or any trustee or fiscal agent agreement; the costs of the City or designee in computing the amount of rebatable arbitrage, if any; the costs of the City or its designee in complying with disclosure requirements of applicable federal and state securities laws and of the Act, including, but not limited to, public inquiries regarding the Special Taxes; the costs associated with the release of funds from any escrow account; the costs of obtaining or maintaining ratings of the Bonds; any termination payments owed by the City in connection with any guaranteed investment contract, forward purchase agreement or other investment of funds held under the Bond Indenture; and amounts advanced by the City for any other administrative purposes of SSA No. 2004-107, including the costs of prepayment of Special Taxes, recordings related to the prepayment, discharge or satisfaction of Special Taxes; the costs of commencing foreclosure and pursuing collection of delinquent Special Taxes and the reasonable fees of legal counsel of the City incurred in connection with the foregoing.

"Attached Property" means all Parcels within the boundaries of SSA No. 2004-107 classified as Duplex Property or Townhome Property.

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

"Bonds" means any bonds or other debt, including refunding bonds, whether in one or more series, issued by the City and secured by the Maximum Parcel Special Tax for SSA No. 2004-107, the proceeds of which will be used to finance inter alia, all or a portion of the public improvements authorized pursuant to the Establishing Ordinance.

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

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

"Consultant" means the designee of the City responsible for determining the Special Taxes and assisting the City and the County in providing for the collection of the Special Taxes, continuing disclosure, and any other administrative efforts related to SSA No. 2004-107.

"Council" means the Mayor and City Council of the United City of Yorkville, having jurisdiction over SSA No. 2004-107.

"County" means the County of Kendall, Illinois.

"Duplex Property" means all Parcels within the boundaries of SSA No. 2004-107 on which duplex Dwelling Units have been, may be, or are anticipated to be constructed as determined from the applicable Preliminary Plat, Exhibit B to Ordinance No. 2005-81 of the City, Final Plat for Unit 4 (lots for which the exception to blanket easement designation does not apply), or other document approved by the City as determined by the Consultant.

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

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

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

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

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

"Parcel" means a lot, parcel, and/or other interest in real property within the boundaries of SSA No. 2004-107 to which a permanent index number ("PIN") is assigned as determined from a PIN Map or the assessment roll.

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

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

"Preliminary Plat" means a preliminary plat of subdivision approved by the City.

"Residential Property" means all Parcels within the boundaries of SSA No. 2004-107 on which Dwelling Units have been, may be, or are anticipated to be constructed as determined from any Preliminary Plat, Final Plat, or other document approved by the City as determined by the Consultant.

"Single-family Property" means all Parcels within the boundaries of SSA No. 2004-107 on which single-family Dwelling Units have been, may be, or are anticipated to be constructed as determined from the applicable Preliminary Plat, Exhibit B to Ordinance No. 2005-81 of the City, the Final Plats for Units 5 and 6, or other document approved by the City as determined by the Consultant.

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

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

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

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

"SSA No. 2003-100 Duplex Property" means all Parcels within the boundaries of SSA No. 2003-100 of the City on which duplex Dwelling Units have been, may be, or are anticipated to be constructed as determined pursuant to the Special Tax Roll and Report of SSA No. 2003-100.

"Townhome Property" means all Parcels within the boundaries of SSA No. 2004-107 on which townhome Dwelling Units have been, may be, or are anticipated to be constructed as determined from the applicable Preliminary Plat, Exhibit B to Ordinance No. 2005-81 of the City, Final Plat for Unit 4 (lots for which the exception to blanket easement designation does apply), or other document approved by the City as determined by the Consultant.

"Unit 4" means that plat of subdivision within Raintree Village designated as Unit 4.

"Unit 5" means that plat of subdivision within Raintree Village designated as Unit 5.

"Unit 6" means that plat of subdivision within Raintree Village designated as Unit 6.

III. SPECIAL SERVICE AREA DESCRIPTION

A. BOUNDARIES OF SSA NO. 2004-107

SSA No. 2004-107 consists of approximately one hundred fifty-six (156) acres within Units 4, 5, and 6 which comprises the southern portion of the Raintree Village subdivision. SSA No. 2004-107 is generally located south of State Route 71 between State Route 47 to the west and State Route 126 to the east. A legal description is attached as Exhibit C of the Establishing Ordinance.

B. ANTICIPATED LAND USES

SSA No. 2004-107 is anticipated to consist of two hundred and two (202) single-family Dwelling Units (i.e., single-family homes), thirty-eight (38) duplex Dwelling Units, and one hundred twenty-eight (128) townhome Dwelling Units.

IV. SPECIAL SERVICES

SSA No. 2004-107 has been established to finance certain special services conferring special benefit thereto and which are in addition to the municipal services provided to the City as a whole. A general description, estimated cost, and allocation of these special services are set forth below.

A. GENERAL DESCRIPTION

1. ELIGIBLE IMPROVEMENTS

The special services that are eligible to be financed by SSA No. 2004-107 consist of certain public improvements with appurtenances and appurtenant work in connection therewith necessary to serve SSA No. 2004-107 (hereinafter referred to as the "Eligible Improvements"). The Eligible Improvements are generally described as follows: the acquisition, construction and installation of public improvements including, but not limited to:

- City owned sanitary sewer facilities, water facilities, road facilities, storm sewer facilities, public parks and park improvements, including, but not limited to, engineering, soil testing and appurtenant work, mass grading and demolition, storm water management facilities, storm drainage systems and storm sewers, site clearing and tree removal, public water facilities, sanitary sewer facilities, erosion control measures, roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, equestrian paths

and related street improvements, and equipment and materials necessary for the maintenance thereof, landscaping, wetland mitigation, public park improvements and tree installation, costs for land and easement acquisitions relating to any of the foregoing improvements, required tap-on fees and related fees for water or sanitary sewer services and other eligible costs.

2. SSA FUNDED IMPROVEMENTS

SSA No. 2004-107 is anticipated to fund the following improvements (subject to alternatives, modifications, and/or substitutions as described in Section IV.D below). Certain facilities are local in scope in that they bring the special services directly to the individual single-family homes, duplexes and townhomes and generally consist of sanitary sewer and water lines, streets, storm sewer and detention areas, and parks and open space. Certain other facilities are community wide in scope in that they provide sewer capacity to an area that extends beyond the boundaries of SSA No. 2004-107. The community wide facilities include a lift station that will benefit the townhomes and duplexes within SSA No. 2004-107 as well as the SSA No. 2003-100 Duplex Property. Only the share of the lift station benefiting property within the boundaries of SSA No. 2004-107 will be funded by SSA No. 2004-107.

B. ESTIMATED COSTS

The estimated costs for the Eligible Improvements and the amounts anticipated to be financed by SSA No. 2004-107 for each anticipated land use are presented in Table 1 on the following page. The costs shown in Table 1 do not include any off site improvements or improvements for the school site located within the Final Plat for Unit 4. Therefore, the school site will be exempt from the Special Tax.

TABLE 1

ESTIMATED COSTS FOR ELIGIBLE IMPROVEMENTS

	ELIGIBLE IMPROVEMENTS			SSA FUNDED IMPROVEMENTS		
PUBLIC IMPROVEMENT	TOTAL	LOCAL	COMMUNITY WIDE	TOTAL	LOCAL	COMMUNITY WIDE
Sanitary Sewer						
Improvements	$1,485,158	$1,279,634	$205,524	$1,284,428	$1,078,904	$205,524
Water						
Improvements	$1,211,959	$1,211,959	$0	$1,022,869	$1,022,869	$0
Roads						
Improvements	$2,127,889	$2,127,889	$0	$1,799,413	$1,799,413	$0
Earthwork	$381,203	$381,203	$0	$322,365	$322,365	
Storm Water Management						
Improvements	$1,570,188	$1,570,188	$0	$1,325,035	$1,325,035	$0
Earthwork	$244,710	$244,710	$0	$205,769	$205,769	$0
Parks and Landscaping						
Improvements	$790,246	$790,246	$0	$664,353	$664,353	$0
Earthwork	$33,227	$33,227	$0	$27,769	$27,769	$0
GRAND TOTAL	**$7,844,580**	**$7,639,056**	**$205,524**	**$6,652,000**	**$6,446,477**	**$205,524**

*Any differences in amounts shown are due to rounding.

C. ALLOCATION

Special taxes levied pursuant to the Act must bear a rational relationship between the amount of the special tax levied against each Parcel within SSA No. 2004-107 and the special service benefit rendered. Therefore, the public improvements anticipated to be financed by SSA No. 2004-107 as shown in Table 1 have been allocated in accordance with the benefit rendered to the property therein, with benefit estimated to be a function of (i) the service or benefit area for said improvements and (ii) the relative capacity for said improvements reserved for or used by properties within the benefit area. A discussion of the relevant benefit area(s) and measures of public facilities usage is detailed below.

1. BENEFIT AREA

Generally, the Eligible Improvements can be classified as either "local improvements" or "community wide improvements." The benefit areas for these improvements are discussed in more detail below.

a. LOCAL IMPROVEMENTS

The local improvements are those Eligible Improvements which are constructed to serve specific subdivisions, or units, within SSA No. 2004-107. Their scope is local in nature, and therefore the benefit area includes only that property within each respective group of subdivisions or units served by the improvements. These improvements will bring the special services directly to the individual residential lots, and therefore, benefit is rendered to each Dwelling Unit.

b. COMMUNITY WIDE IMPROVEMENTS

The community wide improvements are those Eligible Improvements which serve a portion of SSA No. 2004-107 and a portion of SSA No. 2003-100 rather than a specific subdivision or unit. These improvements consist of a lift station serving the Attached Property and the SSA No. 2003-100 Duplex Property.

2. PUBLIC FACILITY USAGE

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

a. SANITARY SEWER AND WATER USAGE

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

The IEPA does not publish P.E. factors for duplex Dwelling Units or townhome Dwelling Units. However, IEPA indicates that the published P.E. factors for apartments may be used to estimate P.E. for duplexes and townhomes. P.E. factors for apartments range from 1.5 to 3.0 depending upon bedroom count. As each duplex Dwelling Unit and townhome Dwelling Units is anticipated to

have two or three bedrooms, the P.E. factor of 3.0 for two to three-bedroom apartments is used.

b. ROAD USAGE

Road usage is typically computed on the basis of anticipated trip generation. The Institute of Traffic Engineers publication *Trip Generation Sixth Edition*, indicates average weekday trips per single-family detached home and townhome of 9.57 and 5.86, respectively. As with P.E. factors, trip factors for duplex dwelling units are not published in *Trip Generation, Sixth Edition.* However, *Trip Generation, Sixth Edition* states that the number of vehicles and residents has a high correlation with the average weekday trips for residential land uses.

As vehicle counts are obviously unknown at present, household size is used to estimate the average weekday trips for duplex Dwelling Units. Multiplying the population ratio between a duplex Dwelling Unit and a single-family home (i.e., 3.0 divided by 3.5) by the average weekday trips for single-family homes yields an estimated average weekday trips of 8.20 for a duplex Dwelling Unit.

c. STORM SEWER USAGE

Storm sewer facilities are sized based upon estimated storm flows which vary with the size of the tributary drainage area, slope, soil type, antecedent runoff condition, and impervious ground cover. In its "Urban Hydrology for Small Watersheds: TR-55" (the "TR-55 Manual"), the United States Department of Agriculture indicates average "runoff curve numbers" for purposes of measuring storm flows or runoff. The runoff curve equation estimates storm runoff given a particular volume of rainfall. The runoff curve numbers for fully developed urban areas indicated in the TR-55 Manual vary by land use type, impervious area, and hydrologic soil group. Assuming generally uniform antecedent runoff and hydrologic soil conditions, storm flows will tend to vary with land use and the associated impervious area.

Impervious ground coverage factors for residential development vary by development density or the number of dwelling units per gross acre, with gross acreage being exclusive of open space. The TR-55 Manual estimates impervious ground area at approximately 25.00% for development densities of 2 units to an acre, 30.00% for development densities of 3 units to an acre, 38.00% for development densities of 4 units to an acre, and 65.00% for development densities of 8 or greater units to an acre. Generally, the greater the density the more impervious area per acre. The

gross densities for the single-family homes, duplexes, and townhomes are approximately two to an acre, five and six-tenths to an acre, and six and one half to an acre, respectively. Interpolating for the duplexes and townhomes, the impervious area is estimated at 25.00%, 49.00%, and 55.00% for the single-family homes, duplexes and townhomes, respectively.

d. PARKS AND OPEN SPACE

Park and landscaping benefit is estimated to be a function of household size, given that the park and landscaped open space areas are local in nature and will be utilized by the residents within SSA No. 2004-107. Household sizes are estimated at 3.5, 3.0, and 3.0 respectively for single-family homes, duplexes, and townhomes, consistent with the P.E. factors discussed above.

Tables 2 – 5 below show these public improvement usage factors and their equivalency (i.e., the relationship of these factors among the different land uses within SSA No. 2004-107).

TABLE 2

SEWER AND WATER USAGE FACTORS

	(A) Land Use	(B) P.E.	(C) Equivalent Unit Factor
(1)	Single-family Property (DU)	3.5	1.00[1]
(2)	Duplex Property (DU)	3.0	0.86[2]
(3)	Townhome Property (DU)	3.0	0.86[3]

[1] B1 / B1, [2] B2 / B1, [3] B3 / B1.

TABLE 3

ROAD USAGE FACTORS

	(A) Land Use	(B) Trip Factor	(C) Pass-by Factor	(D) Floor Area Ratio	(E) Equivalent Unit Factor
(1)	Single-family Property (DU)	9.57	NA	NA	1.00[1]
(2)	Duplex Property (DU)	8.20	NA	NA	0.86[2]
(3)	Townhome Property (DU)	5.86	NA	NA	0.61[3]

[1] B1 / B1, [2] B2 / B1, [3] B3 / B1.

TABLE 4

STORM SEWER USAGE FACTORS

	(A) Land Use	(B) Density	(C) Coverage Factor	(D) Impervious Area Per Lot[1]	(E) Equivalent Unit Factor
(1)	Single-family Property (DU)	2.00	25%	5,445	1.00[2]
(2)	Duplex Property (DU)	5.60	49%	3,812	0.70[3]
(3)	Townhome Property (DU)	6.50	55%	3,686	0.68[4]

[1] (43,560 x C) / B
[2] D1 / D1, [3] D2 / D1, [4] D3 / D1.

TABLE 5

PARK AND LANDSCAPING USAGE FACTORS

	(A) Land Use	(B) Household Size	(C) Equivalent Unit Factor
(1)	Single-family Property (DU)	3.5	1.00[1]
(2)	Duplex Property (DU)	3.0	0.86[2]
(3)	Townhome Property (DU)	3.0	0.86[3]

[1] B1 / B1, [2] B2 / B1, [3] B3 / B1.

3. ALLOCATED COSTS

a. LOCAL IMPROVEMENTS

The local improvement costs, shown in Table 6 on the following page, are based on the developer's estimate of improvement costs for the Single-family Property (Units 5 and 6) and the Attached Property (Unit 4)[1]. Since the equivalent unit factors discussed above are uniform for single-family homes, the local improvement costs allocable to each single-family home is calculated by dividing the estimated total local improvement costs for Single-family Property by the total number of single family homes, as shown in Table 6 on the following page.

[1] The Unit 4 costs shown in Table 6 include only the Eligible Improvements allocable to the Duplex Property Dwelling Units and the Townhome Property Dwelling Units and exclude all Eligible Improvements related to the school site.

TABLE 6

ELIGIBLE LOCAL IMPROVEMENTS
SINGLE-FAMILY PROPERTY AND ATTACHED PROPERTY

PUBLIC IMPROVEMENT	SINGLE-FAMILY PROPERTY	ATTACHED PROPERTY
Sanitary Sewer		
Improvements	$794,978	$484,656
Water		
Improvements	$838,769	$373,190
Roads		
Improvements	$1,534,606	$593,283
Earthwork	$275,986	$105,217
Storm Water Management		
Improvements	$1,056,585	$513,603
Earthwork	$101,004	$143,706
Parks and Landscaping		
Improvements	$328,951	$461,295
Earthwork	$0	$33,227
GRAND TOTAL	**$4,930,879**	**$2,708,177**
Number of DUs	**202**	**NA**
Total Cost/DU	**$24,410.29**	**NA**

As the developer has prepared a combined cost estimate for the Attached Property, the local improvement costs for Duplex Property and Townhome Property are allocated in accordance with the applicable equivalent unit factor. As shown in Tables 7 – 11, the allocated cost per equivalent unit is computed by dividing the estimated local improvement costs in Table 6, by the total applicable equivalent units for Duplex Property and Townhome Property. The total allocated costs for each Attached Property land use type is computed by multiplying the allocated cost per equivalent unit by the applicable equivalent units.

TABLE 7

ATTACHED PROPERTY
LOCAL SANITARY SEWER COST ALLOCATION

	(A) Land Use	(B) Units	(C) Equivalent Unit Factor	(D) Equivalent Units	(E) Allocated Cost
(1)	Duplex Property (DU)	38	0.86	32.68[1]	$110,945[3]
(2)	Townhome Property (DU)	128	0.86	110.08[2]	$373,711[4]
(3)	Grand Total	166	NA	142.76	$484,656

[1] B1*C1, [2] B2*C2, [3] $484,656/D3*D1, [4] $484,656/D3*D2

TABLE 8

ATTACHED PROPERTY
LOCAL WATER COST ALLOCATION

	(A) Land Use	(B) Units	(C) Equivalent Unit Factor	(D) Equivalent Units	(E) Allocated Cost
(1)	Duplex Property (DU)	38	0.86	32.68[1]	$85,429[3]
(2)	Townhome Property (DU)	128	0.86	110.08[2]	$287,761[4]
(3)	Grand Total	166	NA	142.76	$373,190

[1] B1*C1, [2] B2*C2, [3] $373,190/D3*D1, [4] $373,190/D3*D2

TABLE 9

ATTACHED PROPERTY
LOCAL ROAD COST ALLOCATION

	(A) Land Use	(B) Units	(C) Equivalent Unit Factor	(D) Equivalent Units	(E) Allocated Cost
(1)	Duplex Property (DU)	38	0.86	32.68[1]	$206,095[3]
(2)	Townhome Property (DU)	128	0.61	78.08[2]	$492,405[4]
(3)	Grand Total	166	NA	110.76	$698,500

[1] B1*C1, [2] B2*C2, [3] $698,500/D3*D1, [4] $698,500/D3*D2

TABLE 10

ATTACHED PROPERTY
LOCAL STORM SEWER COST ALLOCATION

	(A) Land Use	(B) Units	(C) Equivalent Unit Factor	(D) Equivalent Units	(E) Cost Per Unit
(1)	Duplex Property (DU)	38	0.70	26.60[1]	$153,858[3]
(2)	Townhome Property (DU)	128	0.68	87.04[2]	$503,451[4]
(3)	Grand Total	166	NA	113.64	$657,309

[1] B1*C1, [2] B2*C2, [3] $657,309/D3*D1, [4] $657,309/D3*D2

TABLE 11

ATTACHED PROPERTY
LOCAL PARKS AND LANDSCAPING COST ALLOCATION

	(A) Land Use	(B) Units	(C) Equivalent Unit Factor	(D) Equivalent Units	(E) Cost Per Unit
(1)	Duplex Property (DU)	38	0.86	32.68[1]	$113,204[3]
(2)	Townhome Property (DU)	128	0.86	110.08[2]	$381,318[4]
(3)	Grand Total	166	NA	142.76	$494,522

[1] B1*C1, [2] B2*C2, [3] $494,522/D3*D1, [4] $494,522/D3*D2

b. COMMUNITY WIDE IMPROVEMENTS

As shown in Table 12 on the following page, the total cost of the lift station is allocated between Duplex Property, Townhome Property, and SSA No. 2003-100 Duplex Property. The allocated cost per equivalent unit is computed by dividing the estimated total cost of the lift station by the total number of applicable equivalent units. The total allocated costs for each land use type is computed by multiplying the allocated cost per equivalent unit by the applicable equivalent units

TABLE 12

COMMUNITY WIDE LIFT STATION COST ALLOCATION

	(A) Land Use	(B) Units	(C) Equivalent Unit Factor	(D) Equivalent Units	(E) Allocated Cost
(1)	Duplex Property (DU)	38	0.86	32.68[1]	$47,048[4]
(2)	Townhome Property (DU)	128	0.86	110.08[2]	$158,476[5]
(3)	SSA No. 2003-100 Duplex Property (DU)	86	0.86	73.96[3]	$106,476[6]
(4)	Grand Total	252	NA	216.72	$312,000

[1] B1*C1, [2] B2*C2, [3] B3*C3, [4] $312,000/D4*D1, [5] $312,000/D4*D2, [6] $312,000/D4*D3

Aggregating the local improvements and the community improvements yields the total estimated Eligible Improvements as shown in Table 13 on the following page. The portion of these improvements to be financed with bond proceeds is shown in Tables 14. All Eligible Improvements that are not financed through SSA No. 2004-107 will be funded by the developer and are categorized as "Developer's Equity."

TABLE 13

COMBINED LOCAL IMPROVEMENTS AND COMMUNITY WIDE IMPROVEMENTS

	SINGLE-FAMILY PROPERTY			DUPLEX PROPERTY			TOWNHOME PROPERTY		
PUBLIC IMPROVEMENT	TOTAL	LOCAL	COMMUNITY WIDE	TOTAL	LOCAL	COMMUNITY WIDE	TOTAL	LOCAL	COMMUNITY WIDE
Sanitary Sewer	$794,978	$794,978	NA	$157,993	$110,945	$47,048	$532,187	$373,711	$158,476
Water	$838,769	$838,769	$0	$85,429	$85,429	$0	$287,761	$287,761	$0
Roads	$1,810,592	$1,810,592	$0	$206,094	$206,094	$0	$492,405	$492,405	$0
Storm Water Management	$1,157,589	$1,157,589	$0	$153,858	$153,858	$0	$503,451	$503,451	$0
Parks and Landscaping	$328,951	$328,951	$0	$113,204	$113,204	$0	$381,318	$381,318	$0
GRAND TOTAL	**$4,930,879**	**$4,930,879**	**$0**	**$716,578**	**$669,530**	**$47,048**	**$2,197,122**	**$2,038,646**	**$158,476**
NUMBER OF DUS	**202**	**202**	**202**	**38**	**38**	**38**	**128**	**128**	**128**
TOTAL COST/DU	**$24,410.29**	**$24,410.29**	**$0.00**	**$18,857.32**	**$17,619.21**	**$1,238.11**	**$17,165.01**	**$15,926.92**	**$1,238.09**

*Any differences in the amounts shown are due to rounding

TABLE 14

FUNDING OF ELIGIBLE PUBLIC IMPROVEMENTS

PUBLIC IMPROVEMENT	GRAND TOTAL	SSA NO. 2004-107									DEVELOPER'S EQUITY
		SINGLE-FAMILY PROPERTY			DUPLEX PROPERTY			TOWNHOME PROPERTY			
		TOTAL	LOCAL	COMMUNITY WIDE	TOTAL	LOCAL	COMMUNITY WIDE	TOTAL	LOCAL	COMMUNITY WIDE	
Sanitary Sewer	$1,591,634	$673,864	$673,864	$0	$145,829	$98,781	$47,048	$464,736	$306,260	$158,476	$307,205
Water	$1,211,959	$710,983	$710,983	$0	$76,062	$76,062	$0	$235,823	$235,823	$0	$189,091
Roads	$2,509,092	$1,534,750	$1,534,750	$0	$183,497	$183,497	$0	$403,531	$403,531	$0	$387,314
Storm Water Management	$1,814,898	$981,231	$981,231	$0	$136,988	$136,988	$0	$412,583	$412,583	$0	$284,096
Parks and Landscaping	$823,473	$278,836	$278,836	$0	$100,792	$100,792	$0	$312,495	$312,495	$0	$131,350
GRAND TOTAL	**$7,951,056**	**$4,179,664**	**$4,179,664**	**$0**	**$643,168**	**$596,120**	**$47,048**	**$1,829,168**	**$1,670,692**	**$158,476**	**$1,299,056**
NUMBER OF DUS	**NA**	**202**	**202**	**202**	**38**	**38**	**38**	**128**	**128**	**128**	**NA**
TOTAL COST/DU	**NA**	**$20,691.41**	**$20,691.41**	**$0.00**	**$16,925.47**	**$15,687.37**	**$1,238.10**	**$14,290.38**	**$13,052.28**	**$1,238.10**	**NA**

*Any differences in the amounts shown are due to rounding

D. ALTERNATIVES, MODIFICATIONS, AND/OR SUBSTITUTIONS

The description of the Eligible Improvements, as set forth herein, is general in nature. The final description, specifications, location, and costs of improvements and facilities will be determined upon the preparation of final plans and specifications and completion of the improvements. The final plans may show substitutes, in lieu or modifications to the Eligible Improvements in order to accomplish the works of improvements, and any substitution, increase, or decrease to the amount of public improvements financed shall not be a change or modification in the proceedings as long as (i) the allocation of the Eligible Improvement costs actually funded by SSA No. 2004-107, using the preceding methodology, is uniform within Single-family Property, Duplex Property, and Townhome Property and (ii) such allocation results in the same ratio of funded Eligible Improvements among these three land use types, as established in Section VI.A below.

V. BOND ASSUMPTIONS

It is anticipated that certain of the Eligible Improvements will be financed through the issuance of a single series of bonds. Total authorized bonded indebtedness is $10,000,000. Bonds in the approximate amount of $9,250,000 are anticipated to be issued in November 2005. Issuance costs are estimated to be approximately four and eight-tenths percent (4.8%) of the principal amount of the bonds. The bond issue will include a reserve fund not more than nine and eight tenths (9.8%) of the original principal amount of the bonds and approximately twenty-seven (27) months of capitalized interest. The term of the bonds is 30 years, with principal amortized over a period of approximately 27 years. Annual debt service payments will increase approximately one and one-half percent (1.50%) annually.

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

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

Therefore, the actual bonded indebtedness, and consequently the amount of public improvements financed by SSA No. 2004-107, may increase or decrease depending upon these variables.

VI. MAXIMUM PARCEL SPECIAL TAX

A. DETERMINATION

When multiple land uses are anticipated, the Maximum Parcel Special Tax is a function of the (i) relative amounts of the allocated Eligible Improvement costs for such land uses and (ii) the Maximum Parcel Special Taxes required to fund the Special Tax Requirement. In order to measure the relative difference in public improvement costs for each land use type, Equivalent Dwelling Units ("EDU") factors have been calculated. A Single-family Property Dwelling Unit is deemed the typical residential unit and is assigned an EDU factor of 1.00. The EDU factor for the Duplex Property Dwelling Units and Townhome Property Dwelling Units is equal to the ratio of the funded Eligible Improvements for each respective category to the funded Eligible Improvements for Single-family Property Dwelling Units. The funded Eligible Improvements per Dwelling Unit is calculated by dividing the amounts to be funded for Single-family Property, Duplex Property, and Townhome Property shown in Table 14 by the respective number of Dwelling Units. EDUs are shown in Table 15 below.

TABLE 15

EDU FACTORS

	COST/UNIT	EDU FACTOR	NO. OF DWELLING UNITS	EDUS
Single-family Property Dwelling Unit	$20,691.41	1.000	202 units	202.00
Duplex Property Dwelling Unit	$16,925.47	0.818	38 units	31.08
Townhome Property Dwelling Unit	$14,290.38	0.691	128 units	88.45
Total			368 units	321.53

The Maximum Parcel Special Tax is derived from the Maximum Parcel Special Taxes which are equal to the sum of the estimated (i) maximum annual interest and principal payments on the Bonds, net of projected earnings on the reserve fund, (ii) contingency for delinquent Special Taxes, and (iii) estimated Administrative Expenses. The derivation of the Maximum Parcel Special Tax is shown in Table 16 on the following page.

TABLE 16

MAXIMUM PARCEL SPECIAL TAX
(LEVIED CALENDAR YEAR 2006 / COLLECTED CALENDAR YEAR 2007)

	TOTAL	PER DWELLING UNIT		
		SINGLE-FAMILY PROPERTY	DUPLEX PROPERTY	TOWNHOME PROPERTY
Maximum Parcel Special Taxes	$684,910	$430,260	$66,234	$188,416
Number of EDUs	321.53	202.00	31.08	88.45
Maximum Parcel Special Tax / EDU* (Maximum Parcel Special Taxes / Number of EDUs)	$2,130	NA	NA	NA
EDU Factor	NA	1.000	0.818	0.691
Maximum Parcel Special Tax / DU* (Maximum Parcel Special Tax / EDU x EDU Factor)	NA	$2,130	$1,743	$1,472

*Amounts have been rounded.

The Maximum Parcel Special Tax per EDU is simply computed by dividing the Maximum Parcel Special Taxes by the number of EDUs. Multiplying this amount by the applicable EDU factor yields the Maximum Parcel Special Tax for Single-family Property, Duplex Property, and Townhome Property. Therefore, the Maximum Parcel Special Taxes are weighted in proportion to the allocation of funded Eligible Improvements as shown in Section IV.C, and consequently the amount of the Maximum Parcel Special Tax bears a rational relationship to the benefit that the special services render to each Parcel within SSA No. 2004-107 as required pursuant to the Act.

B. APPLICATION

Prior to the recordation of a Final Plat, the Maximum Parcel Special Tax for a Parcel of Residential Property shall be calculated by multiplying the number of expected Dwelling Units of Single-family Property, Duplex Property, or Townhome Property for such Parcel, as determined from the Preliminary Plat, Exhibit B to Ordinance No. 2005-81 of the City, the Final Plat(s), or other document approved by the City as determined by the Consultant, whichever is most recent as of September 30 preceding the Calendar Year for which the Special Tax is being extended, by the applicable Maximum Parcel Special Tax determined pursuant to Table 16, as increased in accordance with the Section VI.C below.

Subsequent to the recordation of the Final Plat, the Maximum Parcel Special Tax for a Parcel of Residential Property shall be calculated by multiplying the number

of Dwelling Units of Single-family Property, Duplex Property, and Townhome Property which may be constructed on such Parcel, as determined from the applicable Final Plat and/or site plan by the applicable Maximum Parcel Special Tax determined pursuant to Table 16, as increased in accordance with Section VI.C below.

C. ESCALATION

The Maximum Parcel Special Tax that has been levied escalates one and one-half percent (1.50%) annually through and including Calendar Year 2033, rounded to the nearest dollar. Note, while the annual increase in the Maximum Parcel Special Tax is limited to one and one-half percent (1.50%), which is consistent with the anticipated graduated payment schedule for interest and principal on the Bonds, the percentage annual change in the Special Tax may be greater depending upon actual Special Tax receipts, capitalized interest, investment earnings, and Administrative Expenses.

D. TERM

The Maximum Parcel Special Tax shall not be levied after Calendar Year 2033 (to be collected in Calendar Year 2034).

E. SPECIAL TAX ROLL AMENDMENT

Each Calendar Year, in conjunction with the abatement ordinance adopted by the City, the City shall amend the Special Tax Roll to reflect the Maximum Parcel Special Tax applicable to any new Parcels established by the County. The amended Special Tax Roll shall be recorded with the County.

F. OPTIONAL PREPAYMENT

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

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

G. MANDATORY PREPAYMENT

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

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

VII. ABATEMENT AND COLLECTION

A. ABATEMENT

On or before the last Tuesday of December of each Calendar Year, commencing with Calendar Year 2006 and for each following Calendar Year, the Council or its designee shall determine the Special Tax Requirement and the Maximum Parcel Special Tax authorized by the ordinance providing for the issuance of the Bonds shall be abated to the extent the amounts so levied exceed the Special Tax Requirement. The Maximum Parcel Special Tax applicable to each Parcel shall be abated in equal percentages until the Special Tax remaining equals the Special Tax Requirement. Abated in equal percentages means that the amount abated for each Parcel, computed as a percentage of its applicable Maximum Parcel Special Tax, is the same.

B. COLLECTION PROCESS

With the exception of the Mandatory Special Tax Prepayment, the Special Tax will be billed and collected by the County in the same manner and at the same time as general ad valorem property taxes. The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the Special Tax. The Council may provide for other means of collecting the Special Tax, if necessary to meet the financial obligations of SSA No. 2004-107.

The Mandatory Special Tax Prepayment shall be due prior to any development approval, subdivision of land, conveyance, or other action that results in a reduction in the Maximum Parcel Special Taxes such that the annual debt service

coverage ratio is less than one hundred ten percent (110%). The Mandatory Special Tax Prepayment shall be levied against the property on which the reduction has or will occur. The Mandatory Special Tax Prepayment shall have the same sale and lien priorities as are provided for regular property taxes. A Mandatory Special Tax Prepayment shall not reduce the Maximum Parcel Special Tax for any Parcel.

C. ADMINISTRATIVE REVIEW

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

VIII. AMENDMENTS

This Report may be amended by ordinance of the City and, to the maximum extent permitted by the Act, such amendments may be made without further notice under the Act and without notice to owners of property within SSA No. 2004-107 in order to (i) clarify or correct minor inconsistencies in the matters set forth herein, (ii) provide for lawful procedures for the collection and enforcement of the Special Tax so as to assure the efficient collection of the Special Tax for the benefit of the owners of the Bonds, (iii) otherwise improve the ability of the City to fulfill its obligations to levy, extend, and collect the Special Tax and to make it available for the payment of the Bonds and Administrative Expenses, and (iv) make any change deemed necessary or advisable by the City, provided such change is not detrimental to the owners of property subject to the Maximum Parcel Special Tax. No such amendment shall be approved by the Council if it violates any other agreement binding upon the City and unless and until it has (i) found and determined that the amendment is necessary and appropriate and does not materially adversely affect the rights of the owners of the Bonds or the City has obtained the consent of one hundred percent (100.00%) of the owners of the Bonds and (ii) received an opinion of a nationally recognized bond counsel to the effect that the amendment does not violate the Act, and is authorized pursuant to the terms of the Bond Indenture and this Report.

EXHIBIT A

SPECIAL TAX ROLL

RAINTREE VILLAGE II
UNITED CITY OF YORKVILLE SSA NO. 2004-107
SPECIAL TAX ROLL
CALENDAR YEAR 2006 THROUGH CALENDAR YEAR 2033

Permanant Index Number	Maximum Parcel Special Tax per Subdivided Single-Family Property Lot [1]													
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
05-09-211-009	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-211-010	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-211-011	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-211-012	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-211-013	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-001	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-002	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-003	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-004	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-005	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-006	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-007	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-008	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-009	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-010	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-011	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-012	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-013	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-014	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-015	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-016	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-213-017	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-001	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-002	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-003	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-004	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-005	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-006	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-007	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-008	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-009	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-010	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-011	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-012	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-214-013	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-215-001	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-215-002	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-215-003	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-215-004	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-215-005	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-215-006	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-216-001	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-216-002	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-216-003	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-216-004	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-216-005	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-226-003	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-231-001	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-231-002	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-231-003	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-231-004	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00

[1] Each subdivided Single-family Property lot is aniticpated to have one Dwelling Unit.

RAINTREE VILLAGE II
UNITED CITY OF YORKVILLE SSA NO. 2004-107
SPECIAL TAX ROLL
CALENDAR YEAR 2006 THROUGH CALENDAR YEAR 2033

Permanant Index Number	Maximum Parcel Special Tax per Subdivided Single-Family Property Lot [1]													
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
05-09-211-009	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-211-010	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-211-011	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-211-012	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-211-013	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-001	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-002	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-003	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-004	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-005	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-006	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-007	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-008	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-009	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-010	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-011	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-012	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-013	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-014	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-015	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-016	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-213-017	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-001	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-002	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-003	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-004	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-005	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-006	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-007	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-008	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-009	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-010	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-011	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-012	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-214-013	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-215-001	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-215-002	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-215-003	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-215-004	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-215-005	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-215-006	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-216-001	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-216-002	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-216-003	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-216-004	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-216-005	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-226-003	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-231-001	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-231-002	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-231-003	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-231-004	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00

[1] Each subdivided Single-family Property lot is aniticpated to have one Dwelling Unit.

RAINTREE VILLAGE II
UNITED CITY OF YORKVILLE SSA NO. 2004-107
SPECIAL TAX ROLL
CALENDAR YEAR 2006 THROUGH CALENDAR YEAR 2033

Permanant Index Number	Maximum Parcel Special Tax per Subdivided Single-Family Property Lot [1]													
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
05-09-231-005	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-231-006	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-232-001	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-232-002	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-232-003	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-232-004	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-232-005	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-232-006	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-233-001	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-233-002	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-233-003	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-233-004	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-234-001	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-234-002	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-234-003	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-234-004	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-234-005	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-234-006	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-234-007	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-234-008	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-234-009	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-234-010	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-235-001	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-235-002	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-235-003	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-235-004	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-235-005	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-235-006	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-235-007	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-236-001	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-236-002	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-236-003	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-236-004	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-236-005	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-236-006	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-001	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-002	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-003	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-004	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-005	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-006	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-007	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-008	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-009	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-010	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-011	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-012	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-013	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-014	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00
05-09-237-015	$2,130.00	$2,162.00	$2,194.00	$2,227.00	$2,260.00	$2,294.00	$2,328.00	$2,363.00	$2,398.00	$2,434.00	$2,471.00	$2,508.00	$2,546.00	$2,584.00

[1] Each subdivided Single-family Property lot is aniticpated to have one Dwelling Unit.

RAINTREE VILLAGE II
UNITED CITY OF YORKVILLE SSA NO. 2004-107
SPECIAL TAX ROLL
CALENDAR YEAR 2006 THROUGH CALENDAR YEAR 2033

Permanant Index Number	Maximum Parcel Special Tax per Subdivided Single-Family Property Lot [1]													
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
05-09-231-005	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-231-006	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-232-001	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-232-002	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-232-003	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-232-004	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-232-005	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-232-006	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-233-001	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-233-002	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-233-003	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-233-004	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-234-001	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-234-002	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-234-003	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-234-004	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-234-005	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-234-006	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-234-007	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-234-008	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-234-009	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-234-010	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-235-001	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-235-002	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-235-003	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-235-004	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-235-005	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-235-006	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-235-007	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-236-001	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-236-002	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-236-003	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-236-004	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-236-005	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-236-006	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-001	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-002	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-003	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-004	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-005	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-006	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-007	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-008	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-009	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-010	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-011	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-012	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-013	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-014	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00
05-09-237-015	$2,623.00	$2,662.00	$2,702.00	$2,743.00	$2,784.00	$2,826.00	$2,868.00	$2,911.00	$2,955.00	$2,999.00	$3,044.00	$3,090.00	$3,136.00	$3,183.00

[1] Each subdivided Single-family Property lot is aniticpated to have one Dwelling Unit.

RAINTREE VILLAGE II
UNITED CITY OF YORKVILLE SSA NO. 2004-107
SPECIAL TAX ROLL
CALENDAR YEAR 2006 THROUGH CALENDAR YEAR 2033

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit			Permanent Index Number (Unsubdivided Parcels) 05-03-300-024				05-09-200-020			
	SDU [1]	DDU [2]	TDU [3]	SDU [1]	DDU [2]	TDU [3]	TOTAL	SDU [1]	DDU [2]	TDU [3]	TOTAL
				0	4	48	52	6	0	0	6
2006	$2,130	$1,743	$1,472	$0.00	$6,972.00	$70,656.00	$77,628.00	$12,780.00	$0.00	$0.00	$12,780.00
2007	$2,162	$1,769	$1,494	$0.00	$7,076.00	$71,712.00	$78,788.00	$12,972.00	$0.00	$0.00	$12,972.00
2008	$2,194	$1,796	$1,516	$0.00	$7,184.00	$72,768.00	$79,952.00	$13,164.00	$0.00	$0.00	$13,164.00
2009	$2,227	$1,823	$1,539	$0.00	$7,292.00	$73,872.00	$81,164.00	$13,362.00	$0.00	$0.00	$13,362.00
2010	$2,260	$1,850	$1,562	$0.00	$7,400.00	$74,976.00	$82,376.00	$13,560.00	$0.00	$0.00	$13,560.00
2011	$2,294	$1,878	$1,585	$0.00	$7,512.00	$76,080.00	$83,592.00	$13,764.00	$0.00	$0.00	$13,764.00
2012	$2,328	$1,906	$1,609	$0.00	$7,624.00	$77,232.00	$84,856.00	$13,968.00	$0.00	$0.00	$13,968.00
2013	$2,363	$1,935	$1,633	$0.00	$7,740.00	$78,384.00	$86,124.00	$14,178.00	$0.00	$0.00	$14,178.00
2014	$2,398	$1,964	$1,657	$0.00	$7,856.00	$79,536.00	$87,392.00	$14,388.00	$0.00	$0.00	$14,388.00
2015	$2,434	$1,993	$1,682	$0.00	$7,972.00	$80,736.00	$88,708.00	$14,604.00	$0.00	$0.00	$14,604.00
2016	$2,471	$2,023	$1,707	$0.00	$8,092.00	$81,936.00	$90,028.00	$14,826.00	$0.00	$0.00	$14,826.00
2017	$2,508	$2,053	$1,733	$0.00	$8,212.00	$83,184.00	$91,396.00	$15,048.00	$0.00	$0.00	$15,048.00
2018	$2,546	$2,084	$1,759	$0.00	$8,336.00	$84,432.00	$92,768.00	$15,276.00	$0.00	$0.00	$15,276.00
2019	$2,584	$2,115	$1,785	$0.00	$8,460.00	$85,680.00	$94,140.00	$15,504.00	$0.00	$0.00	$15,504.00
2020	$2,623	$2,147	$1,812	$0.00	$8,588.00	$86,976.00	$95,564.00	$15,738.00	$0.00	$0.00	$15,738.00
2021	$2,662	$2,179	$1,839	$0.00	$8,716.00	$88,272.00	$96,988.00	$15,972.00	$0.00	$0.00	$15,972.00
2022	$2,702	$2,212	$1,867	$0.00	$8,848.00	$89,616.00	$98,464.00	$16,212.00	$0.00	$0.00	$16,212.00
2023	$2,743	$2,245	$1,895	$0.00	$8,980.00	$90,960.00	$99,940.00	$16,458.00	$0.00	$0.00	$16,458.00
2024	$2,784	$2,279	$1,923	$0.00	$9,116.00	$92,304.00	$101,420.00	$16,704.00	$0.00	$0.00	$16,704.00
2025	$2,826	$2,313	$1,952	$0.00	$9,252.00	$93,696.00	$102,948.00	$16,956.00	$0.00	$0.00	$16,956.00
2026	$2,868	$2,348	$1,981	$0.00	$9,392.00	$95,088.00	$104,480.00	$17,208.00	$0.00	$0.00	$17,208.00
2027	$2,911	$2,383	$2,011	$0.00	$9,532.00	$96,528.00	$106,060.00	$17,466.00	$0.00	$0.00	$17,466.00
2028	$2,955	$2,419	$2,041	$0.00	$9,676.00	$97,968.00	$107,644.00	$17,730.00	$0.00	$0.00	$17,730.00
2029	$2,999	$2,455	$2,072	$0.00	$9,820.00	$99,456.00	$109,276.00	$17,994.00	$0.00	$0.00	$17,994.00
2030	$3,044	$2,492	$2,103	$0.00	$9,968.00	$100,944.00	$110,912.00	$18,264.00	$0.00	$0.00	$18,264.00
2031	$3,090	$2,529	$2,135	$0.00	$10,116.00	$102,480.00	$112,596.00	$18,540.00	$0.00	$0.00	$18,540.00
2032	$3,136	$2,567	$2,167	$0.00	$10,268.00	$104,016.00	$114,284.00	$18,816.00	$0.00	$0.00	$18,816.00
2033	$3,183	$2,606	$2,200	$0.00	$10,424.00	$105,600.00	$116,024.00	$19,098.00	$0.00	$0.00	$19,098.00

[1] SDU = Single-family Property Dwelling Unit
[2] DDU = Duplex Property Dwelling Unit
[3] TDU = Townhome Property Dwelling Unit

RAINTREE VILLAGE II
UNITED CITY OF YORKVILLE SSA NO. 2004-107
SPECIAL TAX ROLL
CALENDAR YEAR 2006 THROUGH CALENDAR YEAR 2033

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit			Permanent Index Number (Unsubdivided Parcels) 05-09-200-022				05-09-200-024			
	SDU [1]	DDU [2]	TDU [3]	SDU [1]	DDU [2]	TDU [3]	TOTAL	SDU [1]	DDU [2]	TDU [3]	TOTAL
				76	0	0	76	12	0	0	12
2006	$2,130	$1,743	$1,472	$161,880.00	$0.00	$0.00	$161,880.00	$25,560.00	$0.00	$0.00	$25,560.00
2007	$2,162	$1,769	$1,494	$164,312.00	$0.00	$0.00	$164,312.00	$25,944.00	$0.00	$0.00	$25,944.00
2008	$2,194	$1,796	$1,516	$166,744.00	$0.00	$0.00	$166,744.00	$26,328.00	$0.00	$0.00	$26,328.00
2009	$2,227	$1,823	$1,539	$169,252.00	$0.00	$0.00	$169,252.00	$26,724.00	$0.00	$0.00	$26,724.00
2010	$2,260	$1,850	$1,562	$171,760.00	$0.00	$0.00	$171,760.00	$27,120.00	$0.00	$0.00	$27,120.00
2011	$2,294	$1,878	$1,585	$174,344.00	$0.00	$0.00	$174,344.00	$27,528.00	$0.00	$0.00	$27,528.00
2012	$2,328	$1,906	$1,609	$176,928.00	$0.00	$0.00	$176,928.00	$27,936.00	$0.00	$0.00	$27,936.00
2013	$2,363	$1,935	$1,633	$179,588.00	$0.00	$0.00	$179,588.00	$28,356.00	$0.00	$0.00	$28,356.00
2014	$2,398	$1,964	$1,657	$182,248.00	$0.00	$0.00	$182,248.00	$28,776.00	$0.00	$0.00	$28,776.00
2015	$2,434	$1,993	$1,682	$184,984.00	$0.00	$0.00	$184,984.00	$29,208.00	$0.00	$0.00	$29,208.00
2016	$2,471	$2,023	$1,707	$187,796.00	$0.00	$0.00	$187,796.00	$29,652.00	$0.00	$0.00	$29,652.00
2017	$2,508	$2,053	$1,733	$190,608.00	$0.00	$0.00	$190,608.00	$30,096.00	$0.00	$0.00	$30,096.00
2018	$2,546	$2,084	$1,759	$193,496.00	$0.00	$0.00	$193,496.00	$30,552.00	$0.00	$0.00	$30,552.00
2019	$2,584	$2,115	$1,785	$196,384.00	$0.00	$0.00	$196,384.00	$31,008.00	$0.00	$0.00	$31,008.00
2020	$2,623	$2,147	$1,812	$199,348.00	$0.00	$0.00	$199,348.00	$31,476.00	$0.00	$0.00	$31,476.00
2021	$2,662	$2,179	$1,839	$202,312.00	$0.00	$0.00	$202,312.00	$31,944.00	$0.00	$0.00	$31,944.00
2022	$2,702	$2,212	$1,867	$205,352.00	$0.00	$0.00	$205,352.00	$32,424.00	$0.00	$0.00	$32,424.00
2023	$2,743	$2,245	$1,895	$208,468.00	$0.00	$0.00	$208,468.00	$32,916.00	$0.00	$0.00	$32,916.00
2024	$2,784	$2,279	$1,923	$211,584.00	$0.00	$0.00	$211,584.00	$33,408.00	$0.00	$0.00	$33,408.00
2025	$2,826	$2,313	$1,952	$214,776.00	$0.00	$0.00	$214,776.00	$33,912.00	$0.00	$0.00	$33,912.00
2026	$2,868	$2,348	$1,981	$217,968.00	$0.00	$0.00	$217,968.00	$34,416.00	$0.00	$0.00	$34,416.00
2027	$2,911	$2,383	$2,011	$221,236.00	$0.00	$0.00	$221,236.00	$34,932.00	$0.00	$0.00	$34,932.00
2028	$2,955	$2,419	$2,041	$224,580.00	$0.00	$0.00	$224,580.00	$35,460.00	$0.00	$0.00	$35,460.00
2029	$2,999	$2,455	$2,072	$227,924.00	$0.00	$0.00	$227,924.00	$35,988.00	$0.00	$0.00	$35,988.00
2030	$3,044	$2,492	$2,103	$231,344.00	$0.00	$0.00	$231,344.00	$36,528.00	$0.00	$0.00	$36,528.00
2031	$3,090	$2,529	$2,135	$234,840.00	$0.00	$0.00	$234,840.00	$37,080.00	$0.00	$0.00	$37,080.00
2032	$3,136	$2,567	$2,167	$238,336.00	$0.00	$0.00	$238,336.00	$37,632.00	$0.00	$0.00	$37,632.00
2033	$3,183	$2,606	$2,200	$241,908.00	$0.00	$0.00	$241,908.00	$38,196.00	$0.00	$0.00	$38,196.00

[1] SDU = Single-family Property Dwelling Unit
[2] DDU = Duplex Property Dwelling Unit
[3] TDU = Townhome Property Dwelling Unit

RAINTREE VILLAGE II
UNITED CITY OF YORKVILLE SSA NO. 2004-107
SPECIAL TAX ROLL
CALENDAR YEAR 2006 THROUGH CALENDAR YEAR 2033

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit			05-10-100-008				05-10-100-010				GRAND TOTAL
	SDU [1]	DDU [2]	TDU [3]	SDU [1] 7	DDU [2] 28	TDU [3] 60	TOTAL 95	SDU [1] 0	DDU [2] 6	TDU [3] 20	TOTAL 26	
2006	$2,130	$1,743	$1,472	$14,910.00	$48,804.00	$88,320.00	$152,034.00	$0.00	$10,458.00	$29,440.00	$39,898.00	$684,910.00
2007	$2,162	$1,769	$1,494	$15,134.00	$49,532.00	$89,640.00	$154,306.00	$0.00	$10,614.00	$29,880.00	$40,494.00	$695,178.00
2008	$2,194	$1,796	$1,516	$15,358.00	$50,288.00	$90,960.00	$156,606.00	$0.00	$10,776.00	$30,320.00	$41,096.00	$705,484.00
2009	$2,227	$1,823	$1,539	$15,589.00	$51,044.00	$92,340.00	$158,973.00	$0.00	$10,938.00	$30,780.00	$41,718.00	$716,120.00
2010	$2,260	$1,850	$1,562	$15,820.00	$51,800.00	$93,720.00	$161,340.00	$0.00	$11,100.00	$31,240.00	$42,340.00	$726,756.00
2011	$2,294	$1,878	$1,585	$16,058.00	$52,584.00	$95,100.00	$163,742.00	$0.00	$11,268.00	$31,700.00	$42,968.00	$737,632.00
2012	$2,328	$1,906	$1,609	$16,296.00	$53,368.00	$96,540.00	$166,204.00	$0.00	$11,436.00	$32,180.00	$43,616.00	$748,636.00
2013	$2,363	$1,935	$1,633	$16,541.00	$54,180.00	$97,980.00	$168,701.00	$0.00	$11,610.00	$32,660.00	$44,270.00	$759,880.00
2014	$2,398	$1,964	$1,657	$16,786.00	$54,992.00	$99,420.00	$171,198.00	$0.00	$11,784.00	$33,140.00	$44,924.00	$771,124.00
2015	$2,434	$1,993	$1,682	$17,038.00	$55,804.00	$100,920.00	$173,762.00	$0.00	$11,958.00	$33,640.00	$45,598.00	$782,698.00
2016	$2,471	$2,023	$1,707	$17,297.00	$56,644.00	$102,420.00	$176,361.00	$0.00	$12,138.00	$34,140.00	$46,278.00	$794,512.00
2017	$2,508	$2,053	$1,733	$17,556.00	$57,484.00	$103,980.00	$179,020.00	$0.00	$12,318.00	$34,660.00	$46,978.00	$806,454.00
2018	$2,546	$2,084	$1,759	$17,822.00	$58,352.00	$105,540.00	$181,714.00	$0.00	$12,504.00	$35,180.00	$47,684.00	$818,636.00
2019	$2,584	$2,115	$1,785	$18,088.00	$59,220.00	$107,100.00	$184,408.00	$0.00	$12,690.00	$35,700.00	$48,390.00	$830,818.00
2020	$2,623	$2,147	$1,812	$18,361.00	$60,116.00	$108,720.00	$187,197.00	$0.00	$12,882.00	$36,240.00	$49,122.00	$843,368.00
2021	$2,662	$2,179	$1,839	$18,634.00	$61,012.00	$110,340.00	$189,986.00	$0.00	$13,074.00	$36,780.00	$49,854.00	$855,918.00
2022	$2,702	$2,212	$1,867	$18,914.00	$61,936.00	$112,020.00	$192,870.00	$0.00	$13,272.00	$37,340.00	$50,612.00	$868,836.00
2023	$2,743	$2,245	$1,895	$19,201.00	$62,860.00	$113,700.00	$195,761.00	$0.00	$13,470.00	$37,900.00	$51,370.00	$881,956.00
2024	$2,784	$2,279	$1,923	$19,488.00	$63,812.00	$115,380.00	$198,680.00	$0.00	$13,674.00	$38,460.00	$52,134.00	$895,114.00
2025	$2,826	$2,313	$1,952	$19,782.00	$64,764.00	$117,120.00	$201,666.00	$0.00	$13,878.00	$39,040.00	$52,918.00	$908,602.00
2026	$2,868	$2,348	$1,981	$20,076.00	$65,744.00	$118,860.00	$204,680.00	$0.00	$14,088.00	$39,620.00	$53,708.00	$922,128.00
2027	$2,911	$2,383	$2,011	$20,377.00	$66,724.00	$120,660.00	$207,761.00	$0.00	$14,298.00	$40,220.00	$54,518.00	$935,984.00
2028	$2,955	$2,419	$2,041	$20,685.00	$67,732.00	$122,460.00	$210,877.00	$0.00	$14,514.00	$40,820.00	$55,334.00	$950,080.00
2029	$2,999	$2,455	$2,072	$20,993.00	$68,740.00	$124,320.00	$214,053.00	$0.00	$14,730.00	$41,440.00	$56,170.00	$964,304.00
2030	$3,044	$2,492	$2,103	$21,308.00	$69,776.00	$126,180.00	$217,264.00	$0.00	$14,952.00	$42,060.00	$57,012.00	$978,768.00
2031	$3,090	$2,529	$2,135	$21,630.00	$70,812.00	$128,100.00	$220,542.00	$0.00	$15,174.00	$42,700.00	$57,874.00	$993,562.00
2032	$3,136	$2,567	$2,167	$21,952.00	$71,876.00	$130,020.00	$223,848.00	$0.00	$15,402.00	$43,340.00	$58,742.00	$1,008,394.00
2033	$3,183	$2,606	$2,200	$22,281.00	$72,968.00	$132,000.00	$227,249.00	$0.00	$15,636.00	$44,000.00	$59,636.00	$1,023,594.00

[1] SDU = Single-family Property Dwelling Unit
[2] DDU = Duplex Property Dwelling Unit
[3] TDU = Townhome Property Dwelling Unit

EXHIBIT B

PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2004-107

PREPAYMENT FORMULA

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

A. OPTIONAL PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

Pursuant to Section VI.F of the Report, the Maximum Parcel Special Tax may be prepaid and permanently satisfied under the conditions set forth therein. The Special Tax Bond Prepayment for a Parcel means an amount equal to (a) the sum of (1) Principal, (2) Premium, (3) Defeasance, and (4) Fees and (b) minus (1) the Reserve Fund Credit and (2) the Capitalized Interest Credit, where the terms "Principal," "Premium," "Defeasance," "Fees," "Reserve Fund Credit," and "Capitalized Interest Credit" have the following meanings:

"Principal" means the principal amount of Bonds to be redeemed and equals the quotient derived by dividing (a) the then current Maximum Parcel Special Tax for the Parcel intending to prepay by (b) the corresponding Maximum Parcel Special Taxes for SSA No. 2004-107, (and excluding from (b) that portion of the Maximum Parcel Special Tax for any Parcel(s) that has been prepaid), and multiplying the quotient by the principal amount of outstanding Bonds less any principal which has been prepaid but not yet applied toward the redemption of Bonds.

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

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

"Fees" equal the expenses of SSA No. 2004-107 associated with the Special Tax Bond Prepayment as calculated by the City or its designee and include, but are not limited to, the costs of computing the Special Tax Bond Prepayment, the costs of redeeming the Bonds, and the costs of recording and publishing any notices to evidence the Special Tax Bond Prepayment and the redemption of Bonds.

"Reserve Fund Credit" shall equal the lesser of the Reserve Requirement (as such term is defined in the Bond Indenture) and the balance in the Reserve Fund

(as such term is defined in the Bond Indenture) multiplied by the quotient used to calculate Principal.

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

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

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

B. MANDATORY PREPAYMENT

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

- The difference between the Maximum Parcel Special Taxes required for 110% debt service coverage and the amount to which the Maximum Parcel Special Taxes have been reduced shall serve as the numerator when computing Principal; and
- The Maximum Parcel Special Taxes necessary for the annual debt service coverage ratio to equal 110% shall serve as the denominator when computing Principal.

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

APPENDIX G

United City of Yorkville SSA No. 2004-107
Administration Report
(Levy Year 2023)

2023 AMENDED SPECIAL TAX ROLL

United City of Yorkville
Special Servces Area No. 2004-107
(Raintree Village 2)
Levy Year 2023

PIN	Lot	Unit	Land Use	# of Units	2023 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Single Family Property							
05-09-211-009	361		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-211-010	362		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-211-012	364		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-211-013	365		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-213-001	360		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-213-002	359		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-213-003	358		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-213-004	357		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-213-005	356		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-213-006	355		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-213-007	354		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-213-008	353		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-213-009	419		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-213-010	418		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-213-011	417		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-213-012	416		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-213-013	415		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-213-014	414		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-213-015	413		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-213-016	412		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-213-017	411		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-214-001	410		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-214-003	408		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-214-004	407		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-214-006	405		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-214-007	404		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-214-008	397		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-214-009	396		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-214-010	395		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-214-011	394		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-214-012	393		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-214-013	392		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-215-001	366		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-215-002	367		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-215-003	368		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-215-004	369		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-215-005	370		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-215-006	371		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-216-001	391		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-216-002	390		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-216-003	389		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-216-004	373		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-216-005	372		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-226-003	350		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-231-001	349		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-231-002	348		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-231-003	347		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-231-004	346		SFD	1	$2,743.00	$0.00	$2,743.00

United City of Yorkville
Special Servces Area No. 2004-107
(Raintree Village 2)
Levy Year 2023

PIN	Lot	Unit	Land Use	# of Units	2023 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
05-09-231-006	344		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-232-002	342		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-232-003	341		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-232-005	339		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-232-006	338		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-233-001	352		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-233-002	420		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-233-003	353		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-233-004	421		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-234-001	422		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-234-002	423		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-234-003	424		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-234-004	425		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-234-005	426		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-234-006	427		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-234-007	428		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-234-008	429		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-234-009	430		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-234-010	431		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-235-001	432		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-235-002	433		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-235-003	434		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-235-004	435		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-235-005	436		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-235-006	437		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-235-007	438		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-235-008	439		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-235-009	440		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-235-010	441		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-235-011	442		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-235-012	443		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-235-014	445		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-235-015	446		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-235-016	447		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-235-017	448		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-235-018	449		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-236-001	403		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-236-002	402		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-236-003	401		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-236-004	400		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-236-005	399		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-236-006	398		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-237-001	388		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-237-002	387		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-237-003	386		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-237-004	385		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-237-005	384		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-237-006	383		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-237-007	382		SFD	1	$2,743.00	$0.00	$2,743.00

United City of Yorkville
Special Servces Area No. 2004-107
(Raintree Village 2)
Levy Year 2023

PIN	Lot	Unit	Land Use	# of Units	2023 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
05-09-237-008	381		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-237-009	380		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-237-010	379		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-237-011	378		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-237-012	377		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-237-013	376		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-237-014	375		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-237-015	374		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-238-001	450		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-238-002	451		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-238-003	452		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-238-004	453		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-238-005	454		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-238-006	455		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-238-007	456		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-238-008	457		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-238-009	458		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-238-010	459		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-239-001	501		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-239-002	502		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-239-004	504		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-239-005	505		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-239-006	506		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-239-007	507		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-239-008	508		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-239-009	509		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-239-010	510		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-239-011	511		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-239-012	512		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-239-014	514		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-239-015	515		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-239-016	516		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-239-017	517		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-239-018	518		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-239-019	519		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-240-001	520		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-240-002	521		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-240-003	522		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-240-004	523		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-240-005	524		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-240-006	525		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-240-007	526		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-240-008	527		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-240-009	528		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-240-010	529		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-240-011	530		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-240-012	531		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-240-013	532		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-240-014	533		SFD	1	$2,743.00	$0.00	$2,743.00

United City of Yorkville
Special Servces Area No. 2004-107
(Raintree Village 2)
Levy Year 2023

PIN	Lot	Unit	Land Use	# of Units	2023 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
05-09-240-015	534		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-241-001	535		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-241-002	536		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-241-003	537		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-241-004	538		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-241-005	539		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-241-006	540		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-241-007	541		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-241-008	542		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-242-001	469		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-242-003	471		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-242-004	472		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-242-005	473		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-242-006	474		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-242-008	476		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-242-009	477		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-242-010	478		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-242-012	480		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-242-013	481		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-242-014	482		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-242-015	483		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-243-001	500		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-243-002	499		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-243-003	498		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-243-004	497		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-243-005	496		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-243-006	495		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-243-007	494		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-243-008	493		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-243-009	492		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-243-010	491		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-243-011	490		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-243-012	489		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-243-013	488		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-243-014	487		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-243-015	486		SFD	1	$2,743.00	$0.00	$2,743.00
05-09-243-016	485		SFD	1	$2,743.00	$0.00	$2,743.00
05-10-106-001	460		SFD	1	$2,743.00	$0.00	$2,743.00
05-10-106-002	461		SFD	1	$2,743.00	$0.00	$2,743.00
05-10-106-003	462		SFD	1	$2,743.00	$0.00	$2,743.00
05-10-106-004	463		SFD	1	$2,743.00	$0.00	$2,743.00
05-10-106-005	464		SFD	1	$2,743.00	$0.00	$2,743.00
05-10-106-006	465		SFD	1	$2,743.00	$0.00	$2,743.00
05-10-106-007	466		SFD	1	$2,743.00	$0.00	$2,743.00
			Subtotal	**190**	**$521,170.00**	**$0.00**	**$521,170.00**
Duplex Property							
05-03-381-010	264		DUP	1	$2,245.00	$0.00	$2,245.00
05-03-381-011	264		DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-034			DUP	1	$2,245.00	$0.00	$2,245.00

United City of Yorkville
Special Servces Area No. 2004-107
(Raintree Village 2)
Levy Year 2023

PIN	Lot	Unit	Land Use	# of Units	2023 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
05-10-128-035			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-036			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-037			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-038			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-039			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-040			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-041			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-042			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-043			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-044			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-045			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-046			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-047			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-048			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-049			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-050			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-051			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-052			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-053			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-054			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-055			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-056			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-057			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-066			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-067			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-068			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-082			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-083			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-084			DUP	1	$2,245.00	$0.00	$2,245.00
05-10-128-085			DUP	1	$2,245.00	$0.00	$2,245.00
			Subtotal	**33**	**$74,085.00**	**$0.00**	**$74,085.00**
Townhome Property							
05-03-379-007	295	1	THM	1	$1,895.00	$0.00	$1,895.00
05-03-379-008	295	2	THM	1	$1,895.00	$0.00	$1,895.00
05-03-379-009	295	3	THM	1	$1,895.00	$0.00	$1,895.00
05-03-379-010	295	4	THM	1	$1,895.00	$0.00	$1,895.00
05-03-379-012	296	a	THM	1	$1,895.00	$0.00	$1,895.00
05-03-379-013	296	b	THM	1	$1,895.00	$0.00	$1,895.00
05-03-379-014	296	c	THM	1	$1,895.00	$0.00	$1,895.00
05-03-379-015	296	d	THM	1	$1,895.00	$0.00	$1,895.00
05-03-379-017	294	a	THM	1	$1,895.00	$0.00	$1,895.00
05-03-379-018	294	b	THM	1	$1,895.00	$0.00	$1,895.00
05-03-379-019	294	c	THM	1	$1,895.00	$0.00	$1,895.00
05-03-379-020	294	d	THM	1	$1,895.00	$0.00	$1,895.00
05-03-379-022	293	a	THM	1	$1,895.00	$0.00	$1,895.00
05-03-379-023	293	b	THM	1	$1,895.00	$0.00	$1,895.00
05-03-379-024	293	c	THM	1	$1,895.00	$0.00	$1,895.00
05-03-379-025	293	d	THM	1	$1,895.00	$0.00	$1,895.00
05-03-379-030	297	1	THM	1	$1,895.00	$0.00	$1,895.00

United City of Yorkville
Special Servces Area No. 2004-107
(Raintree Village 2)
Levy Year 2023

PIN	Lot	Unit	Land Use	# of Units	2023 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
05-03-379-032	297	3	THM	1	$1,895.00	$0.00	$1,895.00
05-03-379-033	297	4	THM	1	$1,895.00	$0.00	$1,895.00
05-03-379-034	297	2	THM	1	$1,895.00	$0.00	$1,895.00
05-03-381-008	290		THM	1	$1,895.00	$0.00	$1,895.00
05-03-381-009	290		THM	1	$1,895.00	$0.00	$1,895.00
05-03-381-013	289		THM	1	$1,895.00	$0.00	$1,895.00
05-03-381-014	289		THM	1	$1,895.00	$0.00	$1,895.00
05-03-381-015	289		THM	1	$1,895.00	$0.00	$1,895.00
05-03-381-016	289		THM	1	$1,895.00	$0.00	$1,895.00
05-03-381-017	290		THM	1	$1,895.00	$0.00	$1,895.00
05-03-381-018	290		THM	1	$1,895.00	$0.00	$1,895.00
05-03-381-020			THM	1	$1,895.00	$0.00	$1,895.00
05-03-381-022			THM	1	$1,895.00	$0.00	$1,895.00
05-03-381-024			THM	1	$1,895.00	$0.00	$1,895.00
05-03-381-026			THM	1	$1,895.00	$0.00	$1,895.00
05-03-381-028			THM	1	$1,895.00	$0.00	$1,895.00
05-03-381-029			THM	1	$1,895.00	$0.00	$1,895.00
05-03-381-030			THM	1	$1,895.00	$0.00	$1,895.00
05-03-382-006	288		THM	1	$1,895.00	$0.00	$1,895.00
05-03-382-007	288		THM	2	$3,790.00	$0.00	$3,790.00
05-03-382-008	288		THM	1	$1,895.00	$0.00	$1,895.00
05-03-382-009			THM	1	$1,895.00	$0.00	$1,895.00
05-03-382-010			THM	1	$1,895.00	$0.00	$1,895.00
05-03-382-011			THM	1	$1,895.00	$0.00	$1,895.00
05-03-382-012			THM	1	$1,895.00	$0.00	$1,895.00
05-10-126-003			THM	1	$1,895.00	$0.00	$1,895.00
05-10-126-005			THM	1	$1,895.00	$0.00	$1,895.00
05-10-126-006			THM	1	$1,895.00	$0.00	$1,895.00
05-10-126-007			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-017	311		THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-019	311		THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-021			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-023			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-024			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-025			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-026			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-027			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-029			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-031			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-032			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-033			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-035			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-037			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-038			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-039			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-041			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-043			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-044			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-045			THM	1	$1,895.00	$0.00	$1,895.00

United City of Yorkville
Special Servces Area No. 2004-107
(Raintree Village 2)
Levy Year 2023

PIN	Lot	Unit	Land Use	# of Units	2023 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
05-10-127-047			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-049			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-050			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-051			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-053			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-054			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-055			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-056			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-058			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-059			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-060			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-061			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-063			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-065			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-066			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-067			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-068			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-070			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-071			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-072			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-073			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-075			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-076			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-077			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-079			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-081			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-082			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-083			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-085			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-087			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-088			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-089			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-090			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-092			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-093			THM	1	$1,895.00	$0.00	$1,895.00
05-10-127-094			THM	1	$1,895.00	$0.00	$1,895.00
05-10-128-023	300		THM	4	$7,580.00	$0.00	$7,580.00
05-10-128-027	299	a	THM	1	$1,895.00	$0.00	$1,895.00
05-10-128-028	299	b	THM	1	$1,895.00	$0.00	$1,895.00
05-10-128-029	299	c	THM	1	$1,895.00	$0.00	$1,895.00
05-10-128-030	299	d	THM	1	$1,895.00	$0.00	$1,895.00
05-10-128-060			THM	1	$1,895.00	$0.00	$1,895.00
05-10-128-062			THM	1	$1,895.00	$0.00	$1,895.00
05-10-128-063			THM	1	$1,895.00	$0.00	$1,895.00
05-10-128-064			THM	1	$1,895.00	$0.00	$1,895.00
05-10-128-070			THM	1	$1,895.00	$0.00	$1,895.00
05-10-128-071			THM	1	$1,895.00	$0.00	$1,895.00
05-10-128-072			THM	1	$1,895.00	$0.00	$1,895.00
05-10-128-073			THM	1	$1,895.00	$0.00	$1,895.00

United City of Yorkville
Special Servces Area No. 2004-107
(Raintree Village 2)
Levy Year 2023

PIN	Lot	Unit	Land Use	# of Units	2023 Special Tax Levy: Original Amount Levied	Amount to be Abated	Amount to be Collected
05-10-128-077			THM	1	$1,895.00	$0.00	$1,895.00
05-10-128-079			THM	1	$1,895.00	$0.00	$1,895.00
05-10-128-080			THM	1	$1,895.00	$0.00	$1,895.00
05-10-128-081			THM	1	$1,895.00	$0.00	$1,895.00
05-10-128-087			THM	1	$1,895.00	$0.00	$1,895.00
05-10-128-089			THM	1	$1,895.00	$0.00	$1,895.00
05-10-128-090			THM	1	$1,895.00	$0.00	$1,895.00
05-10-128-091			THM	1	$1,895.00	$0.00	$1,895.00
			Subtotal	**127**	**$240,665.00**	**$0.00**	**$240,665.00**
Prepaid Single Family Property							
05-09-211-011	363		PREPAYS	1	$2,743.00	$2,743.00	$0.00
05-09-214-005	406		PREPAYS	1	$2,743.00	$2,743.00	$0.00
05-09-231-005	345		PREPAYS	1	$2,743.00	$2,743.00	$0.00
05-09-232-001	343		PREPAYS	1	$2,743.00	$2,743.00	$0.00
05-09-232-004	340		PREPAYS	1	$2,743.00	$2,743.00	$0.00
05-09-235-013	444		PREPAYS	1	$2,743.00	$2,743.00	$0.00
05-09-239-003	503		PREPAYS	1	$2,743.00	$2,743.00	$0.00
05-09-239-013	513		PREPAYS	1	$2,743.00	$2,743.00	$0.00
05-09-242-007	475		PREPAYS	1	$2,743.00	$2,743.00	$0.00
05-10-128-058			PREPAYS	1	$2,245.00	$2,245.00	$0.00
05-10-128-059			PREPAYS	1	$2,245.00	$2,245.00	$0.00
05-10-128-065			PREPAYS	1	$2,245.00	$2,245.00	$0.00
05-10-128-074			PREPAYS	1	$2,245.00	$2,245.00	$0.00
05-10-128-075			PREPAYS	1	$2,245.00	$2,245.00	$0.00
			Subtotal	**14**	**$35,912.00**	**$35,912.00**	**$0.00**
Others							
05-03-381-023			PREPAY	1	$1,895.00	$1,895.00	$0.00
05-09-214-002	409		PREPAY	1	$2,743.00	$2,743.00	$0.00
05-09-242-002	470		PREPAY	1	$2,743.00	$2,743.00	$0.00
05-09-242-011	479		PREPAY	1	$2,743.00	$2,743.00	$0.00
			Subtotal	**4**	**$10,124.00**	**$10,124.00**	**$0.00**
			GRAND TOTALS	**368**	**$881,956.00**	**$46,036.00**	**$835,920.00**
				# of units)	(maximum taxes)	(taxes abated)	(taxes levied)

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18201 VON KARMAN AVENUE, SUITE 220
IRVINE, CA 92612
PHONE: (800) 969-4DTA

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds

Memorandum

To: City Council
From: Rob Fredrickson, Finance Director
Date: November 21, 2023
Subject: SSA No. 2005-109 Bristol Bay – Tax Abatement
SSA No. 2005-108 Autumn Creek – Tax Abatement

Autumn Creek SSA 2005-108

The table below represents a year-over year comparison of maximum and extended tax levy amounts on a per parcel basis for the Autumn Creek Special Service Area (2005-108), as shown on Table 6 (page 9) of the Administration Report prepared by the City's SSA consultant, David Taussig & Associates (DTA).

Special Service No. 2005-108 (Autumn Creek)

Tax Classification	2023 Levy	2022 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,536.00	$ 2,499.00	1.48%
Townhome	$ 2,157.00	$ 2,125.00	1.51%
Extended Parcel Amounts			
Single Family	$ 1,858.64	$ 1,831.16	1.50%
Townhome	$ 1,580.88	$ 1,557.12	1.53%

As noted above, extended (actual) 2023 tax levy amounts will marginally increase by approximately 1.5% for both single family and townhome parcels in comparison with the previous year. Taken in the aggregate, these parcels will yield special service area property taxes totaling $843,412.08 (out of a maximum amount of $1,168,534.00 – with $325,121.92 being abated).

Bristol Bay SSA 2005-109

The table below represents a year-over year comparison of maximum and extended tax levy amounts on a per parcel basis for the Bristol Bay Special Service Area (2005-109), as shown on Table 7 (page 10) of the Administration Report prepared by the City's SSA consultant, David Taussig & Associates (DTA).

Special Service No. 2005-109 (Bristol Bay)

Tax Classification	2023 Levy	2022 Levy	% Change
Maximum Parcel Amount - First Series			
Single Family	$ 2,739.00	$ 2,699.00	1.48%
Townhome	$ 2,220.00	$ 2,187.00	1.51%
Condominium	$ 1,871.00	$ 1,843.00	1.52%
Extended Parcel Amounts - First Series			
Single Family	$ 2,067.00	$ 2,036.72	1.49%
Townhome	$ 1,675.34	$ 1,650.36	1.51%
Condominium	$ 1,411.96	$ 1,390.78	1.52%

As noted above, extended (actual) 2023 tax levy amounts will increase by approximately 1.5% for single family, townhome and condominium parcels in comparison with the previous year. When taken in aggregate, these parcels will yield special service area property taxes totaling $1,295,765.56 (out of a maximum amount of $1,726,248.00 – with $430,482.44 being abated).

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

It is the recommendation of staff that the SSA abatement ordinance be approved. Both the ordinance and Autumn Creek / Bristol Bay SSA Administration Report have been attached for your review and consideration.

Ordinance No. 2023-_____

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

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

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

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

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

2006 Bonds for each year at maturity or mandatory sinking fund redemption dates and to pay interest and administrative expenses of the SSA 2005-109 Area for each such year.

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

Section 2. There is hereby abated taxes levied pursuant to the Series 2016 Bond Ordinance in the amount of $325,121.92 as levied for SSA 2005-108 (Series 2006 Autumn Creek Project) and $430,482.44 as levied for the SSA 2005-109 (Series 2006 Bristol Bay Project) for the levy year of 2023 which amount was calculated in accordance with the Special Tax Roll and Report prepared by DTA, Inc.

Section 3. It is the duty of the County Clerk of Kendall County to abate paid taxes as provided in Sections 2 of this Ordinance and the amended Levy Year 2023 Special Tax Rolls attached hereto (the "*Amended Special Tax Rolls*").

Section 4. All ordinances, resolutions and orders or parts of ordinances, resolutions and orders in conflict with this ordinance are repealed to the extent of such conflict. The City Clerk shall cause this Ordinance to be published in pamphlet form. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2023.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2023.

_____

MAYOR

Attest:

_____

CITY CLERK

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ADMINISTRATION REPORT (LEVY YEAR 2023)

UNITED CITY OF YORKVILLE

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November 21, 2023

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UNITED CITY OF YORKVILLE

ADMINISTRATION REPORT

(LEVY YEAR 2023)

Special Service Area Nos. 2005-108 and 2005-109

Prepared for:

United City of Yorkville

800 Game Farm Road

Yorkville, IL 60560

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INTRODUCTION

This report calculates the 2023 special taxes required to pay annual debt service on the United City of Yorkville (the "City") Special Service Area Numbers 2005-108 ("SSA No. 2005-108") and 2005-109 ("SSA No. 2005-109") Special Tax Refunding Bonds, Series 2016 (the "Series 2016 Bonds") and administrative expenses and apportions the special taxes to each taxable parcel within SSA No. 2005-108 and SSA No. 2005-109. Pursuant to the Special Service Area Act (the "Act"), the City Aldermen are the governing body of SSA No. 2005-108 and SSA No. 2005-109. The City Aldermen must annually, prior to the last Tuesday of December, approve by ordinance the special taxes to be collected, abate the Maximum Parcel Special Taxes in excess of the special taxes to be collected, and direct the County Clerk of Kendall County to extend the special taxes for collection. The special taxes will be billed on the tax bill for *ad valorem* property taxes.

SSA No. 2005-108 was established by Ordinance No. 2006-25 (the "SSA No. 2005-108 Establishing Ordinance"), adopted on March 28, 2006. The SSA No. 2005-108 Establishing Ordinance authorized SSA No. 2005-108 to provide special services, issue bonds, and levy a special tax to repay the bonds.

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

A Authorized Special Services

The authorized special services include:

- Engineering;
- Soil testing and appurtenant work;
- Mass grading and demolition;
- Storm water management facilities;
- Storm drainage systems and storm sewers;
- Site clearing and tree removal;
- Public water facilities;
- Sanitary sewer facilities;
- Erosion control measures;
- Roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, equestrian paths and related street improvements, equipment and materials necessary for the maintenance thereof;

- Park improvements;
- Landscaping, wetland mitigation and tree installation;
- Costs for land and easement acquisitions relating to any of the foregoing improvements; and
- Required tap-on and related fees for water or sanitary sewer services and other eligible costs.

B Bonded Indebtedness

The SSA No. 2005-108 Establishing Ordinance specified that not more than $15,500,000 in bonds may be issued by SSA No. 2005-108. Ordinance No. 2006-26, adopted on March 28, 2006, approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $15,500,000 in United City of Yorkville Special Service Area Number 2005-108 Special Tax Bonds, Series 2006 ("Autumn Creek Project") (the "SSA No. 2005-108 Series 2006 Bonds"). The SSA No. 2005-108 Series 2006 Bonds were issued in the amount of $14,980,000 in April 2006.

The SSA No. 2005-109 Establishing Ordinance specified that not more than $10,000,000 in bonds may be issued by SSA No. 2005-109. Ordinance No. 2006-18, adopted on March 14, 2006, approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $20,000,000 in United City of Yorkville Special Service Area Number 2005-109 Special Tax Bonds, Series 2006 ("Bristol Bay I Project") (the "SSA No. 2005-109 Series 2006 Bonds"). The SSA No. 2005-109 Series 2006 Bonds were issued in the amount of $19,000,000 in March 2006.

The SSA No. 2005-108 Series 2006 Bonds and SSA No. 2005-109 Series 2006 Bonds were refunded in February 2016. Ordinance No. 2016-14 (the "2016 Bond Ordinance"), adopted on February 9, 2016, approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $34,000,000 in Series 2016 Bonds to refund the SSA No. 2005-108 Series 2006 Bonds and SSA No. 2005-109 Series 2006 Bonds.

Series 2016 Bonds were issued in February 2016 in the amount of $28,840,000. The current debt service schedule is attached hereto as Appendix D and a brief summary of any optional redemption of bonds is contained in Section VI herein.

C SSA No. 2005-108 Special Taxes

The SSA No. 2005-108 Establishing Ordinance incorporates the United City of Yorkville Special Service Area Number 2005-108 Special Tax Roll and Report (the "Special Tax Roll and Report"). The Special Tax Roll and Report sets forth the Maximum Parcel Special Taxes which have been levied for the payment of principal of and interest on the Series 2016 Bonds and the administration and maintenance of SSA No. 2005-108 and is attached hereto as Appendix F. A table of the Maximum Parcel Special Taxes is included in Section III herein.

D SSA No. 2005-109 Special Taxes

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

I SPECIAL TAX REQUIREMENT

The SSA No. 2005-108 and SSA No. 2005-109 2023 Special Tax Requirement is equal to $2,139,178. As shown in Table 1 below, the 2023 Special Tax Requirement is equal to the sum of the Series 2016 debt service for the bond year ending March 1, 2025, estimated administrative expenses, and the contingency for estimated delinquent special taxes, and less the estimated projected available fund as of March 1, 2024.

Table 1: 2023 Special Tax Requirement

Types of Funds	Total Amount
Sources of Funds	
Prior Year Surplus/(Deficit)	$81,000
Earnings	$0
Special Taxes	$2,139,178
Subtotal	**$2,220,178**
Uses of Funds	
Debt Service	
Interest – 09/01/2024	($442,118)
Interest – 03/01/2025	($442,118)
Principal – 03/01/2025	($1,219,000)
Administrative Expenses	($47,500)
Delinquent Special Taxes	($69,441)
Reserve Fund Replenishment	$0
Subtotal	($2,220,178)
Projected Surplus/(Deficit) – 03/01/2025	**$0**

II ACCOUNT ACTIVITY SUMMARY

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

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

A summary of account activity for the 12 months ending September 30, 2023, is shown in Table 2 on the following page.

Table 2: SSA No. 2005-108 and SSA No. 2005-109, Series 2016 Bonds Transaction Summary (10/01/2022 through 09/30/2024)

Types of Funds	Administrative Expense Fund	Reserve Fund	Bond and Interest Fund	Special Redemption Fund
Sources of Funds - Actual				
Beginning Balance (October 1, 2022)	$31,248	$2,472,036	$1,586,855	$21,353
Earnings	$1,283	$99,226	$37,718	$563
Special Taxes				
Prior Year(s)	$0	$0	$58,212	$0
Levy Year 2022	$0	$0	$2,029,072	$0
Uses of Funds - Actual				
Account Transfers	$28,644	($94,759)	$92,368	$2,291
Administrative Expense Transfers				
2022 Budgeted	$0	$0	$0	$0
2023 Prefunding	$0	$0	($28,544)	$0
Debt Service				
Interest and Principal – 03/01/2023	$0	$0	($1,577,646)	$0
Interest – 09/01/2023	$0	$0	($458,666)	$0
Bond Redemptions/Prepayments				
Receipts	$0	$0	$0	$24,529
Principal Redemption	$0	$0	$0	($23,705)
Redemption Premium	$0	$0	$0	$0
Property Owner Refunds	$0	$0	($2,708)	$0
Administrative Expenses	($35,534)	$0	$0	$0
Ending Balance (September 30, 2023)	**$25,641**	**$2,476,503**	**$1,736,662**	**$25,030**

The calculation of the estimated fund balances as of March 1, 2024, is shown in Table 3 below.

Table 3: SSA No. 2005-108 and SSA No. 2005-109 Estimated Transaction Summary (10/01/2023 through 03/01/2024)

Types of Funds	Administrative Expense Fund	Reserve Fund	Bond and Interest Fund	Special Redemption Fund
Sources of Funds - Projected				
Beginning Balance (October 1, 2023)	$25,641	$2,476,503	$1,736,662	$25,030
Earnings	$0	$0	$0	$0
Special Taxes				
Prior Year(s)	$0	$0	$0	$0
Levy Year 2022	$0	$0	$77,816	$0
Projected Tax Sale Receipts	$0	$0	$0	$0
Uses of Funds - Projected				
Account Transfers				
Bond Redemption/Prepayments	$150	($3,221)	($2,717)	$5,788
All Other/Non-Administrative Expense	$0	($13,793)	$13,793	$0
Administrative Expense Transfers				
2023 Budgeted	$0	$0	$0	$0
2024 Prefunding	$9,941	$0	($9,941)	$0
Debt Service				
Principal - 03/01/2024	$0	$0	($458,386)	$0
Interest - 03/01/2024	$0	$0	($1,161,000)	$0
Bond Redemptions/Prepayments				
Principal Redemption	$0	$0	$0	($29,000)
Redemption Premium and Accrued Interest	$0	$0	$0	($884)
Property Owner Refunds	$0	$0	$0	$0
Administrative Expenses				
Remaining Levy Year 2022 Expenses	($21,481)	$0	$0	$0
Ending Balance (March 1, 2024)	**$14,250**	**$2,459,489**	**$196,227**	**$934**
Reserve Fund Requirement	N/A	($2,459,489)	N/A	N/A
Funds Not Eligible for Levy Surplus	($14,250)	N/A	($115,227)	N/A
Projected Surplus/(Deficit) as of March 1, 2024	**$0**	**$0**	**$81,000**	**$934**

III MAXIMUM, ABATED, AND EXTENDED SPECIAL TAXES

Pursuant to SSA No. 2005-108 Special Tax Roll and Report, the 2023 Maximum Parcel Special Taxes equal $1,168,534. For purposes of the Abatement Ordinance, subtracting the 2023 Special Tax Requirement allocable to SSA No. 2005-108 of $843,412 (the "SSA No. 2005-108 Special Tax Requirement"), results in an abatement of $325,122. In accordance with SSA No. 2005-108 Special Tax Rolls and Reports, the Maximum Parcel Special Tax applicable to each Parcel in SSA No. 2005-108 is abated in equal percentages until the special tax remaining equals the SSA No. 2005-108 Special Tax Requirement.

Pursuant to SSA No. 2005-109 Special Tax Roll and Report, the 2023 Maximum Parcel Special Taxes equal $1,726,248. For purposes of the Abatement Ordinance, subtracting the 2023 Special Tax Requirement allocable to SSA No. 2005-109 of $1,295,766 (the "SSA No. 2005-109 Special Tax Requirement"), results in an abatement of $430,482. In accordance with SSA No. 2005-109 Special Tax Rolls and Reports, the Maximum Parcel Special Tax applicable to each Parcel in SSA No. 2005-109 is abated in equal percentages until the special tax remaining equals the SSA No. 2005-109 Special Tax Requirement.

The 2023 maximum, abated, and extended special tax for each special tax classification for SSA No. 2005-108 and SSA No. 2005-109 are shown respectively in Tables 4 and 5 below. The Amended Special Tax Rolls for SSA No. 2005-108 and SSA No. 2005-109, which list the maximum, abated, and extended special tax for each parcel, are attached as Appendices G and H, respectively. Note, the special tax levy and abatement have been adjusted to reconcile with the special taxes set forth in the 2016 Bond Ordinance.

Table 4: SSA No. 2005-108 Maximum, Abated, and Extended Special Taxes

Special Tax Classification	Maximum Parcel Special Tax	Abated Special Tax	Extended Special Tax
Single-Family Dwelling Unit	$2,536.00	$677.36	$1,858.64
Townhome Dwelling Unit	$2,157.00	$576.12	$1,580.88
Single-Family Dwelling Unit - Prepaid	$2,536.00	$2,536.00	$0.00
Townhome Dwelling Unit – Prepaid	$2,157.00	$2,157.00	$0.00

Table 5: SSA No. 2005-109 Maximum, Abated, and Extended Special Taxes

Special Tax Classification	Maximum Parcel Special Tax	Abated Special Tax	Extended Special Tax
First Series			
Single-Family Dwelling Unit	$2,739.00	$672.00	$2,067.00
Townhome Dwelling Unit	$2,220.00	$544.66	$1,675.34
Condominium Dwelling Unit	$1,871.00	$459.04	$1,411.96
Single-Family Dwelling Unit - Prepaid	$2,739.00	$2,739.00	$0.00
Townhome Dwelling Unit – Prepaid	$2,220.00	$2,220.00	$0.00
Condominium Dwelling Unit – Prepaid	$1,871.00	$1,871.00	$0.00
Second Series			
Single-Family Dwelling Unit - Prepaid	$2,739.00	$2,739.00	$0.00
Townhome Dwelling Unit - Prepaid	$2,220.00	$2,220.00	$0.00
Condominium Dwelling Unit - Prepaid	$1,871.00	$1,871.00	$0.00

A comparison of the SSA No. 2005-108 and SSA No. 2005-109 maximum and extended special tax amounts for 2023 and 2022 is shown in Tables 6 and 7 below.

Table 6: SSA No. 2005-108 Comparison of Maximum and Extended Special Taxes

Special Tax Classification	Levy Year 2023	Leavy Year 2022	Percentage Change
Maximum Parcel Special Tax			
Single-Family Property	$2,536.00	$2,499.00	1.5%
Townhome Property	$2,157.00	$2,125.00	1.5%
Extended Special Tax			
Single-Family Property	$1,858.64	$1,831.16	1.5%
Townhome Property	$1,580.88	$1,557.12	1.5%

Table 7: SSA No. 2005-109 Comparison of Maximum and Extended Special Taxes

Special Tax Classification	Levy Year 2023	Levy Year 2022	Percentage Change
Maximum Parcel Special Tax - First Series			
Single-Family Dwelling Unit	$2,739.00	$2,699.00	1.5%
Townhome Dwelling Unit	$2,220.00	$2,187.00	1.5%
Condominium Dwelling Unit	$1,871.00	$1,843.00	1.5%
Extended Special Tax - First Series			
Single-Family Dwelling Unit	$2,067.00	$2,036.72	1.5%
Townhome Dwelling Unit	$1,675.34	$1,650.36	1.5%
Condominium Dwelling Unit	$1,411.96	$1,390.78	1.5%
Maximum Parcel Special Tax - Second Series			
Single-Family Dwelling Unit	$2,739.00	$2,699.00	1.5%
Townhome Dwelling Unit	$2,220.00	$2,187.00	1.5%
Condominium Dwelling Unit	$1,871.00	$1,843.00	1.5%
Extended Special Tax - Second Series			
Single-Family Dwelling Unit	$0.00	$0.00	NA
Townhome Dwelling Unit	$0.00	$0.00	NA
Condominium Dwelling Unit	$0.00	$0.00	NA

The schedule of the remaining SSA No. 2005-108 and SSA No. 2005-109 Maximum Parcel Special Taxes is shown in Tables 8 and 9 on the following page. The Maximum Parcel Special Taxes escalate 1.50% annually through 2034.

Table 8: SSA No. 2005-108 Maximum Parcel Special Taxes

Levy Year	Collection Year	Aggregate	Per Unit	
			Single-Family	Townhome
2023	2024	$1,340,433	$2,574	$2,189
2024	2025	$1,360,418	$2,613	$2,222
2025	2026	$1,380,720	$2,652	$2,255
2026	2027	$1,401,597	$2,692	$2,289
2027	2028	$1,422,474	$2,732	$2,323
2028	2029	$1,443,926	$2,773	$2,358
2029	2030	$1,465,378	$2,815	$2,393
2030	2031	$1,487,405	$2,857	$2,429
2031	2032	$1,509,749	$2,900	$2,465
2032	2033	$1,532,351	$2,944	$2,502
2033	2034	$1,555,270	$2,988	$2,540
2034	2035	$1,578,764	$3,033	$2,578

Table 9: SSA No. 2005-109 Maximum Parcel Special Taxes

Levy Year	Collection Year	Aggregate	Per Unit		
			Single-Family	Townhome	Condominium
2023	2024	$1,320,706	$2,739	$2,220	$1,871
2024	2025	$1,340,433	$2,780	$2,253	$1,899
2025	2026	$1,360,418	$2,822	$2,287	$1,927
2026	2027	$1,380,720	$2,864	$2,321	$1,956
2027	2028	$1,401,597	$2,907	$2,356	$1,985
2028	2029	$1,422,474	$2,951	$2,391	$2,015
2029	2030	$1,443,926	$2,995	$2,427	$2,045
2030	2031	$1,465,378	$3,040	$2,463	$2,076
2031	2032	$1,487,405	$3,086	$2,500	$2,107
2032	2033	$1,509,749	$3,132	$2,538	$2,139
2033	2034	$1,532,351	$3,179	$2,576	$2,171
2034	2035	$1,555,270	$3,227	$2,615	$2,204

IV PRIOR YEAR SPECIAL TAX COLLECTIONS

A Special Tax Collections

The SSA No. 2005-108 and SSA No. 2005-109 special tax is billed and collected by Kendall County (the "County") in the same manner and at the same time as general *ad valorem* property taxes. The City may provide other means of collecting the special tax, if necessary, to meet the financial obligations of SSA Nos. 2005-108 and 2005-109.

B SSA No. 2005-108 2022 Special Tax Receipts

As of November 9, 2023, SSA No. 2005-108 2022 special tax receipts totaled $830,887. There were no delinquencies.

C SSA No. 2005-108 Tax Sales and Foreclosures

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

D SSA No. 2005-109 2022 Special Tax Receipts

As of November 9, 2022, SSA No. 2005-109 2022 special tax receipts totaled $1,276,001. There were no delinquencies.

E SSA No. 2005-109 Tax Sales and Foreclosures

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

V DEVELOPMENT STATUS

A SSA No. 2005-108 Development Status

SSA No. 2005-108 is comprised of 317 single-family homes and 257 townhomes. Original projections were for 317 single-family homes and 258 townhomes, one townhome was omitted. An aerial map of SSA No. 2005-108 is attached as Appendix E. The number of units in each plat is summarized in Table 10 below.

Table 10: SSA No. 2005-108 Land Use Summary

Plat	Recorded	Land Use	Number of Units
Unit 1	Yes	Single-Family	168
Unit 1	Yes	Townhome	257
Unit 3	No	Single-Family	149
		Total	**574**

B SSA No. 2005-108 Equalized Assessed Value

The 2022 equalized assessed value for SSA No. 2005-108 was $34,556,498.

C SSA No. 2005-109 Development Status

SSA No. 2005-109 is comprised of 468 single-family homes, 624 condominium units, and 610 townhomes, which is consistent with the original projections. An aerial map of SSA No. 2005-109 is attached as Appendix E. The number of units in each plat is summarized in Table 11 below.

Table 11: SSA No. 2005-109 Land Use Summary

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

D SSA No. 2005-109 Equalized Assessed Value

The 2022 equalized assessed value was $35,117,850.95.

VI OUTSTANDING BONDS

As of September 2, 2023, the outstanding principal was $22,039,000, reflecting the additional $29,000 scheduled to be redeemed on December 1, 2023. The current debt schedule adjusted for early redemptions from special tax prepayments is attached herein as Appendix D.

A Bond Redemptions from Special Tax Prepayments

As a result of special tax prepayments received from property owners, $187,000 of the Series 2016 Bonds have been redeemed, with additional $29,000 scheduled to be redeemed on December 1, 2023, as shown in Table 12 below.

Table 12: Special Mandatory Series 2016 Bonds Bond Redemptions from Special Tax Prepayments

Redemption Date	Bonds Redeemed
September 1, 2016	$24,000
March 1, 2018	$72,000
September 1, 2019	$23,000
March 1, 2020	$24,000
March 1, 2022	$21,000
June 1, 2023	$23,000
December 1, 2023	$29,000
Total Redeemed	**$216,000**

B Special Tax Prepayments

The SSA No. 2005-108 and SSA No. 2005-109 Maximum Parcel Special Taxes may be prepaid and permanently satisfied, or prepaid in part, provided that proceeds for any such prepayment are sufficient to permit the redemption of Seres 2016 Bonds in such amounts and maturities deemed necessary by the Administrator and in accordance with the 2016 Bond Indenture. The prepayment calculation formula for SSA No. 2005-108 and SSA No. 2005-109 are set forth in their respective Special Tax Roll and Reports.

B.1 SSA No. 2005-108

Prior to the issuance of Series 2016 Bonds, the Maximum Parcel Special Tax had been prepaid in full for eight single-family dwelling units and eight townhome dwelling units. After the issuance Series 2016 Bonds, the Maximum Parcel Special Tax has been prepaid in full for seven single-family dwelling units to date. No partial prepayments have been received.

B.2 SSA No. 2005-109

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

VII EQUALIZED ASSESSED VALUE AND VALUE-TO-LIEN RATIO

The aggregate SSA No. 2005-108 and SSA No. 2005-109 Equalized Assessed Value and Value-to-Lien Ratio is shown in Table 14 below.

Table 13: Equalized Assessed Value and Value-to-Lien Ratio

2022 Equalized Assessed Value [1]	2022 Appraised Value [2]	Outstanding Bonds [3]	Value to Lien Ratio
$69,674,349	$209,023,046	$22,039,000	3.16:1

Notes:

1. Source: Kendall County
2. Appraised Value is equal to three times the equalized assessed value.
3. As of September 2, 2023, and reflecting the additional $29,000 scheduled to be redeemed on December 1, 2023.

VIII AD VALOREM PROPERTY TAX RATES

The 2022 general *ad valorem* tax rates for SSA No. 2005-108 and SSA No. 2005-109 are shown in Table 15 below.

Table 14: 2022 General *Ad Valorem* Property Tax Rates [1]

Type of Rate	SSA No. 2005-108 *Ad Valorem* Rate	SSA No. 2005-109 *Ad Valorem* Rate
City	0.537710%	0.537710%
County	0.590750%	0.590750%
Bristol-Kendall Fire Protection District	0.698760%	0.698760%
Forest Preserve	0.147640%	0.147640%
Junior College #516	0.464150%	0.464150%
Yorkville Library	0.255320%	0.255320%
Yorkville/Bristol Sanitary District	0.000000%	0.000000%
Bristol Township	0.081310%	0.081310%
Bristol Road District	0.059890%	0.059890%
School District CU-115	6.652400%	6.652400%
Total Tax Rate	**9.487930%**	**9.487930%**

Note:

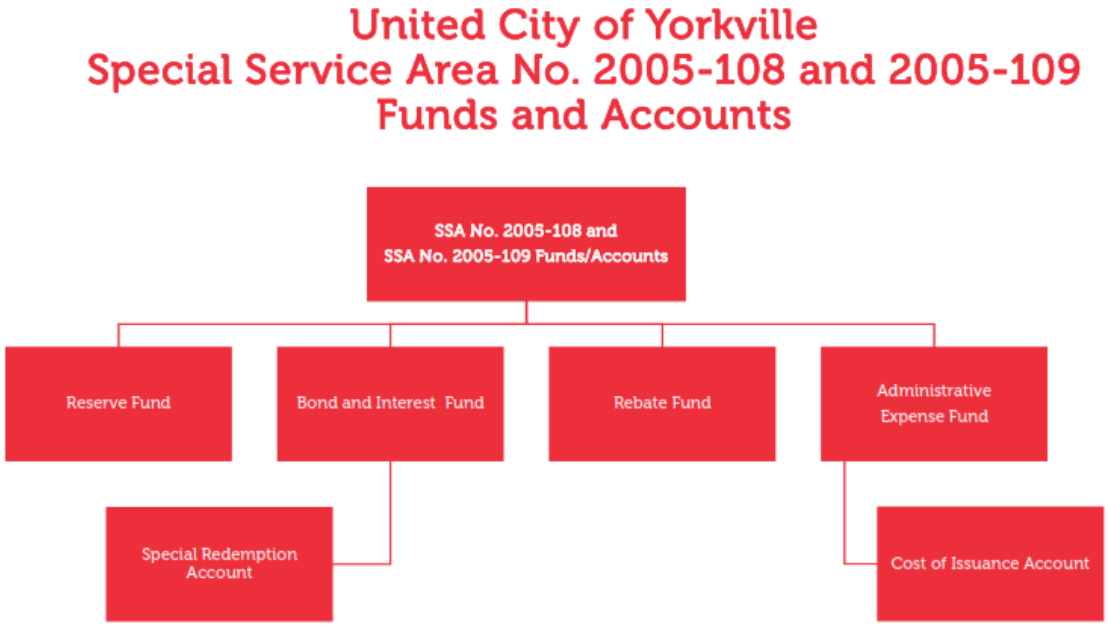
1. Source: Kendall County, for Tax Codes BR005 and BR069.

APPENDIX A

United City of Yorkville SSA No. 2005-108 and SSA No. 2005-109
Administration Report
(Levy Year 2023)

FUNDS AND ACCOUNTS

Figure A-1: Funds and Accounts



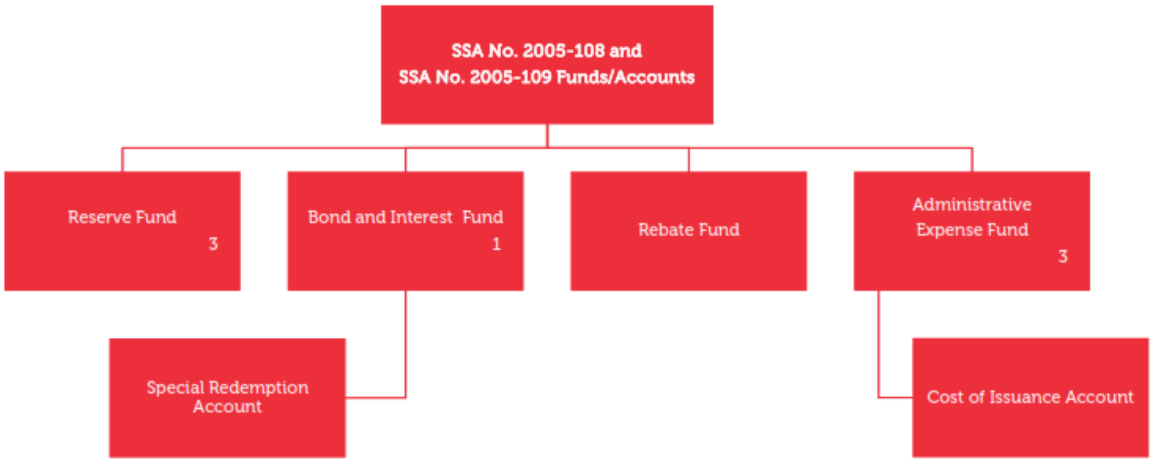
APPENDIX B

United City of Yorkville SSA No. 2005-108 and SSA No. 2005-109
Administration Report
(Levy Year 2023)

APPLICATION OF SPECIAL TAX

Figure B-1: Application of Special Tax

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



Notes:
1. Special Tax applied in sequence shown.

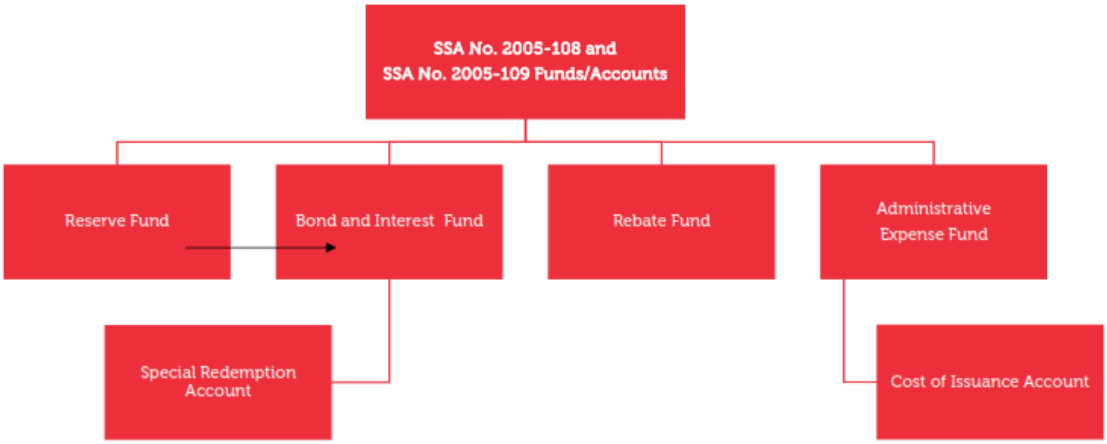
APPENDIX C

United City of Yorkville SSA No. 2005-108 and SSA No. 2005-109
Administration Report
(Levy Year 2023)

APPLICATION OF EARNINGS

Figure C-1: Application of Earnings

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



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

APPENDIX D

United City of Yorkville SSA No. 2005-108 and SSA No. 2005-109
Administration Report
(Levy Year 2023)

DEBT SERVICE SCHEDULE

Table D-1: Revised Debt Service Schedule

Year Ending (3/1)	Payment Date	Principal	Interest	Debt Service
2024	3/1/2024	$1,161,000	$458,386.25	$1,619,386.25
2025	9/1/2024		$442,118.13	$442,118.13
2025	3/1/2025	$1,219,000	$442,118.13	$1,661,118.13
2026	9/1/2025		$423,833.13	$423,833.13
2026	3/1/2026	$1,289,000	$423,833.13	$1,712,833.13
2027	9/1/2026		$403,692.50	$403,692.50
2027	3/1/2027	$1,358,000	$403,692.50	$1,761,692.50
2028	9/1/2027		$381,625.00	$381,625.00
2028	3/1/2028	$1,437,000	$381,625.00	$1,818,625.00
2029	9/1/2028		$345,700.00	$345,700.00
2029	3/1/2029	$1,542,000	$345,700.00	$1,887,700.00
2030	9/1/2029		$307,150.00	$307,150.00
2030	3/1/2030	$1,652,000	$307,150.00	$1,959,150.00
2031	9/1/2030		$265,850.00	$265,850.00
2031	3/1/2031	$1,764,000	$265,850.00	$2,029,850.00
2032	9/1/2031		$221,750.00	$221,750.00
2032	3/1/2032	$1,882,000	$221,750.00	$2,103,750.00
2033	9/1/2032		$174,700.00	$174,700.00
2033	3/1/2033	$2,007,000	$174,700.00	$2,181,700.00
2034	9/1/2033		$134,560.00	$134,560.00
2034	3/1/2034	$2,127,000	$134,560.00	$2,261,560.00
2035	9/1/2034		$92,020.00	$92,020.00
2035	3/1/2035	$2,239,000	$92,020.00	$2,331,020.00
2036	9/1/2035		$47,240.00	$47,240.00
2036	3/1/2036	$2,362,000	$47,240.00	$2,409,240.00

APPENDIX E

United City of Yorkville SSA No. 2005-108 and SSA No. 2005-109
Administration Report
(Levy Year 2023)

AERIAL APPENDIX OF SSA BOUNDARIES

United City of Yorkville
SSA 2005-108
20
Old Glory Dr
Sunset Ave
Sunset St
Parkway Dr
Kennedy Rd
Lillian Ln
Christy Ln
Emerald Ln
Sage Ct
Crimson Ln
Coral Dr
Switchgrass Ln
Coneflower Ct
Orchid St
Sienna Dr
Emerald Ct
Timberview Ln
© 2008 Acxiom
© 2008 Tele Atlas
Google

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

APPENDIX F

United City of Yorkville SSA No. 2005-108 and SSA No. 2005-109
Administration Report
(Levy Year 2023)

SPECIAL TAX ROLL AND REPORT

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2005-108

SPECIAL TAX ROLL AND REPORT

MARCH 28, 2006

Prepared for

UNITED CITY OF YORKVILLE
800 Game Farm Road
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Prepared by

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(949) 955-1500

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-108
(AUTUMN CREEK)

SPECIAL TAX ROLL AND REPORT
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Exhibit B – Prepayment of the Maximum Parcel Special Tax

I. INTRODUCTION

Pursuant to the provisions of the Act and in accordance with the "Establishing Ordinance" being Ordinance No. _____ passed by the City Council of the United City of Yorkville, County of Kendall, State of Illinois, on March 28, 2006 in connection with the proceedings for Special Service Area Number 2005-108 (hereinafter referred to as "SSA No. 2005-108"), this Special Tax Roll and Report of SSA No. 2005-108 (the "Report") is herewith submitted and made part of the Establishing Ordinance.

II. DEFINITIONS

The terms used herein shall have the following meanings:

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

"Administrative Expenses" means the following actual or reasonably estimated costs permitted in accordance with the Act and directly related to the administration of SSA No. 2005-108 and the Bonds as determined by the City or its designee including, but not limited to, the following: the costs of computing the Special Taxes and of preparing the amended Special Tax Roll (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City, the County, or otherwise); the costs of remitting the Special Taxes to the fiscal agent and/or trustee for any Bonds; the costs of the fiscal agent and/or trustee (including its legal counsel) in the discharge of the duties required of it under the Bond Indenture; the costs of the City or designee in computing the amount of rebatable arbitrage, if any; the costs of the City or designee in complying with the disclosure requirements of applicable federal and state securities laws and of the Act, including, but not limited to, public inquiries regarding the Special Taxes; the costs of the City or designee in applying for and maintaining ratings of the Bonds; the costs associated with the release of funds from any escrow account or funds held pursuant to the Bond Indenture; and any termination payments owed by the City in connection with any guaranteed investment contract, forward purchase agreement, or other investment of funds held under the Bond Indenture. Administrative Expenses shall also include amounts advanced by the City for any administrative purpose of SSA No. 2005-108 including the costs of computing Special Tax Bond Prepayment amounts, recording of lien satisfaction or other notices related to a Special Tax Bond Prepayment or Mandatory Special Tax Prepayment, discharge or satisfaction of Special Taxes; the administrative costs associated with upgrading the software utilized by Kendall County relating to the Special Tax; and the costs of commencing and pursuing to completion any foreclosure action arising from and pursuing the collection of delinquent Special Taxes and the reasonable fees of legal counsel to the City incurred in connection with all of the foregoing.

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

"Bonds" means any bonds or other debt, including refunding bonds, whether in one or more series, issued by the City and secured by the Maximum Parcel Special Tax for SSA No. 2005-108, the proceeds of which will be used to finance inter alia, all or a portion of the public improvements authorized pursuant to the Establishing Ordinance.

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

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

"Consultant" means the designee of the City responsible for determining the Special Taxes and assisting the City and the County in providing for the collection of the Special Taxes, continuing disclosure, and any other administrative efforts related to SSA No. 2005-105.

"Council" means the City Council of the United City of Yorkville, having jurisdiction over SSA No. 2005-108.

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

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

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

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

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

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

"Parcel" means a lot, parcel, and/or other interest in real property within the boundaries of SSA No. 2005-108 to which a permanent index number ("PIN") is assigned as determined from a PIN Map or the County assessment roll.

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

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

"Preliminary Plat" means the preliminary subdivision plat for SSA No. 2005-108 approved by the City.

"Residential Property" means all Parcels within the boundaries of SSA No. 2005-108 on which Dwelling Units have been, may be, or are anticipated to be constructed as determined from the Preliminary Plat or applicable Final Plat.

"School District" means the Yorkville Community Unit School District 115.

"School Property" means the property within the boundaries of SSA No. 2005-108 on which a proposed elementary school has been, may be, or is anticipated to be constructed as determined from the Preliminary Plat or any Final Plat.

"Single-family Property" means all Parcels within the boundaries of SSA No. 2005-108 on which single-family Dwelling Units have been, may be, or are anticipated to be constructed as determined from the applicable Preliminary Plat, Final Plat, or other document approved by the City as determined by the Consultant.

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

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

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

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

"Townhome Property" means all Parcels within the boundaries of SSA No. 2005-108 on which townhome Dwelling Units have been, may be, or are anticipated to be constructed as determined from the applicable Preliminary Plat, Final Plat, or other document approved by the City as determined by the Consultant.

III. SPECIAL SERVICE AREA DESCRIPTION

A. BOUNDARIES OF SSA NO. 2005-108

SSA No. 2005-108 consists of approximately two hundred sixty-five (265) acres and is generally located northwest of State Route 34 and southeast of the Bristol Lake Subdivision. A legal description is attached as Exhibit D of the Establishing Ordinance.

B. ANTICIPATED LAND USES

SSA No. 2005-108 is anticipated to consist of three hundred and seventeen (317) single-family Dwelling Units (i.e., single-family homes), and two hundred fifty-eight (258) townhome Dwelling Units, and an elementary school.

IV. SPECIAL SERVICES

SSA No. 2005-108 has been established to finance certain special services conferring special benefit thereto and which are in addition to the municipal services provided to the City as a whole. A general description, estimated cost, and allocation of these special services are set forth below.

A. GENERAL DESCRIPTION

1. ELIGIBLE IMPROVEMENTS

The special services that are eligible to be financed by SSA No. 2005-108 consist of certain public improvements with appurtenances and appurtenant work in connection therewith necessary to serve SSA No. 2005-108 (hereinafter referred to as the "Eligible Improvements"). The Eligible Improvements are generally described as follows: the acquisition, construction and installation of public improvements including, but not limited to:

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

foregoing improvements, required tap-on and related fees for water or sanitary sewer services and other eligible costs.

2. SSA FUNDED IMPROVEMENTS

SSA No. 2005-108 is anticipated to fund the cost associated with the following improvements (subject to alternatives, modifications, and/or substitutions as described in Section IV.D below):

- SSA No. 2005-108 is anticipated to fund certain on-site and off-site public facilities and the road impact fees associated with the construction of Kennedy Road, subject to the alternatives, modifications, and/or substitutions as described in Section IV. D below.

B. ESTIMATED COSTS

The estimated costs for the Eligible Improvements and the amounts anticipated to be financed by SSA No. 2005-108 are presented in Table 1 below. The costs anticipated to be financed by SSA No. 2005-108 do not include any costs allocated to the School Property. Therefore, the School Property will be exempt from the Special Tax.

TABLE 1
ESTIMATED COSTS FOR ELIGIBLE IMPROVEMENTS

PUBLIC IMPROVEMENT	GRAND TOTAL	ELIGIBLE IMPROVEMENTS ALLOCABLE TO RESIDENTIAL PROPERTY	SSA NO. 2005-108 FUNDED IMPROVEMENTS
Sanitary Sewer	$2,606,012	$2,390,549	$2,188,042
Water	$2,049,445	$1,879,998	$1,670,537
Roads	$8,057,199	$7,030,449	$4,780,282
Storm Sewer	$3,634,117	$3,383,772	$2,964,624
Grand Total	$16,346,773	$14,684,768	$11,603,485

C. ALLOCATION

Special taxes levied pursuant to the Act must bear a rational relationship between the amount of the special tax levied against each Parcel within SSA No. 2005-108 and the special service benefit rendered. Therefore, the public improvements anticipated to be financed by SSA No. 2005-108 as shown in Table 1 have been allocated in accordance with the benefit rendered to the property therein, with benefit estimated to be a function of (i) the service or benefit area for said improvements and (ii) the relative capacity for said improvements reserved for or

used by properties within the benefit area. A discussion of the relevant benefit area(s) and measures of public facilities usage is detailed below.

1. BENEFIT AREA

The eligible public improvements are designed with the intent to specifically service SSA No. 2005-108 and the School Property, and therefore the benefit area includes only such property. Each land use type is allocated a share of each public facility type in accordance with the public facility usage factors described below.

2. PUBLIC FACILITY USAGE

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

a. SANITARY SEWER AND WATER USAGE

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

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

Sewer and water demand for public schools is a function of the estimated number of students and employees. The School District indicates the proposed elementary school to have a capacity of approximately 650 students and 30 employees. Applying the IEPA

standards of 0.25 gallons per student and employee per day yields a total P.E. of 170.00 for the proposed elementary school.

b. ROAD USAGE

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

The average weekday trips associated with an elementary school are typically expressed per student and are estimated by Trip Generation Sixth Edition at 1.02 per elementary school student.

c. STORM SEWER USAGE

Storm sewer facilities are sized based upon estimated storm flows which vary with the size of the tributary drainage area, slope, soil type, antecedent runoff condition, and impervious ground cover. In its "Urban Hydrology for Small Watersheds: TR-55" (the "TR-55 Manual"), the United States Department of Agriculture indicates average "runoff curve numbers" for purposes of measuring storm flows or runoff. The runoff curve equation estimates storm runoff given a particular volume of rainfall. The runoff curve numbers for fully developed urban areas indicated in the TR-55 Manual vary by land use type, impervious area, and hydrologic soil group. Assuming generally uniform antecedent runoff and hydrologic soil conditions, storm flows will tend to vary with land use and the associated impervious area.

Impervious ground coverage factors for residential development vary by development density or the number of dwelling units per gross acre, with gross acreage being exclusive of open space. The TR-55 Manual estimates impervious ground area at approximately 30.00% for development densities of 3 units to an acre, 38.00% for development densities of 4 units to an acre, and 65.00% for development densities of 8 or greater units to an acre. Generally, the greater the density the more impervious area per acre. The gross densities for the single-family homes and townhomes are approximately three to an acre and eight to an acre, respectively.

The TR-55 Manual does not contain impervious ground areas for elementary schools. The impervious ground coverage factors for the School Property have been provided by the School District and are based on design plans for existing school facilities.

Tables 2 – 4 on the following pages show these public improvement usage factors and their equivalency (i.e., the relationship of these factors among the different land uses within SSA No. 2005-108).

TABLE 2

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

	Land Use	COUNT			P.E.	Total P.E.[1]	Equivalent Unit[2]	Total Equivalent Units[3, 4]
		Dwelling Units	Students	Employees				
(1)	Single-Family Property (DU)	317	NA	NA	3.5	1,109.50	1.00	317.00
(2)	Townhome Property (DU)	258	NA	NA	3.0	774.00	0.86	221.88
	School Property						48.57	48.57
(3)	(Per Student)	NA	650	NA	0.25	162.50		
(4)	(Per Employee)	NA	NA	30	0.25	7.50		
Grand Total[4]		575	650	30	NA	2,053.50	NA	587.45

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

TABLE 3

ROAD USAGE FACTORS
TRIPS AND EQUIVALENT UNITS

	Land Use	COUNT			Average Weekday Trip Factor	Total Weekday Trips[1]	Equivalent Unit[2]	Total Equivalent Units[3, 4]
		Dwelling Units	Students	Employees				
(1)	Single-Family Property (DU)	317	NA	NA	9.57	3,033.69	1.00	317.00
(2)	Townhome Property (DU)	258	NA	NA	5.86	1,511.88	0.61	157.38
	School Property						69.28	69.28
(3)	(Per Student)	NA	650	NA	1.02	663.00		
(4)	(Per Employee)	NA	NA	30	NA	0.00		
Grand Total[4]		575	650	30	NA	5,208.57	NA	543.66

[1] Average weekday trip factor multiplied by applicable number of dwelling units, students, or employees.
[2] Equivalent units for land uses 1 and 2 computed by dividing average weekday trip factor for each land use by average weekday trip factor for a single-family home. Equivalent units for 3 and 4 computed by dividing total average weekday trips by average weekday trip factor for a single-family home.
[3] Equivalent unit factor multiplied by applicable number of dwelling units or schools, as applicable.
[4] Calculations may vary slightly due to rounding.

TABLE 4

STORM SEWER MANAGEMENT FACTORS
IMPERVIOUS AREA AND EQUIVALENT UNITS

	Land Use	COUNT			Coverage Factor	Impervious Area		Equivalent Unit[2]	Total Equivalent Units[3, 4]
		Dwelling Units	Lot Size Per DU / Site	Acres		Per DU / Site	Total		
(1)	Single-Family Property (DU)	317	18,789	NA	30%	5,637	1,786,929	1.00	317.00
(2)	Townhome Property (DU)	258	5,648	NA	65%	3,671	947,118	0.65	167.70
(3)	School Property	NA	NA	16.0	29%	202,118	202,118	35.86	35.86
Grand Total[4]		575	NA	16.0	NA	NA	2,936,165	NA	520.56

[1] Impervious area per dwelling unit for land uses 1 and 2 computed by multiplying coverage factor by lot size.
[2] Equivalent units for land uses 1 and 2 computed by dividing impervious area for each land use by impervious area for single-family land use. Equivalent units for land use 3 computed by dividing total impervious area by impervious area for the typical single-family home.
[3] Equivalent unit factor multiplied by applicable number of dwelling units or schools, as applicable.
[4] Calculations may vary slightly due to rounding.

3. ALLOCATED COSTS

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

The portion of the Eligible Improvements to be financed with bond proceeds is shown in Table 10. All Eligible Improvements that are not financed through SSA No. 2005-108 (which include all Eligible Improvements allocated to the School Property) will be funded by the developer and are categorized as "Developer's Equity."

TABLE 5

SANITARY SEWER COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost[5]
(1)	Single-Family Property (DU)	317.00	$1,406,257[2]
(2)	Townhome Property (DU)	221.88	$984,291[3]
(3)	School Property (per site)	48.57	$215,463[4]
(4)	Grand Total	587.45	$2,606,012

[1] From Table 2
[2] $2,606,012/B4*B1
[3] $2,606,012/B4*B2
[4] $2,606,012/B4*B2
[5] Amounts may vary due to rounding.

TABLE 6

WATER COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost[5]
(1)	Single-Family Property (DU)	317.00	$1,105,922[2]
(2)	Townhome Property (DU)	221.88	$774,076[3]
(3)	School Property (per site)	48.57	$169,447[4]
(4)	Grand Total	587.45	$2,049,445

[1] From Table 2
[2] $2,049,445/B4*B1
[3] $2,049,445/B4*B2
[4] $2,049,445/B4*B3
[5] Amounts may vary due to rounding.

TABLE 7

ROAD COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost[5]
(1)	Single-Family Property (DU)	317.00	$4,698,032[2]
(2)	Townhome Property (DU)	157.38	$2,332,417[3]
(3)	School Property (per site)	69.28	$1,026,750[4]
(4)	Grand Total	543.66	$8,057,199

[1] From Table 3
[2] $8,057,199/B4*B1
[3] $8,057,199/B4*B2
[4] $8,057,199/B4*B3
[5] Amounts may vary due to rounding.

TABLE 8

STORM SEWER COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Cost Per Unit[5]
(1)	Single-Family Property (DU)	317.00	$2,213,030[2]
(2)	Townhome Property (DU)	167.70	$1,170,742[3]
(3)	School Property (per site)	35.86	$250,345[4]
(4)	Grand Total	520.56	$3,634,117

[1] From Table 4
[2] $3,634,117/B4*B1
[3] $3,634,117/B4*B2
[4] $3,634,117/B4*B3
[5] Amounts may vary due to rounding.

TABLE 9

ALLOCATED COSTS BY LAND USE

PUBLIC IMPROVEMENT [1]	GRAND TOTAL	SINGLE-FAMILY PROPERTY	TOWNHOME PROPERTY	SCHOOL PROPERTY
Sanitary Sewer	$2,606,012	$1,406,257	$984,291	$215,463
Water	$2,049,445	$1,105,922	$774,076	$169,447
Roads	$8,057,199	$4,698,032	$2,332,417	$1,026,750
Storm Sewer	$3,634,117	$2,213,030	$1,170,742	$250,345
Grand Total	$16,346,773	$9,423,242	$5,261,526	$1,662,005

[1] Amounts may vary due to rounding.

TABLE 10

FUNDING OF ELIGIBLE PUBLIC IMPROVEMENTS

PUBLIC IMPROVEMENT [1]	GRAND TOTAL	SSA NO. 2005-108			DEVELOPER'S EQUITY
		TOTAL FOR SSA NO. 2005-108	SINGLE-FAMILY PROPERTY	TOWNHOME PROPERTY	
Sanitary Sewer	$2,606,012	$2,188,042	$1,203,750	$984,291	$417,970
Water	$2,049,445	$1,670,537	$896,461	$774,076	$378,908
Roads	$8,057,199	$4,780,282	$2,964,574	$1,815,708	$3,276,916
Storm Sewer	$3,634,117	$2,964,624	$1,793,883	$1,170,742	$669,492
GRAND TOTAL	**$16,346,773**	**$11,603,485**	**$6,858,668**	**$4,744,817**	**$4,743,288**
NUMBER OF DUS	**NA**	**575**	**317**	**258**	**NA**
TOTAL COST/DU	**NA**	**NA**	**$21,636.18**	**$18,390.76**	**NA**

[1] Amounts may vary due to rounding.

D. ALTERNATIVES, MODIFICATIONS, AND/OR SUBSTITUTIONS

The description of the Eligible Improvements, as set forth herein, is general in nature. The final description, specifications, location, and costs of improvements and facilities will be determined upon the preparation of final plans and specifications and completion of the improvements. The final plans may show substitutes, in lieu or modifications to the Eligible Improvements in order to accomplish the works of improvements, and any substitution, increase, or decrease to the amount of public improvements financed shall not be a change or modification in the proceedings as long as (i) the allocation of the Eligible Improvement costs actually funded by SSA No. 2005-108, using the preceding methodology, is uniform within Single-family Property and Townhome Property and (ii) such allocation results in the same ratio of funded Eligible Improvements between the land use types, as established in Section VI.A below.

V. BOND ASSUMPTIONS

It is anticipated that certain of the Eligible Improvements will be financed through the issuance of a single series of bonds. Total authorized bonded indebtedness is $15,500,000. Bonds in the approximate amount of $15,000,000 are anticipated to be issued in April 2006. Issuance costs are estimated to be approximately three and one-half percent (3.5%) of the principal amount of the bonds. The bond issue will include a reserve fund of approximately nine and one-half percent (9.5%) of the original principal amount of the bonds and approximately twenty-three (23) months of capitalized interest. The term of the bonds is estimated at 30 years, with principal amortized over a period of approximately 28 years. Annual debt service payments will increase approximately one and one half percent (1.5%) annually.

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

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

Therefore, the actual bonded indebtedness, and consequently the amount of Eligible Improvements financed by SSA No. 2005-108, may increase or decrease depending upon these variables.

VI. MAXIMUM PARCEL SPECIAL TAX

As mentioned previously, no Eligible Improvements for the School Property will be financed by SSA No. 2005-108. Therefore, these properties will not be subject to the Maximum Parcel Special Tax. The discussion that follows applies only to the remaining Residential Property.

A. DETERMINATION

When multiple land uses are anticipated, the Maximum Parcel Special Tax is a function of the (i) relative amounts of the Eligible Improvement costs funded for such land uses by SSA No. 2005-108 and (ii) the Maximum Parcel Special Taxes required to fund the Special Tax Requirement. In order to measure the relative difference in public improvement costs for each land use type, Equivalent Dwelling Unit ("EDU") factors have been calculated. A Single-family Property Dwelling Unit is deemed the typical residential unit and is assigned an EDU factor of 1.00. The EDU factor for Townhome Property Dwelling Units is equal to the ratio of the funded Eligible Improvements for each land use category to the funded Eligible Improvements for Single-family Property Dwelling Units. EDUs are shown in Table 11 below.

TABLE 11

EDU FACTORS

	COST/UNIT	EDU FACTOR	DWELLING UNITS	EDUS
Single-family Property Dwelling Unit	$21,636.18	1.00	317 units	317.00
Townhome Property Dwelling Unit	$18,390.76	0.85	258 units	219.30
Total			575 units	536.30

The Maximum Parcel Special Tax is derived from the Maximum Parcel Special Taxes which are equal to the sum of the estimated (i) maximum annual interest and principal payments on the Bonds, net of projected earnings on the reserve fund, (ii) contingency for delinquent Special Taxes, and (iii) estimated Administrative Expenses. The derivation of the Maximum Parcel Special Tax is shown in Table 12 below.

TABLE 12

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

	TOTAL	PER DWELLING UNIT	
		SINGLE-FAMILY PROPERTY	TOWNHOME PROPERTY
Maximum Parcel Special Taxes	$1,072,600	$634,000	$438,600
Number of EDUs	536.30	317.00	219.30
Maximum Parcel Special Tax / EDU* (Maximum Parcel Special Taxes / Number of EDUs)	$2,000	NA	NA
EDU Factor	NA	1.00	0.85
Maximum Parcel Special Tax / DU* (Maximum Parcel Special Tax / EDU x EDU Factor)	NA	$2,000	$1,700

*Amounts have been rounded to the nearest dollar.

The Maximum Parcel Special Tax per EDU is computed by dividing the Maximum Parcel Special Taxes by the number of EDUs. Multiplying this amount by the applicable EDU factor yields the Maximum Parcel Special Tax for Single-family Property and Townhome Property. Therefore, the Maximum Parcel Special Taxes are weighted in proportion to the allocation of funded Eligible Improvements as shown in Section IV.C, and consequently the amount of the Maximum Parcel Special Tax bears a rational relationship to the benefit that the special services render to each Parcel within SSA No. 2005-108 as required pursuant to the Act.

B. APPLICATION

Prior to the recordation of a Final Plat, the Maximum Parcel Special Tax for a Parcel of Residential Property shall be calculated by multiplying the number of expected Dwelling Units of Single-family Property or Townhome Property for such Parcel, as determined from the Preliminary Plat in effect as of September 30 preceding the Calendar Year for which the Special Tax is being extended, by the applicable Maximum Parcel Special Tax.

Subsequent to the recordation of the Final Plat, the Maximum Parcel Special Tax for a Parcel of Residential Property shall be calculated by multiplying the number of Dwelling Units of Single-family Property and Townhome Property which may be constructed on such Parcel, by the applicable Maximum Parcel Special Tax determined pursuant to Table 12, as increased in accordance with Section VI.C below.

C. ESCALATION

The Maximum Parcel Special Tax that has been levied escalates one and one half percent (1.5%) annually through and including Calendar Year 2034, rounded to the nearest dollar. Note, that while the annual increase in the Maximum Parcel Special Tax is limited to one and one half percent (1.5%), which is consistent with the anticipated graduated payment schedule for interest and principal on the Bonds, the percentage annual change in the Special Tax may be greater depending upon actual Special Tax receipts, capitalized interest, investment earnings, and Administrative Expenses.

D. TERM

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

E. SPECIAL TAX ROLL AMENDMENT

Each Calendar Year, in conjunction with the abatement ordinance adopted by the City, the City shall amend the Special Tax Roll to reflect the Maximum Parcel Special Tax applicable to any new Parcels established by the County. The amended Special Tax Roll shall be recorded with the County.

F. OPTIONAL PREPAYMENT

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

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

G. MANDATORY PREPAYMENT

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

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

VII. ABATEMENT AND COLLECTION

A. ABATEMENT

On or before the last Tuesday of December of each Calendar Year, commencing with Calendar Year 2007 and for each following Calendar Year, the Council or its designee shall determine the Special Tax Requirement and the special taxes authorized by the ordinance providing for the issuance of the Bonds shall be abated to the extent the amounts so levied exceed the Special Tax Requirement.

The Maximum Parcel Special Tax applicable to each Parcel shall be abated in equal percentages until the Special Taxes remaining equals the Special Tax Requirement. Abated in equal percentages means that the amount abated for each Parcel, computed as a percentage of its applicable Maximum Parcel Special Tax, is the same.

B. COLLECTION PROCESS

With the exception of the Mandatory Special Tax Prepayment, the Special Tax will be billed and collected by the County in the same manner and at the same time as general ad valorem property taxes. The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the Special Tax. The Council may provide for other means of collecting the Special Tax, if necessary to meet the financial obligations of SSA No. 2005-108.

The Mandatory Special Tax Prepayment shall be due prior to any development approval, subdivision of land, conveyance, or other action that results in a

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

C. ADMINISTRATIVE REVIEW

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

VIII. AMENDMENTS

This Report may be amended by ordinance of the City and, to the maximum extent permitted by the Act, such amendments may be made without further notice under the Act and without notice to owners of property within SSA No. 2005-108 in order to (i) clarify or correct minor inconsistencies in the matters set forth herein, (ii) provide for lawful procedures for the collection and enforcement of the Special Tax so as to assure the efficient collection of the Special Tax for the benefit of the owners of the Bonds, (iii) otherwise improve the ability of the City to fulfill its obligations to levy, extend, and collect the Special Tax and to make it available for the payment of the Bonds and Administrative Expenses, and (iv) make any change deemed necessary or advisable by the City, provided such change is not detrimental to the owners of property subject to the Maximum Parcel Special Tax. No such amendment shall be approved by the Council if it violates any other agreement binding upon the City and unless and until it has (i) found and determined that the amendment is necessary and appropriate and does not materially adversely affect the rights of the owners of the Bonds or the City has obtained the consent of one hundred percent (100.00%) of the owners of the Bonds and (ii) received an opinion of a nationally recognized bond counsel to the effect that the amendment does not violate the Act, and is authorized pursuant to the terms of the Bond Indenture and this Report.

EXHIBIT A

SPECIAL TAX ROLL

AUTUMN CREEK
UNITED CITY OF YORKVILLE SSA NO. 2005-108
SPECIAL TAX ROLL
CALENDAR YEAR 2007 THROUGH CALENDAR YEAR 2034

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit SFD	THM	Permanent Index Number 02-15-376-001 SFD 28	THM 0	02-22-127-001 SFD 47	THM 0	02-22-176-004 SFD 74	THM 0	02-22-251-002 SFD 102	THM 212	02-22-400-012 SFD 66	THM 46	GRAND TOTAL
2007	$2,000.00	$1,700.00	$56,000.00	$0.00	$94,000.00	$0.00	$148,000.00	$0.00	$204,000.00	$360,400.00	$132,000.00	$78,200.00	$1,072,600.00
2008	$2,030.00	$1,726.00	$56,840.00	$0.00	$95,410.00	$0.00	$150,220.00	$0.00	$207,060.00	$365,912.00	$133,980.00	$79,396.00	$1,088,818.00
2009	$2,060.00	$1,752.00	$57,680.00	$0.00	$96,820.00	$0.00	$152,440.00	$0.00	$210,120.00	$371,424.00	$135,960.00	$80,592.00	$1,105,036.00
2010	$2,091.00	$1,778.00	$58,548.00	$0.00	$98,277.00	$0.00	$154,734.00	$0.00	$213,282.00	$376,936.00	$138,006.00	$81,788.00	$1,121,571.00
2011	$2,122.00	$1,805.00	$59,416.00	$0.00	$99,734.00	$0.00	$157,028.00	$0.00	$216,444.00	$382,660.00	$140,052.00	$83,030.00	$1,138,364.00
2012	$2,154.00	$1,832.00	$60,312.00	$0.00	$101,238.00	$0.00	$159,396.00	$0.00	$219,708.00	$388,384.00	$142,164.00	$84,272.00	$1,155,474.00
2013	$2,186.00	$1,859.00	$61,208.00	$0.00	$102,742.00	$0.00	$161,764.00	$0.00	$222,972.00	$394,108.00	$144,276.00	$85,514.00	$1,172,584.00
2014	$2,219.00	$1,887.00	$62,132.00	$0.00	$104,293.00	$0.00	$164,206.00	$0.00	$226,338.00	$400,044.00	$146,454.00	$86,802.00	$1,190,269.00
2015	$2,252.00	$1,915.00	$63,056.00	$0.00	$105,844.00	$0.00	$166,648.00	$0.00	$229,704.00	$405,980.00	$148,632.00	$88,090.00	$1,207,954.00
2016	$2,286.00	$1,944.00	$64,008.00	$0.00	$107,442.00	$0.00	$169,164.00	$0.00	$233,172.00	$412,128.00	$150,876.00	$89,424.00	$1,226,214.00
2017	$2,320.00	$1,973.00	$64,960.00	$0.00	$109,040.00	$0.00	$171,680.00	$0.00	$236,640.00	$418,276.00	$153,120.00	$90,758.00	$1,244,474.00
2018	$2,355.00	$2,003.00	$65,940.00	$0.00	$110,685.00	$0.00	$174,270.00	$0.00	$240,210.00	$424,636.00	$155,430.00	$92,138.00	$1,263,309.00
2019	$2,390.00	$2,033.00	$66,920.00	$0.00	$112,330.00	$0.00	$176,860.00	$0.00	$243,780.00	$430,996.00	$157,740.00	$93,518.00	$1,282,144.00
2020	$2,426.00	$2,063.00	$67,928.00	$0.00	$114,022.00	$0.00	$179,524.00	$0.00	$247,452.00	$437,356.00	$160,116.00	$94,898.00	$1,301,296.00
2021	$2,462.00	$2,094.00	$68,936.00	$0.00	$115,714.00	$0.00	$182,188.00	$0.00	$251,124.00	$443,928.00	$162,492.00	$96,324.00	$1,320,706.00
2022	$2,499.00	$2,125.00	$69,972.00	$0.00	$117,453.00	$0.00	$184,926.00	$0.00	$254,898.00	$450,500.00	$164,934.00	$97,750.00	$1,340,433.00
2023	$2,536.00	$2,157.00	$71,008.00	$0.00	$119,192.00	$0.00	$187,664.00	$0.00	$258,672.00	$457,284.00	$167,376.00	$99,222.00	$1,360,418.00
2024	$2,574.00	$2,189.00	$72,072.00	$0.00	$120,978.00	$0.00	$190,476.00	$0.00	$262,548.00	$464,068.00	$169,884.00	$100,694.00	$1,380,720.00
2025	$2,613.00	$2,222.00	$73,164.00	$0.00	$122,811.00	$0.00	$193,362.00	$0.00	$266,526.00	$471,064.00	$172,458.00	$102,212.00	$1,401,597.00
2026	$2,652.00	$2,255.00	$74,256.00	$0.00	$124,644.00	$0.00	$196,248.00	$0.00	$270,504.00	$478,060.00	$175,032.00	$103,730.00	$1,422,474.00
2027	$2,692.00	$2,289.00	$75,376.00	$0.00	$126,524.00	$0.00	$199,208.00	$0.00	$274,584.00	$485,268.00	$177,672.00	$105,294.00	$1,443,926.00
2028	$2,732.00	$2,323.00	$76,496.00	$0.00	$128,404.00	$0.00	$202,168.00	$0.00	$278,664.00	$492,476.00	$180,312.00	$106,858.00	$1,465,378.00
2029	$2,773.00	$2,358.00	$77,644.00	$0.00	$130,331.00	$0.00	$205,202.00	$0.00	$282,846.00	$499,896.00	$183,018.00	$108,468.00	$1,487,405.00
2030	$2,815.00	$2,393.00	$78,820.00	$0.00	$132,305.00	$0.00	$208,310.00	$0.00	$287,130.00	$507,316.00	$185,790.00	$110,078.00	$1,509,749.00
2031	$2,857.00	$2,429.00	$79,996.00	$0.00	$134,279.00	$0.00	$211,418.00	$0.00	$291,414.00	$514,948.00	$188,562.00	$111,734.00	$1,532,351.00
2032	$2,900.00	$2,465.00	$81,200.00	$0.00	$136,300.00	$0.00	$214,600.00	$0.00	$295,800.00	$522,580.00	$191,400.00	$113,390.00	$1,555,270.00
2033	$2,944.00	$2,502.00	$82,432.00	$0.00	$138,368.00	$0.00	$217,856.00	$0.00	$300,288.00	$530,424.00	$194,304.00	$115,092.00	$1,578,764.00
2034	$2,988.00	$2,540.00	$83,664.00	$0.00	$140,436.00	$0.00	$221,112.00	$0.00	$304,776.00	$538,480.00	$197,208.00	$116,840.00	$1,602,516.00

EXHIBIT B

PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-108

PREPAYMENT FORMULA

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

A. OPTIONAL PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

Pursuant to Section VI.F of the Report, the Maximum Parcel Special Tax may be prepaid and permanently satisfied under the conditions set forth therein. The Special Tax Bond Prepayment for a Parcel means an amount equal to (a) the sum of (1) Principal, (2) Premium, (3) Defeasance, and (4) Fees and (b) minus (1) the Reserve Fund Credit and (2) the Capitalized Interest Credit, where the terms "Principal," "Premium," "Defeasance," "Fees," "Reserve Fund Credit," and "Capitalized Interest Credit" have the following meanings:

"Principal" means the principal amount of Bonds to be redeemed and equals the quotient derived by dividing (a) the then current Maximum Parcel Special Tax for the Parcel intending to prepay by (b) the corresponding Maximum Parcel Special Taxes for SSA No. 2005-108, (and excluding from (b) that portion of the Maximum Parcel Special Tax for any Parcel(s) that has been prepaid), and multiplying the quotient by the principal amount of outstanding Bonds less any principal which has been prepaid but not yet applied toward the redemption of Bonds.

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

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

"Fees" equal the expenses of SSA No. 2005-108 associated with the Special Tax Bond Prepayment as calculated by the City or its designee and include, but are not limited to, the costs of computing the Special Tax Bond Prepayment, the costs of redeeming the Bonds, and the costs of recording and publishing any notices to evidence the Special Tax Bond Prepayment and the redemption of Bonds.

"Reserve Fund Credit" shall equal the lesser of the Reserve Fund Requirement (as such term is defined in the Bond Indenture) and the balance in the Reserve Fund (as such term is defined in the Bond Indenture) multiplied by the quotient used to calculate Principal.

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

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

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

B. MANDATORY PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

Any Mandatory Special Tax Prepayment required pursuant to Section VI.G of the Special Tax Roll and Report of SSA No. 2005-108 will be calculated using the prepayment formula described in Section A above with the following modifications:

- The difference between the special taxes required for 110% debt service coverage and the amount to which the Maximum Parcel Special Taxes have been reduced shall serve as the numerator when computing Principal;

- The Maximum Parcel Special Taxes necessary for the annual debt service coverage ratio to equal 110% shall serve as the denominator when computing Principal; and

- No Reserve Fund Credit or Capitalized Interest Credit shall be given.

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

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2005-109

SPECIAL TAX ROLL AND REPORT

Prepared for

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

SPECIAL TAX ROLL AND REPORT
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I. INTRODUCTION

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

II. DEFINITIONS

The terms used herein shall have the following meanings:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III. SPECIAL SERVICE AREA DESCRIPTION

A. BOUNDARIES OF SSA NO. 2005-109

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

B. ANTICIPATED LAND USES

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

IV. SPECIAL SERVICES

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

A. GENERAL DESCRIPTION

1. ELIGIBLE IMPROVEMENTS

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

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

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

2. SSA NO. 2005-109 FUNDED IMPROVEMENTS

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

B. ESTIMATED COSTS

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

TABLE 1

ESTIMATED COSTS FOR ELIGIBLE IMPROVEMENTS

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

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

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

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

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

C. ALLOCATION

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

1. BENEFIT AREA

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

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

2. PUBLIC FACILITY USAGE

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

a. SANITARY SEWER AND WATER USAGE

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

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

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

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

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

TABLE 2

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

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

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

b. STORM SEWER USAGE

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

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

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

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

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

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

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

TABLE 3

STORM SEWER USAGE FACTORS
IMPERVIOUS AREA AND EQUIVALENT UNITS

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

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

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

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

[4] Calculations may vary slightly due to rounding.

c. ROAD USAGE

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

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

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

TABLE 4

ROAD USAGE FACTORS
TRIPS AND EQUIVALENT UNITS

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

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

3. ALLOCATED COSTS

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

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

TABLE 5

SANITARY SEWER COST ALLOCATION

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

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

TABLE 6A

WATER CONNECTION FEE ALLOCATION

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

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

TABLE 6B

WATER FACILITIES COSTS

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

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

TABLE 7

STORM SEWER COST ALLOCATION

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

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

TABLE 8

ROAD COST ALLOCATION

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

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

TABLE 9

ALLOCATED COSTS BY LAND USE

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

*Amounts may vary due to rounding.

TABLE 10

FUNDING OF ELIGIBLE PUBLIC IMPROVEMENTS

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

*Amounts may vary due to rounding.

TABLE 11

FUNDING OF ELIGIBLE PUBLIC IMPROVEMENTS BY BOND SERIES

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

*Amounts may vary due to rounding.

D. ALTERNATIVES, MODIFICATIONS, AND/OR SUBSTITUTIONS

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

V. BOND ASSUMPTIONS

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

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

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

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

VI. MAXIMUM PARCEL SPECIAL TAX

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

A. DETERMINATION

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

TABLE 12

EDU FACTORS

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

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

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

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

*Amounts have been rounded to the nearest dollar.

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

B. APPLICATION

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

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

C. ESCALATION

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

D. TERM

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

E. SPECIAL TAX ROLL AMENDMENT

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

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

F. OPTIONAL PREPAYMENT

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

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

G. MANDATORY PREPAYMENT

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

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

VII. ABATEMENT AND COLLECTION

A. ABATEMENT

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

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

1. Prior to the Issuance of the Second Series Bonds

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

2. Subsequent to the Issuance of the Second Series Bonds

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

B. COLLECTION PROCESS

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

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

C. ADMINISTRATIVE REVIEW

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

VIII. AMENDMENTS

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

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EXHIBIT A

SPECIAL TAX ROLL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT B

PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

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

PREPAYMENT FORMULA

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

A. OPTIONAL PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

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

1. Prior to the Issuance of any Bonds

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

TABLE A-1

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

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

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

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

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

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

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

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

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

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

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

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

pursuant to the preceding Section A.1.

4. Subsequent to the Issuance of the Second Series Bonds

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

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

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

B. MANDATORY PREPAYMENT

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

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

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

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

ALLOCATION OF EARTHWORK AND SOFT COSTS

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

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

A. SOFT COSTS

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

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

TABLE A-1

SOFT COST ALLOCATION

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

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

B. EARTHWORK

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

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

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

TABLE B-1

ACREAGE FOR EARTHWORK ALLOCATION

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

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

TABLE B-2

EARTHWORK COST ALLOCATION

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

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

APPENDIX G

United City of Yorkville SSA No. 2005-108 and SSA No. 2005-109
Administration Report
(Levy Year 2023)

2023 AMENDED SSA NO. 2005-108 SPECIAL TAX ROLL

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
Levy Year 2023

PIN	Lot	Unit	Land Use	# of Units	2023 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Single Family Property							
02-15-376-003	326		SFD	1	$2,536.00	$677.36	$1,858.64
02-15-376-004	327		SFD	1	$2,536.00	$677.36	$1,858.64
02-15-376-005	328		SFD	1	$2,536.00	$677.36	$1,858.64
02-15-376-006	329		SFD	1	$2,536.00	$677.36	$1,858.64
02-15-376-007	330		SFD	1	$2,536.00	$677.36	$1,858.64
02-15-376-008	331		SFD	1	$2,536.00	$677.36	$1,858.64
02-15-376-009	332		SFD	1	$2,536.00	$677.36	$1,858.64
02-15-376-010	333		SFD	1	$2,536.00	$677.36	$1,858.64
02-15-376-011	334		SFD	1	$2,536.00	$677.36	$1,858.64
02-15-376-015	339		SFD	1	$2,536.00	$677.36	$1,858.64
02-15-376-016	340		SFD	1	$2,536.00	$677.36	$1,858.64
02-15-376-017	341		SFD	1	$2,536.00	$677.36	$1,858.64
02-15-376-018	342		SFD	1	$2,536.00	$677.36	$1,858.64
02-15-376-019	343		SFD	1	$2,536.00	$677.36	$1,858.64
02-15-376-020	344		SFD	1	$2,536.00	$677.36	$1,858.64
02-15-376-021	345		SFD	1	$2,536.00	$677.36	$1,858.64
02-15-376-022	346		SFD	1	$2,536.00	$677.36	$1,858.64
02-15-376-023	347		SFD	1	$2,536.00	$677.36	$1,858.64
02-15-376-024	348		SFD	1	$2,536.00	$677.36	$1,858.64
02-15-376-025	352		SFD	1	$2,536.00	$677.36	$1,858.64
02-15-376-026	353		SFD	1	$2,536.00	$677.36	$1,858.64
02-15-376-027	354		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-103-003	325		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-103-004	324		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-126-009	321		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-126-010	320		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-126-011	319		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-126-012	318		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-126-013	317		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-126-014	316		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-126-016	314		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-126-017	313		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-126-018	312		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-126-019	311		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-126-020	310		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-126-021	309		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-127-002	381		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-127-003	380		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-127-004	379		SFD	1	$2,536.00	$677.36	$1,858.64

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
Levy Year 2023

PIN	Lot	Unit	Land Use	# of Units	2023 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-127-005	378		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-127-006	377		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-127-007	376		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-127-008	375		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-127-009	374		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-127-010	387		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-127-011	386		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-127-012	385		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-127-013	384		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-127-014	383		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-127-015	382		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-128-002	350		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-128-003	351		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-129-001	355		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-129-002	356		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-129-003	357		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-129-004	358		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-129-005	359		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-129-006	360		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-129-007	361		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-129-008	362		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-129-009	363		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-129-010	364		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-129-011	365		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-129-012	366		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-129-013	367		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-129-014	368		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-129-015	369		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-129-016	370		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-129-017	371		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-129-018	372		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-173-001	292		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-173-002	293		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-173-003	294		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-173-004	295		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-173-005	296		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-173-006	297		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-173-007	298		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-173-008	299		SFD	1	$2,536.00	$677.36	$1,858.64

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
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PIN	Lot	Unit	Land Use	# of Units	2023 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-173-009	300		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-173-010	301		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-173-011	302		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-173-012	303		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-173-013	304		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-173-014	305		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-173-015	306		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-173-016	307		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-174-001	250		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-174-002	251		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-174-003	252		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-174-004	253		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-174-005	254		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-174-006	255		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-174-007	256		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-174-008	257		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-174-009	258		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-174-010	259		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-174-011	260		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-174-012	261		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-174-013	262		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-174-014	263		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-003	266		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-004	267		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-005	268		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-006	269		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-007	270		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-008	271		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-009	272		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-010	273		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-011	274		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-012	275		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-013	276		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-014	277		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-015	278		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-016	279		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-017	280		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-018	281		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-019	282		SFD	1	$2,536.00	$677.36	$1,858.64

United City of Yorkville
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PIN	Lot	Unit	Land Use	# of Units	2023 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-175-020	283		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-021	284		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-022	285		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-023	286		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-024	287		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-025	288		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-026	289		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-027	290		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-175-028	291		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-176-008	231		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-176-009	232		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-176-010	233		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-176-011	234		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-176-013	236		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-176-014	237		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-176-015	238		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-176-016	239		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-176-017	240		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-176-019	242		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-176-020	243		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-176-021	244		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-176-022	245		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-176-023	246		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-176-024	247		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-176-025	248		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-177-001	131		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-177-002	130		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-177-003	129		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-177-004	128		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-177-005	127		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-178-001	2		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-178-002	3		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-254-002	4		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-254-003	5		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-254-004	6		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-254-005	7		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-254-006	8		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-254-007	9		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-254-008	10		SFD	1	$2,536.00	$677.36	$1,858.64

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					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-254-009	11		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-254-010	12		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-254-012	14		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-001	126		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-002	125		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-003	124		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-004	123		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-006	121		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-007	120		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-008	119		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-009	118		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-010	117		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-011	116		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-012	115		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-013	114		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-032	13		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-033	14		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-034	15		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-035	16		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-036	17		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-037	18		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-038	19		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-039	20		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-040	21		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-041	22		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-042	23		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-043	24		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-044	25		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-045	26		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-046	27		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-047	28		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-048	29		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-049	30		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-050	31		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-051	32		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-052	33		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-255-053	34		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-256-001	15		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-256-002	16		SFD	1	$2,536.00	$677.36	$1,858.64

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					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-256-003	17		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-256-005	19		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-256-006	20		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-256-007	21		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-256-008	22		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-256-009	23		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-256-010	24		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-256-011	25		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-256-012	26		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-257-001	113		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-257-011	170		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-257-012	169		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-257-014	167		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-257-015	166		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-257-016	165		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-257-017	164		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-257-018	163		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-257-019	162		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-257-020	111		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-257-021	112		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-257-023	1		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-257-024	2		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-257-025	3		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-257-026	4		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-257-027	5		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-257-028	6		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-257-029	7		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-257-031	9		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-257-032	10		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-258-001	110		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-258-002	186		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-258-003	185		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-258-004	184		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-258-005	183		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-258-006	182		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-258-007	181		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-258-009	179		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-258-010	192		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-258-011	191		SFD	1	$2,536.00	$677.36	$1,858.64

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					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-258-012	190		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-258-013	189		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-258-014	188		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-258-015	187		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-258-016	109		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-259-001	91		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-275-001	27		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-275-002	28		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-275-003	29		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-275-004	30		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-275-005	31		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-275-006	32		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-275-007	33		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-275-008	34		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-275-009	35		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-275-010	36		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-275-011	37		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-277-002	107		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-277-003	106		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-277-004	105		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-277-005	104		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-277-006	93		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-277-007	92		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-352-004	173		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-352-006	171		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-353-001	178		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-353-003	176		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-353-005	197		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-353-006	196		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-353-007	195		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-353-008	194		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-353-009	193		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-354-001	90		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-354-002	89		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-354-003	88		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-354-004	198		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-354-005	199		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-354-006	200		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-354-007	201		SFD	1	$2,536.00	$677.36	$1,858.64

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					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-354-008	202		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-354-009	78		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-354-010	79		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-354-011	80		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-358-001	77		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-478-001	87		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-478-002	86		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-478-003	85		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-478-004	84		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-478-005	83		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-478-006	82		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-478-007	81		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-479-001	76		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-479-002	75		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-479-003	74		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-479-004	73		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-479-005	72		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-479-006	71		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-479-007	70		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-479-008	69		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-479-009	68		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-479-010	67		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-479-011	66		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-480-001	94		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-480-002	95		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-480-003	96		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-480-004	97		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-480-005	98		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-480-006	99		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-480-007	100		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-480-008	101		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-480-009	102		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-480-010	103		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-001	38		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-002	39		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-003	40		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-004	41		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-005	42		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-006	43		SFD	1	$2,536.00	$677.36	$1,858.64

United City of Yorkville
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(Autumn Creek)
Levy Year 2023

PIN	Lot	Unit	Land Use	# of Units	2023 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-481-007	44		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-008	45		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-009	46		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-010	47		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-011	48		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-012	49		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-013	50		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-014	51		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-015	52		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-016	53		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-017	54		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-018	55		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-019	56		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-020	57		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-021	58		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-022	59		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-023	60		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-024	61		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-025	62		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-026	63		SFD	1	$2,536.00	$677.36	$1,858.64
02-22-481-027	64		SFD	1	$2,536.00	$677.36	$1,858.64
			Subtotal	**333**	**$844,488.00**	**$225,560.88**	**$618,927.12**
Townhome Property							
02-22-230-004	227	1	THM	1	$2,157.00	$576.12	$1,580.88
02-22-230-005	227	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-230-006	227	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-230-007	227	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-230-008	227	5	THM	1	$2,157.00	$576.12	$1,580.88
02-22-230-010	226	1	THM	1	$2,157.00	$576.12	$1,580.88
02-22-230-011	226	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-230-012	226	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-230-013	226	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-230-014	226	5	THM	1	$2,157.00	$576.12	$1,580.88
02-22-351-003	149	1	THM	1	$2,157.00	$576.12	$1,580.88
02-22-351-004	149	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-351-005	149	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-351-006	149	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-351-007	149	5	THM	1	$2,157.00	$576.12	$1,580.88
02-22-351-008	149	6	THM	1	$2,157.00	$576.12	$1,580.88
02-22-351-010	150	1	THM	1	$2,157.00	$576.12	$1,580.88

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PIN	Lot	Unit	Land Use	# of Units	2023 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-351-011	150	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-351-012	150	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-351-013	150	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-351-014	150	5	THM	1	$2,157.00	$576.12	$1,580.88
02-22-351-015	150	6	THM	1	$2,157.00	$576.12	$1,580.88
02-22-352-007	151	1	THM	1	$2,157.00	$576.12	$1,580.88
02-22-352-008	151	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-352-009	151	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-352-010	151	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-352-012	152	1	THM	1	$2,157.00	$576.12	$1,580.88
02-22-352-013	152	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-352-014	152	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-352-015	152	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-355-005	225	1	THM	1	$2,157.00	$576.12	$1,580.88
02-22-355-006	225	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-355-007	225	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-355-008	225	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-355-009	225	5	THM	1	$2,157.00	$576.12	$1,580.88
02-22-355-011	224	1	THM	1	$2,157.00	$576.12	$1,580.88
02-22-355-012	224	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-355-013	224	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-355-014	224	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-355-015	224	5	THM	1	$2,157.00	$576.12	$1,580.88
02-22-355-018	223	a	THM	1	$2,157.00	$576.12	$1,580.88
02-22-355-020	223	b	THM	1	$2,157.00	$576.12	$1,580.88
02-22-355-025	222	a	THM	1	$2,157.00	$576.12	$1,580.88
02-22-355-027	222	b	THM	1	$2,157.00	$576.12	$1,580.88
02-22-355-028	222	c	THM	1	$2,157.00	$576.12	$1,580.88
02-22-355-030	222	d	THM	1	$2,157.00	$576.12	$1,580.88
02-22-355-031	222	e	THM	1	$2,157.00	$576.12	$1,580.88
02-22-355-033	223	c	THM	1	$2,157.00	$576.12	$1,580.88
02-22-355-034	223	d	THM	1	$2,157.00	$576.12	$1,580.88
02-22-355-035	223	e	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-009	218	1	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-010	218	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-011	218	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-012	218	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-013	218	5	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-014	218	6	THM	1	$2,157.00	$576.12	$1,580.88

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					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-356-016	217	1	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-017	217	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-018	217	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-019	217	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-020	217	5	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-021	217	6	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-023	216	1	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-024	216	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-025	216	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-026	216	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-027	216	5	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-029	215	1	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-030	215	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-031	215	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-032	215	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-033	215	5	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-036	214	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-038	214	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-042	220	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-043	220	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-044	220	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-045	220	5	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-046	220	6	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-048	219	1	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-049	219	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-050	219	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-051	219	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-052	219	5	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-053	219	6	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-055	221	1	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-056	221	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-057	221	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-356-058	221	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-012	204	1	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-013	204	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-014	204	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-015	204	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-016	204	5	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-018	206	1	THM	1	$2,157.00	$576.12	$1,580.88

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PIN	Lot	Unit	Land Use	# of Units	2023 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-357-019	206	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-020	206	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-021	206	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-022	206	5	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-024	205	1	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-025	205	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-026	205	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-027	205	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-028	205	5	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-030	207	1	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-031	207	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-032	207	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-033	207	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-034	207	5	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-036	208	1	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-037	208	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-038	208	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-039	208	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-040	208	5	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-042	209	1	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-043	209	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-044	209	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-045	209	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-046	209	5	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-048	210	1	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-049	210	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-050	210	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-051	210	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-052	210	5	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-054	211	1	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-055	211	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-056	211	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-057	211	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-058	211	5	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-059	211	6	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-062	212	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-063	212	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-064	212	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-065	212	5	THM	1	$2,157.00	$576.12	$1,580.88

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02-22-357-069	213	2	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-070	213	3	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-071	213	4	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-075	203	a	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-077	203	b	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-079	203	c	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-080	203	d	THM	1	$2,157.00	$576.12	$1,580.88
02-22-357-081	203	e	THM	1	$2,157.00	$576.12	$1,580.88
			Subtotal	**142**	**$306,294.00**	**$81,809.04**	**$224,484.96**
Prepaid Single Family Property							
02-15-376-012	335		PREPAYS	1	$2,536.00	$2,536.00	$0.00
02-15-376-014	338		PREPAYS	1	$2,536.00	$2,536.00	$0.00
02-22-103-005	323		PREPAYS	1	$2,536.00	$2,536.00	$0.00
02-22-126-015	315		PREPAYS	1	$2,536.00	$2,536.00	$0.00
02-22-128-001	349		PREPAYS	1	$2,536.00	$2,536.00	$0.00
02-22-174-015	264		PREPAYS	1	$2,536.00	$2,536.00	$0.00
02-22-176-012	235		PREPAYS	1	$2,536.00	$2,536.00	$0.00
			Subtotal	**7**	**$17,752.00**	**$17,752.00**	**$0.00**
			GRAND TOTALS	**482**	**$1,168,534.00**	**$325,121.92**	**$843,412.08**
				(# of units)	(maximum taxes)	(taxes abated)	(taxes levied)

APPENDIX H

United City of Yorkville SSA No. 2005-108 and SSA No. 2005-109
Administration Report
(Levy Year 2023)

2023 AMENDED SSA NO. 2005-109 SPECIAL TAX ROLL

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
First Series - Single Family Property						
02-04-328-027	1240	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-328-028	1239	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-328-029	1238	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-328-030	1237	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-328-031	1236	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-328-032	1235	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-328-033	1234	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-328-034	1233	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-328-035	1232	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-328-036	1231	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-328-037	1230	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-328-038	1229	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-328-039	1228	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-328-040	1227	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-328-041	1226	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-328-042	1225	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-332-001	1210	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-332-002	1211	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-332-003	1212	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-333-001	1253	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-333-002	1252	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-333-003	1251	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-333-004	1250	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-333-005	1245	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-333-006	1244	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-333-007	1243	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-333-008	1242	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-333-009	1241	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-404-002	1213	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-404-003	1214	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-404-004	1215	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-404-005	1216	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-404-006	1217	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-404-007	1218	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-404-008	1219	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-404-009	1220	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-404-010	1221	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-404-011	1222	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-404-012	1223	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-404-013	1224	SFD	1	$2,739.00	$672.00	$2,067.00

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-405-001	1249	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-405-002	1248	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-405-003	1247	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-405-004	1246	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-406-003	1093	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-406-004	1094	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-406-005	1095	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-406-006	1096	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-406-007	1097	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-406-008	1098	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-406-009	1099	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-406-010	1100	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-406-011	1101	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-407-002	1092	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-407-003	1091	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-407-004	1090	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-407-005	1089	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-407-006	1088	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-407-007	1087	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-407-008	1086	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-407-009	1085	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-407-010	1084	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-408-001	1131	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-408-002	1132	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-408-003	1133	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-408-004	1134	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-408-005	1135	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-408-006	1136	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-408-007	1137	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-408-008	1138	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-408-009	1123	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-408-010	1124	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-408-011	1125	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-408-012	1126	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-408-013	1127	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-408-014	1128	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-408-015	1129	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-408-016	1130	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-409-002	977	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-409-003	978	SFD	1	$2,739.00	$672.00	$2,067.00

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-409-004	979	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-409-005	980	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-409-006	981	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-409-007	982	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-409-008	983	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-409-009	984	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-409-010	985	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-409-011	986	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-410-001	1012	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-410-002	1013	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-410-003	1014	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-410-004	1015	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-410-005	1016	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-410-006	1017	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-410-007	1018	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-410-008	1019	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-410-009	1023	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-410-010	1024	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-410-011	1025	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-410-012	1026	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-410-013	1027	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-411-001	1011	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-411-002	1010	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-411-003	1009	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-411-004	1008	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-411-005	1007	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-411-006	1006	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-411-007	1005	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-411-008	1004	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-411-009	1003	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-411-010	1002	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-411-011	1001	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-411-012	1000	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-411-013	999	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-411-014	998	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-425-001	1102	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-425-002	1103	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-425-003	1104	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-425-004	1105	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-426-001	1116	SFD	1	$2,739.00	$672.00	$2,067.00

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-426-002	1117	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-426-003	1118	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-426-004	1119	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-426-005	1120	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-426-006	1121	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-426-007	1122	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-426-008	1106	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-426-009	1107	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-426-010	1108	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-426-011	1109	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-426-012	1110	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-426-013	1111	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-426-014	1112	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-426-015	1113	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-426-016	1114	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-426-017	1115	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-427-002	1028	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-427-004	1030	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-427-005	1031	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-427-006	1032	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-427-007	1033	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-427-008	1034	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-427-009	1035	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-427-010	1036	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-427-011	1037	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-427-012	1038	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-427-014	1039	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-427-015	1040	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-427-016	1041	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-429-001	987	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-429-002	988	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-429-003	989	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-429-004	990	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-429-005	991	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-429-006	992	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-429-007	993	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-429-008	994	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-429-010	996	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-429-011	997	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-430-001	1022	SFD	1	$2,739.00	$672.00	$2,067.00

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-430-002	1021	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-430-003	1020	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-452-001	1163	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-452-002	1162	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-452-003	1161	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-452-004	1160	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-452-005	1159	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-452-006	1158	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-452-007	1157	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-452-008	1156	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-452-009	1147	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-452-010	1146	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-452-011	1145	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-452-012	1144	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-452-013	1143	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-452-014	1142	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-452-015	1141	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-452-016	1140	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-452-017	1139	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-453-001	1209	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-453-002	1208	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-453-003	1207	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-453-004	1206	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-453-005	1205	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-453-006	1204	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-453-007	1203	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-453-008	1202	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-454-001	1083	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-454-002	1082	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-454-003	1081	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-454-004	1080	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-454-005	1079	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-454-006	1078	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-476-001	1155	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-476-002	1154	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-476-003	1148	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-476-004	1149	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-476-005	1150	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-476-007	1152	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-476-008	1153	SFD	1	$2,739.00	$672.00	$2,067.00

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-477-001	1197	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-477-002	1198	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-477-003	1199	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-477-004	1200	SFD	1	$2,739.00	$672.00	$2,067.00
02-04-477-005	1201	SFD	1	$2,739.00	$672.00	$2,067.00
		Subtotal	**205**	**$561,495.00**	**$137,760.00**	**$423,735.00**
First Series - Townhome Property						
02-04-325-002	421	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-003	422	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-004	423	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-005	424	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-007	420	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-008	419	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-009	418	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-010	417	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-012	413	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-013	414	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-014	415	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-015	416	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-017	412	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-018	411	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-019	410	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-020	409	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-022	405	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-023	406	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-024	407	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-025	408	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-027	404	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-028	403	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-029	402	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-030	401	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-032	397	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-033	389	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-034	399	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-035	400	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-037	396	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-038	395	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-039	394	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-040	393	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-042	392	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-043	391	THM	1	$2,220.00	$544.66	$1,675.34

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PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-325-044	390	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-045	389	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-047	388	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-048	387	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-049	386	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-050	385	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-051	384	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-052	383	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-054	382	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-055	381	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-056	380	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-057	379	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-059	375	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-060	376	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-061	377	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-062	378	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-064	374	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-065	373	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-066	372	THM	1	$2,220.00	$544.66	$1,675.34
02-04-325-067	371	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-002	313	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-003	314	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-004	315	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-005	316	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-006	317	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-007	318	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-009	319	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-010	320	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-011	321	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-012	322	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-013	323	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-014	324	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-016	325	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-017	326	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-018	327	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-019	328	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-021	329	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-022	330	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-023	331	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-024	332	THM	1	$2,220.00	$544.66	$1,675.34

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PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-326-026	333	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-027	334	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-028	335	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-029	336	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-030	337	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-031	338	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-033	339	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-034	340	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-035	341	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-036	342	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-038	346	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-039	345	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-040	344	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-041	343	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-043	350	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-044	349	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-045	348	THM	1	$2,220.00	$544.66	$1,675.34
02-04-326-046	347	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-002	430	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-003	429	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-004	428	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-005	427	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-006	426	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-007	425	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-009	431	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-010	432	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-011	433	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-012	434	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-013	435	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-014	436	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-016	437	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-017	438	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-018	439	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-019	440	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-020	441	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-021	442	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-023	446	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-024	445	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-025	444	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-026	443	THM	1	$2,220.00	$544.66	$1,675.34

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				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-327-028	450	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-029	449	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-030	448	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-031	447	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-033	454	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-034	453	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-035	452	THM	1	$2,220.00	$544.66	$1,675.34
02-04-327-036	451	THM	1	$2,220.00	$544.66	$1,675.34
02-04-328-002	351	THM	1	$2,220.00	$544.66	$1,675.34
02-04-328-003	352	THM	1	$2,220.00	$544.66	$1,675.34
02-04-328-004	353	THM	1	$2,220.00	$544.66	$1,675.34
02-04-328-005	354	THM	1	$2,220.00	$544.66	$1,675.34
02-04-328-007	355	THM	1	$2,220.00	$544.66	$1,675.34
02-04-328-008	356	THM	1	$2,220.00	$544.66	$1,675.34
02-04-328-009	357	THM	1	$2,220.00	$544.66	$1,675.34
02-04-328-010	358	THM	1	$2,220.00	$544.66	$1,675.34
02-04-328-012	359	THM	1	$2,220.00	$544.66	$1,675.34
02-04-328-013	360	THM	1	$2,220.00	$544.66	$1,675.34
02-04-328-014	361	THM	1	$2,220.00	$544.66	$1,675.34
02-04-328-015	362	THM	1	$2,220.00	$544.66	$1,675.34
02-04-328-017	363	THM	1	$2,220.00	$544.66	$1,675.34
02-04-328-018	364	THM	1	$2,220.00	$544.66	$1,675.34
02-04-328-019	365	THM	1	$2,220.00	$544.66	$1,675.34
02-04-328-020	366	THM	1	$2,220.00	$544.66	$1,675.34
02-04-328-022	367	THM	1	$2,220.00	$544.66	$1,675.34
02-04-328-023	368	THM	1	$2,220.00	$544.66	$1,675.34
02-04-328-024	369	THM	1	$2,220.00	$544.66	$1,675.34
02-04-328-025	370	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-002	175	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-003	176	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-004	177	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-005	178	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-006	179	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-007	180	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-009	181	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-010	182	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-011	183	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-012	184	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-013	185	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-014	186	THM	1	$2,220.00	$544.66	$1,675.34

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02-04-329-016	187	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-017	188	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-018	189	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-019	190	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-021	191	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-022	192	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-023	193	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-024	194	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-025	195	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-026	196	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-028	197	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-029	198	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-030	199	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-031	200	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-033	201	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-034	202	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-035	203	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-036	204	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-038	205	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-039	206	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-040	207	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-041	208	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-043	209	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-044	210	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-045	211	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-046	212	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-048	213	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-049	214	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-050	215	THM	1	$2,220.00	$544.66	$1,675.34
02-04-329-051	216	THM	1	$2,220.00	$544.66	$1,675.34
02-04-330-002	312	THM	1	$2,220.00	$544.66	$1,675.34
02-04-330-003	311	THM	1	$2,220.00	$544.66	$1,675.34
02-04-330-004	310	THM	1	$2,220.00	$544.66	$1,675.34
02-04-330-005	309	THM	1	$2,220.00	$544.66	$1,675.34
02-04-330-006	308	THM	1	$2,220.00	$544.66	$1,675.34
02-04-330-007	307	THM	1	$2,220.00	$544.66	$1,675.34
02-04-330-009	275	THM	1	$2,220.00	$544.66	$1,675.34
02-04-330-010	276	THM	1	$2,220.00	$544.66	$1,675.34
02-04-330-011	277	THM	1	$2,220.00	$544.66	$1,675.34
02-04-330-012	278	THM	1	$2,220.00	$544.66	$1,675.34

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				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-330-021	303	THM	1	$2,220.00	$544.66	$1,675.34
02-04-330-022	304	THM	1	$2,220.00	$544.66	$1,675.34
02-04-330-023	305	THM	1	$2,220.00	$544.66	$1,675.34
02-04-330-024	306	THM	1	$2,220.00	$544.66	$1,675.34
02-04-330-030	144	THM	1	$2,220.00	$544.66	$1,675.34
02-04-330-031	145	THM	1	$2,220.00	$544.66	$1,675.34
02-04-330-032	146	THM	1	$2,220.00	$544.66	$1,675.34
02-04-330-033	147	THM	1	$2,220.00	$544.66	$1,675.34
02-04-330-034	148	THM	1	$2,220.00	$544.66	$1,675.34
02-04-331-002	274	THM	1	$2,220.00	$544.66	$1,675.34
02-04-331-003	273	THM	1	$2,220.00	$544.66	$1,675.34
02-04-331-004	272	THM	1	$2,220.00	$544.66	$1,675.34
02-04-331-005	271	THM	1	$2,220.00	$544.66	$1,675.34
02-04-331-007	270	THM	1	$2,220.00	$544.66	$1,675.34
02-04-331-008	269	THM	1	$2,220.00	$544.66	$1,675.34
02-04-331-009	268	THM	1	$2,220.00	$544.66	$1,675.34
02-04-331-010	267	THM	1	$2,220.00	$544.66	$1,675.34
02-04-331-011	266	THM	1	$2,220.00	$544.66	$1,675.34
02-04-331-012	265	THM	1	$2,220.00	$544.66	$1,675.34
02-04-331-020	140	THM	1	$2,220.00	$544.66	$1,675.34
02-04-331-021	141	THM	1	$2,220.00	$544.66	$1,675.34
02-04-331-022	142	THM	1	$2,220.00	$544.66	$1,675.34
02-04-331-023	143	THM	1	$2,220.00	$544.66	$1,675.34
02-04-401-002	217	THM	1	$2,220.00	$544.66	$1,675.34
02-04-401-003	218	THM	1	$2,220.00	$544.66	$1,675.34
02-04-401-004	219	THM	1	$2,220.00	$544.66	$1,675.34
02-04-401-005	220	THM	1	$2,220.00	$544.66	$1,675.34
02-04-401-007	221	THM	1	$2,220.00	$544.66	$1,675.34
02-04-401-008	222	THM	1	$2,220.00	$544.66	$1,675.34
02-04-401-009	223	THM	1	$2,220.00	$544.66	$1,675.34
02-04-401-010	224	THM	1	$2,220.00	$544.66	$1,675.34
02-04-401-025	101	THM	1	$2,220.00	$544.66	$1,675.34
02-04-401-026	102	THM	1	$2,220.00	$544.66	$1,675.34
02-04-401-027	103	THM	1	$2,220.00	$544.66	$1,675.34
02-04-401-028	104	THM	1	$2,220.00	$544.66	$1,675.34
02-04-401-029	105	THM	1	$2,220.00	$544.66	$1,675.34
02-04-401-030	106	THM	1	$2,220.00	$544.66	$1,675.34
02-04-401-031	107	THM	1	$2,220.00	$544.66	$1,675.34
02-04-401-032	108	THM	1	$2,220.00	$544.66	$1,675.34
02-04-402-019	299	THM	1	$2,220.00	$544.66	$1,675.34

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-402-020	300	THM	1	$2,220.00	$544.66	$1,675.34
02-04-402-021	301	THM	1	$2,220.00	$544.66	$1,675.34
02-04-402-022	302	THM	1	$2,220.00	$544.66	$1,675.34
02-04-402-027	149	THM	1	$2,220.00	$544.66	$1,675.34
02-04-402-028	150	THM	1	$2,220.00	$544.66	$1,675.34
02-04-402-029	151	THM	1	$2,220.00	$544.66	$1,675.34
02-04-402-030	152	THM	1	$2,220.00	$544.66	$1,675.34
02-04-402-031	153	THM	1	$2,220.00	$544.66	$1,675.34
02-04-402-032	154	THM	1	$2,220.00	$544.66	$1,675.34
02-04-402-033	155	THM	1	$2,220.00	$544.66	$1,675.34
02-04-402-034	156	THM	1	$2,220.00	$544.66	$1,675.34
02-04-402-035	157	THM	1	$2,220.00	$544.66	$1,675.34
02-04-402-036	158	THM	1	$2,220.00	$544.66	$1,675.34
02-04-402-037	159	THM	1	$2,220.00	$544.66	$1,675.34
02-04-402-038	160	THM	1	$2,220.00	$544.66	$1,675.34
02-04-402-039	161	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-044	109	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-045	110	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-046	111	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-047	112	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-048	113	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-049	114	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-050	115	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-051	116	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-052	117	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-053	118	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-054	119	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-055	120	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-056	121	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-057	122	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-058	123	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-059	124	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-060	125	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-061	126	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-062	127	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-063	128	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-064	129	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-065	130	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-066	131	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-067	132	THM	1	$2,220.00	$544.66	$1,675.34

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-403-068	133	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-069	134	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-070	135	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-071	136	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-072	137	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-073	138	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-074	139	THM	1	$2,220.00	$544.66	$1,675.34
02-04-403-075	100	THM	1	$2,220.00	$544.66	$1,675.34
		Subtotal	**282**	**$626,040.00**	**$153,594.12**	**$472,445.88**
First Series - Condominium Property						
02-04-390-018	1628	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-019	1628	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-020	1628	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-021	1628	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-022	1628	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-023	1628	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-024	1628	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-025	1628	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-026	1628	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-027	1628	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-028	1628	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-029	1628	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-030	1628	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-031	1628	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-032	1628	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-033	1628	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-035	1629	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-036	1629	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-037	1629	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-038	1629	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-039	1629	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-040	1629	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-041	1629	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-043	1629	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-044	1629	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-045	1629	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-046	1629	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-047	1629	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-048	1629	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-049	1629	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-050	1629	CND	1	$1,871.00	$459.04	$1,411.96

United City of Yorkville
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PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-052	1630	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-053	1630	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-054	1630	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-055	1630	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-056	1630	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-057	1630	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-059	1630	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-060	1630	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-061	1630	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-062	1630	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-063	1630	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-064	1630	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-065	1630	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-066	1630	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-067	1630	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-069	1631	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-070	1631	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-071	1631	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-072	1631	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-073	1631	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-074	1631	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-075	1631	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-076	1631	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-077	1631	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-078	1631	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-079	1631	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-080	1631	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-081	1631	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-082	1631	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-083	1631	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-084	1631	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-086	1632	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-087	1632	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-088	1632	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-089	1632	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-090	1632	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-091	1632	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-092	1632	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-093	1632	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-094	1632	CND	1	$1,871.00	$459.04	$1,411.96

United City of Yorkville
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PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-095	1632	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-096	1632	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-097	1632	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-098	1632	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-099	1632	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-100	1632	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-101	1632	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-228	1633	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-229	1633	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-230	1633	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-231	1633	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-232	1633	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-233	1633	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-234	1633	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-235	1633	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-236	1633	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-237	1633	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-238	1633	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-239	1633	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-240	1633	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-241	1633	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-242	1633	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-243	1633	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-245	1660	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-246	1660	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-247	1660	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-248	1660	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-249	1660	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-250	1660	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-251	1660	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-252	1660	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-253	1660	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-254	1660	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-255	1660	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-256	1660	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-258	1660	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-259	1660	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-260	1660	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-262	1659	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-263	1659	CND	1	$1,871.00	$459.04	$1,411.96

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PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-264	1659	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-265	1659	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-266	1659	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-267	1659	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-268	1659	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-269	1659	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-270	1659	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-271	1659	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-272	1659	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-273	1659	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-274	1659	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-275	1659	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-276	1659	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-277	1659	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-312	1657	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-313	1657	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-314	1657	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-315	1657	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-316	1657	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-317	1657	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-318	1657	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-320	1657	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-321	1657	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-322	1657	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-323	1657	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-324	1657	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-325	1657	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-326	1657	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-327	1657	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-329	1658	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-330	1658	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-331	1658	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-332	1658	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-333	1658	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-334	1658	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-335	1658	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-336	1658	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-337	1658	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-338	1658	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-339	1658	CND	1	$1,871.00	$459.04	$1,411.96

United City of Yorkville
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Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-340	1658	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-341	1658	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-342	1658	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-343	1658	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-344	1658	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-377	1656	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-378	1656	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-379	1656	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-380	1656	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-381	1656	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-382	1656	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-383	1656	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-384	1656	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-385	1656	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-386	1656	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-387	1656	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-388	1656	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-389	1656	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-390	1656	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-391	1656	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-392	1656	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-411	1655	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-412	1655	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-413	1655	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-414	1655	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-415	1655	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-416	1655	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-417	1655	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-418	1655	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-419	1655	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-420	1655	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-421	1655	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-422	1655	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-423	1655	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-424	1655	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-425	1655	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-426	1655	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-437	1654	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-438	1654	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-439	1654	CND	1	$1,871.00	$459.04	$1,411.96

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-440	1654	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-441	1654	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-442	1654	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-443	1654	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-444	1654	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-445	1654	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-446	1654	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-447	1654	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-448	1654	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-449	1654	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-450	1654	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-451	1654	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-452	1654	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-479	1653	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-480	1653	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-481	1653	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-482	1653	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-483	1653	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-484	1653	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-485	1653	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-486	1653	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-487	1653	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-488	1653	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-489	1653	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-490	1653	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-491	1653	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-492	1653	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-493	1653	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-494	1653	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-513	1651	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-514	1651	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-515	1651	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-516	1651	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-517	1651	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-518	1651	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-519	1651	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-520	1651	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-521	1651	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-522	1651	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-523	1651	CND	1	$1,871.00	$459.04	$1,411.96

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-524	1651	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-525	1651	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-526	1651	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-527	1651	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-528	1651	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-547	1652	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-548	1652	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-549	1652	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-550	1652	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-551	1652	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-552	1652	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-553	1652	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-554	1652	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-555	1652	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-556	1652	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-557	1652	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-558	1652	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-559	1652	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-560	1652	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-561	1652	CND	1	$1,871.00	$459.04	$1,411.96
02-04-390-562	1652	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-003	1634	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-004	1634	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-005	1634	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-007	1634	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-008	1634	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-009	1634	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-010	1634	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-011	1634	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-012	1634	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-013	1634	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-014	1634	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-015	1634	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-016	1634	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-017	1634	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-018	1634	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-020	1635	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-021	1635	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-022	1635	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-023	1635	CND	1	$1,871.00	$459.04	$1,411.96

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2023

PIN	Lot	Land Use	# of Units	2023 Special Tax Levy Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-451-024	1635	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-025	1635	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-026	1635	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-027	1635	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-028	1635	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-029	1635	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-030	1635	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-031	1635	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-032	1635	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-033	1635	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-034	1635	CND	1	$1,871.00	$459.04	$1,411.96
02-04-451-035	1635	CND	1	$1,871.00	$459.04	$1,411.96
		Subtotal	**283**	**$529,493.00**	**$129,908.32**	**$399,584.68**
Prepaid Single Family Property						
02-04-427-003	1029	PREPAYS	1	$2,739.00	$2,739.00	$0.00
02-04-476-006	1151	PREPAYS	1	$2,739.00	$2,739.00	$0.00
		Subtotal	**2**	**$5,478.00**	**$5,478.00**	**$0.00**
Prepaid Condominium Property						
02-04-390-042	1629	PREPAYC	1	$1,871.00	$1,871.00	$0.00
02-04-390-058	1630	PREPAYC	1	$1,871.00	$1,871.00	$0.00
		Subtotal	**2**	**$3,742.00**	**$3,742.00**	**$0.00**
		GRAND TOTALS	**774**	**$1,726,248.00**	**$430,482.44**	**$1,295,765.56**
			(# of units)	(maximum taxes)	(taxes abated)	(taxes levied)

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Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds

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

Agenda Item Number

Mayor's Report #7

Tracking Number

CC 2023-72

Agenda Item Summary Memo

Title: Fox Hill SSA Tax Levy Ordinance

Meeting and Date: City Council – November 28, 2023

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson (Name) Finance (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: Administration Committee
From: Rob Fredrickson, Finance Director
Date: November 7, 2023
Subject: Fox Hill SSA Tax Levy Ordinance

Summary

Approval of the tax levy ordinance for the Fox Hill Homeowner Association (HOA) Special Service Area (SSA).

Background

The (11) Fox Hill SSA Fund continued to maintain a positive fund balance of $37,034 at the end of Fiscal Year 2023 (Exhibit B-1); due to the residual proceeds from the $22,000 sale of the subdivision's entrance sign in FY 2016 (the Fox Hill entrance sign was purchased by IDOT, in conjunction with their expansion of US Route 34). These sale proceeds continue to inflate fund balance in the SSA, which would otherwise be around $15,000 at the end of FY 2023.

In the current fiscal year (FY 2024) fund balance in the SSA is expected to increase by approximately $10,300, as the result of budgeted expenditures of ~$47,000 relating to trail maintenance (includes crack filling and sealing for $25,000 – which should be done every 5 years or so) and a new entrance sign for the subdivision (currently budgeted at $22,000 in the Outside Repair & Maintenance line item) will need to be deferred to FY 2025, as staff continues to work out right-of-way considerations with IDOT as to where the new sign can be placed. If staff is unable to reach an agreement with IDOT over the next year or so, the original sign proceeds will remain in fund balance and will be used to either offset of reduce future property tax amounts within the SSA. Once the trail maintenance and new entrance sign are completed, fund balance in the SSA is expected to decline to around $10,000 at the end of FY 2025. After FY 2025, fund balance is anticipated to increase by approximately $9,000 per annum through FY 2028, before declining to around $12,000 and the end of FY 2029 (as crack filling and sealing of the trails will once again be required at an estimated cost of $35,000).

As established over the last nine budget cycles, one-time expenditures incurred for trail maintenance in previous fiscal years, in addition to annual mowing and tree removal/replacement costs, will be paid back over a ten-year period, which began in FY 2016 (Levy Year 2014). In order to cover these prior costs, finance upcoming expenditures (including the periodic crack filling and sealing of the trails, which will need to be done every five years), maintain the Funds positive equity position and allow for a reasonable cash reserve for any unanticipated expenditures by the end of the ten-year payback period (which is next year - Levy Year 2023 / FY 2025); staff recommends that the Fox Hill SSA levy be held steady at $24,000 for the 2023 levy (FY 2025) and remain at that level for the foreseeable future (FY 2026 - 2029).

Taken in aggregate, the 2023 levy would amount to $24,000 and would be comprised as follows:

- $9,360 for Trail Maintenance
- $6,000 for Tree Trimming and Replacement
- $8,640 for Mowing and Landscaping

As summarized below, the incremental funding scenario for the 2023 levy presented this year remains unchanged from the year prior, as per unit Fox Hill SSA property tax amounts for the 2023 levy (FY 2024) would remain at $24,000, which equates to $108.60 on a per parcel basis. For levy year's 2024 (FY 2026) and beyond, levy amounts are currently projected to hold at $108.60 per parcel (Exhibit B-1), which mirrors what was proposed in 2022 ($108.60 – Exhibit B-2).

- 2023 levy (FY 2025) – $108.60 (2023) v. $108.60 (2022) – no change
- 2024 levy (FY 2026) – $108.60 (2023) v. $108.60 (2022) – no change
- 2025 levy (FY 2027) – $108.60 (2023) v. $108.60 (2022) – no change
- 2026 levy (FY 2028) - $108.60 (2023) v. $108.60 (2022) – no change

Recommendation

Staff recommends approval of the 2023 Fox Hill HOA SSA levy ordinance (tax roll attached as Exhibit A).

ORDINANCE NO. 2023 - ___

AN ORDINANCE FOR THE AMENDED LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2024 AND ENDING APRIL 30, 2025 IN AND FOR THE UNITED CITY OF YORKVILLE SPECIAL SERVICE AREA NUMBER 2004-201

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

Section 1: The United City of Yorkville Special Service Area Number 2004-201 has been created by an ordinance entitled:

AN ORDINANCE ESTABLISHING
SPECIAL SERVICE AREA NUMBER 2004-201 IN THE
UNITED CITY OF YORKVILLE
(FOX HILL SUBDIVISION)

ADOPTED August 10, 2004 and effective upon passage approval and publication, no petition having been filed opposing the creation of the Special Service Area, pursuant to section 9 of Public Act 78-901. Said Special Service Area Number 2004-201 consists of territory described in the ordinance aforesaid. The United City of Yorkville is now authorized to issue bonds and levy taxes for special services in said Special Service Area.

Section 2: That the total amount of the budget, as amended, for all purposes to be collected from the tax of the current fiscal year in Special Service Area Number 2004-201 is ascertained to be the sum of Twenty-four thousand dollars ($24,000.00).

Section 3: That the following sums be, and the same hereby are, levied upon the taxable property, as defined in the Revenue Act of 1939 in the United City of Yorkville Special Service Area Number 2004-201, said tax to be levied for the fiscal year beginning May 1, 2024 and ending April 30, 2025.

	Budget	Income From Other Sources	To Be Raised By Taxation
Mowing	$ 8,640.00	$0.00	$8,640.00
Tree Trimming	5,000.00	0.00	5,000.00
Tree Replacement	1,000.00	0.00	1,000.00
Trail Maintenance	9,360.00	0.00	9,360.00
TOTAL FOX HILL SSA EXPENDITURES	**$ 24,000.00**	**$0.00**	**$24,000.00**

Section 4: This tax is levied pursuant to Article VII Sections 6A and 6L of the Constitution of the State of Illinois and pursuant to Public Act 78-901 and pursuant to an ordinance Establishing The United City of Yorkville Special Service Area Number 2004-201.

Section 5: That there is hereby certified to the County Clerk of Kendall County, Illinois, the sum aforesaid, constituting said total amount and the said total amount of Twenty-four thousand dollars ($24,000.00) which said total amount the said United City of Yorkville Special Service Area Number 2004-201 requires to be raised by taxation for the current fiscal year of said City and City Clerk of said City is hereby ordered and directed to file with the County Clerk of said County on or before the time required by law, a certified copy of this ordinance. The tax roll report is attached as Exhibit A.

Section 6: This ordinance shall be in full force and effect from and afterits adoption and approval as provided by law.

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

PASSED AND APPROVED this _____day of _____, 2023.

_____
Mayor

ATTEST:

[SEAL]

_____
City Clerk

EXHIBIT A

FOX HILL SSA TAX ROLL REPORT

Total amount $24,000.00

PIN #	ADDRESS	LEVY	
02-30-102-001	1603 Cottonwood Trail	$108.60	1
02-30-102-025	1605 Cottonwood Trail	$108.60	2
02-30-102-021	1607 Cottonwood Trail	$108.60	3
02-30-102-024	1609 Cottonwood Trail	$108.60	4
02-30-102-022	1611 Cottonwood Trail	$108.60	5
02-30-102-020	1613 Cottonwood Trail	$108.60	6
02-30-102-023	1615 Cottonwood Trail	$108.60	7
02-30-102-008	1617 Cottonwood Trail	$108.60	8
02-30-102-010	1619 Cottonwood Trail	$108.60	9
02-30-102-011	1701 Cottonwood Court	$108.60	10
02-30-102-012	1703 Cottonwood Court	$108.60	11
02-30-102-013	1705 Cottonwood Court	$108.60	12
02-30-102-014	1707 Cottonwood Court	$108.60	13
02-30-102-015	1706 Cottonwood Court	$108.60	14
02-30-102-016	1704 Cottonwood Court	$108.60	15
02-30-102-017	1702 Cottonwood Court	$108.60	16
02-30-102-018	1625 Cottonwood Trail	$108.60	17
02-30-102-019	1627 Cottonwood Trail	$108.60	18
02-30-103-001	1628 Cottonwood Trail	$108.60	19
02-30-103-002	1626 Cottonwood Trail	$108.60	20
02-30-103-003	1624 Cottonwood Trail	$108.60	21
02-30-103-004	1622 Cottonwood Trail	$108.60	22
02-30-103-005	1620 Cottonwood Trail	$108.60	23
02-30-103-007	1616 Cottonwood Trail	$108.60	24
02-30-103-008	1610 Cottonwood Trail	$108.60	25
02-30-103-009	1608 Cottonwood Trail	$108.60	26
02-30-103-010	1606 Cottonwood Trail	$108.60	27
02-30-103-011	1604 Cottonwood Trail	$108.60	28
02-30-103-012	1602 Cottonwood Trail	$108.60	29
02-30-103-013	1603 Cypress Lane	$108.60	30
02-30-103-014	1605 Cypress Lane	$108.60	31
02-30-103-015	1607 Cypress Lane	$108.60	32
02-30-103-016	1609 Cypress Lane	$108.60	33
02-30-103-017	1611 Cypress Lane	$108.60	34
02-30-103-018	1612 Cypress Lane	$108.60	35
02-30-103-019	1610 Cypress Lane	$108.60	36
02-30-103-020	1608 Cypress Lane	$108.60	37
02-30-103-021	1606 Cypress Lane	$108.60	38
02-30-103-022	1604 Cypress Lane	$108.60	39
02-30-103-023	1602 Cypress Lane	$108.60	40
02-30-106-001	1319 Willow Way	$108.60	41
02-30-106-002	1315 Willow Way	$108.60	42
02-30-106-003	1313 Willow Way	$108.60	43
02-30-106-004	1311 Willow Way	$108.60	44
02-30-106-005	1309 Willow Way	$108.60	45
02-30-106-006	1307 Willow Way	$108.60	46
02-30-106-007	1303 Willow Way	$108.60	47
02-30-106-008	1301 Willow Way	$108.60	48

EXHIBIT A

FOX HILL SSA TAX ROLL REPORT

Total amount $24,000.00

PIN #	ADDRESS	LEVY	
02-30-106-009	1225 Willow Way	$108.60	49
02-30-106-010	1223 Willow Way	$108.60	50
02-30-106-011	1221 Willow Way	$108.60	51
02-30-106-012	1219 Willow Way	$108.60	52
02-30-106-013	1217 Willow Way	$108.60	53
02-30-106-014	1215 Willow Way	$108.60	54
02-30-106-015	1213 Willow Way	$108.60	55
02-30-106-016	1211 Willow Way	$108.60	56
02-30-106-017	1209 Willow Way	$108.60	57
02-30-106-018	1207 Willow Way	$108.60	58
02-30-106-019	1205 Willow Way	$108.60	59
02-30-106-020	1203 Willow Way	$108.60	60
02-30-106-021	1201 Willow Way	$108.60	61
02-30-107-001	1320 Willow Way	$108.60	62
02-30-107-002	1318 Willow Way	$108.60	63
02-30-107-003	1316 Willow Way	$108.60	64
02-30-107-004	1310 Willow Way	$108.60	65
02-30-107-005	1302 Willow Way	$108.60	66
02-30-107-006	1226 Willow Way	$108.60	67
02-30-107-007	1224 Willow Way	$108.60	68
02-30-107-008	1222 Willow Way	$108.60	69
02-30-107-009	1220 Willow Way	$108.60	70
02-30-107-010	1218 Willow Way	$108.60	71
02-30-107-011	1208 Willow Way	$108.60	72
02-30-107-012	1206 Willow Way	$108.60	73
02-30-107-013	1204 Willow Way	$108.60	74
02-30-107-014	1202 Willow Way	$108.60	75
02-30-107-015	1739 John Street	$108.60	76
02-30-107-016	1737 John Street	$108.60	77
02-30-107-017	1735 John Street	$108.60	78
02-30-107-018	1733 John Street	$108.60	79
02-30-107-019	1731 John Street	$108.60	80
02-30-108-001	1722 John Street	$108.60	81
02-30-108-002	1724 John Street	$108.60	82
02-30-108-003	1726 John Street	$108.60	83
02-30-108-004	1728 John Street	$108.60	84
02-30-108-005	1732 John Street	$108.60	85
02-30-108-006	1734 John Street	$108.60	86
02-30-108-007	1736 John Street	$108.60	87
02-30-108-008	1738 John Street	$108.60	88
02-30-108-009	1742 John Street	$108.60	89
02-30-109-001	1202 Evergreen Lane	$108.60	90
02-30-110-001	1401 Aspen Lane	$108.60	91
02-30-110-002	1405 Aspen Lane	$108.60	92
02-30-110-003	1407 Aspen Lane	$108.60	93
02-30-110-004	1409 Aspen Lane	$108.60	94
02-30-110-005	1411 Aspen Lane	$108.60	95
02-30-110-006	1415 Aspen Lane	$108.60	96

EXHIBIT A

FOX HILL SSA TAX ROLL REPORT

Total amount $24,000.00

PIN #	ADDRESS	LEVY	
02-30-110-008	1423 Aspen Lane	$108.60	97
02-30-110-009	1425 Aspen Lane	$108.60	98
02-30-110-010	1427 Aspen Lane	$108.60	99
02-30-110-011	1429 Aspen Lane	$108.60	100
02-30-110-012	1433 Aspen Lane	$108.60	101
02-30-110-013	1441 Aspen Lane	$108.60	102
02-30-110-014	1443 Aspen Lane	$108.60	103
02-30-110-015	1445 Aspen Lane	$108.60	104
02-30-110-016	1447 Aspen Lane	$108.60	105
02-30-110-017	1449 Aspen Lane	$108.60	106
02-30-110-018	1451 Aspen Lane	$108.60	107
02-30-110-019	1401 White Pine Court	$108.60	108
02-30-110-020	1403 White Pine Court	$108.60	109
02-30-110-021	1407 White Pine Court	$108.60	110
02-30-110-022	1409 White Pine Court	$108.60	111
02-30-110-023	1410 White Pine Court	$108.60	112
02-30-110-024	1408 White Pine Court	$108.60	113
02-30-110-025	1406 White Pine Court	$108.60	114
02-30-110-026	1404 White Pine Court	$108.60	115
02-30-110-027	1402 White Pine Court	$108.60	116
02-30-111-001	1430 Aspen Lane	$108.60	117
02-30-111-002	1432 Aspen Lane	$108.60	118
02-30-111-003	1434 Aspen Lane	$108.60	119
02-30-111-004	1436 Aspen Lane	$108.60	120
02-30-111-005	1438 Aspen Lane	$108.60	121
02-30-111-006	1440 Aspen Lane	$108.60	122
02-30-111-007	1442 Aspen Lane	$108.60	123
02-30-111-008	1444 Aspen Lane	$108.60	124
02-30-111-009	1446 Aspen Lane	$108.60	125
02-30-111-010	1448 Aspen Lane	$108.60	126
02-30-111-011	1450 Aspen Lane	$108.60	127
02-30-111-012	1452 Aspen Lane	$108.60	128
02-30-111-013	1610 John Street	$108.60	129
02-30-111-014	1702 John Street	$108.60	130
02-30-111-015	1704 John Street	$108.60	131
02-30-112-001	1402 Aspen Lane	$108.60	132
02-30-112-002	1404 Aspen Lane	$108.60	133
02-30-112-003	1406 Aspen Lane	$108.60	134
02-30-112-004	1408 Aspen Lane	$108.60	135
02-30-112-005	1410 Aspen Lane	$108.60	136
02-30-112-006	1412 Aspen Lane	$108.60	137
02-30-112-007	1414 Aspen Lane	$108.60	138
02-30-112-008	1416 Aspen Lane	$108.60	139
02-30-112-010	1418 Aspen Lane	$108.60	140
02-30-112-011	1420 Aspen Lane	$108.60	141
02-30-112-012	1422 Aspen Lane	$108.60	142
02-30-112-013	1424 Aspen Lane	$108.60	143
02-30-112-014	1426 Aspen Lane	$108.60	144

EXHIBIT A

FOX HILL SSA TAX ROLL REPORT

Total amount $24,000.00

PIN #	ADDRESS	LEVY	
02-30-113-001	1431 Chestnut Lane	$108.60	145
02-30-113-002	1429 Chestnut Lane	$108.60	146
02-30-113-003	1427 Chestnut Lane	$108.60	147
02-30-113-004	1423 Chestnut Court	$108.60	148
02-30-113-006	1421 Chestnut Court	$108.60	149
02-30-114-001	1320 Evergreen Lane	$108.60	150
02-30-114-002	1318 Evergreen Lane	$108.60	151
02-30-114-003	1316 Evergreen Lane	$108.60	152
02-30-114-004	1314 Evergreen Lane	$108.60	153
02-30-114-005	1312 Evergreen Lane	$108.60	154
02-30-114-006	1310 Evergreen Lane	$108.60	155
02-30-114-007	1308 Evergreen Lane	$108.60	156
02-30-114-008	1306 Evergreen Lane	$108.60	157
02-30-114-009	1304 Evergreen Lane	$108.60	158
02-30-114-010	1302 Evergreen Lane	$108.60	159
02-30-114-011	1228 Evergreen Lane	$108.60	160
02-30-114-012	1224 Evergreen Lane	$108.60	161
02-30-114-013	1222 Evergreen Lane	$108.60	162
02-30-114-014	1220 Evergreen Lane	$108.60	163
02-30-114-015	1218 Evergreen Lane	$108.60	164
02-30-114-016	1216 Evergreen Lane	$108.60	165
02-30-114-017	1214 Evergreen Lane	$108.60	166
02-30-114-018	1212 Evergreen Lane	$108.60	167
02-30-114-019	1210 Evergreen Lane	$108.60	168
02-30-114-020	1208 Evergreen Lane	$108.60	169
02-30-114-021	1206 Evergreen Lane	$108.60	170
02-30-114-022	1204 Evergreen Lane	$108.60	171
02-30-115-001	1319 Evergreen Lane	$108.60	172
02-30-115-002	1317 Evergreen Lane	$108.60	173
02-30-115-003	1315 Evergreen Lane	$108.60	174
02-30-115-004	1313 Evergreen Lane	$108.60	175
02-30-115-005	1309 Evergreen Lane	$108.60	176
02-30-115-006	1305 Evergreen Lane	$108.60	177
02-30-115-007	1303 Evergreen Lane	$108.60	178
02-30-115-008	1301 Evergreen Lane	$108.60	179
02-30-115-010	1227 Evergreen Lane	$108.60	180
02-30-115-011	1225 Evergreen Lane	$108.60	181
02-30-115-012	1223 Evergreen Lane	$108.60	182
02-30-115-013	1221 Evergreen Lane	$108.60	183
02-30-115-014	1217 Evergreen Lane	$108.60	184
02-30-115-015	1207 Evergreen Lane	$108.60	185
02-30-115-016	1203 Evergreen Lane	$108.60	186
02-30-115-017	1201 Evergreen Lane	$108.60	187
02-30-211-001	1439 Chestnut Lane	$108.60	188
02-30-211-002	1437 Chestnut Lane	$108.60	189
02-30-211-003	1433 Chestnut Lane	$108.60	190
02-30-211-004	1425 Chestnut Court	$108.60	191
02-30-212-002	1402 John Street	$108.60	192

EXHIBIT A

FOX HILL SSA TAX ROLL REPORT

Total amount $24,000.00

PIN #	ADDRESS	LEVY	
02-30-212-003	1404 John Street	$108.60	193
02-30-212-004	1406 John Street	$108.60	194
02-30-212-005	1440 Chestnut Lane	$108.60	195
02-30-212-006	1438 Chestnut Lane	$108.60	196
02-30-212-007	1436 Chestnut Lane	$108.60	197
02-30-212-008	1432 Chestnut Lane	$108.60	198
02-30-212-009	1428 Chestnut Lane	$108.60	199
02-30-212-010	1426 Chestnut Lane	$108.60	200
02-30-212-011	1416 Chestnut Lane	$108.60	201
02-30-212-012	1412 Chestnut Lane	$108.60	202
02-30-212-013	1408 Chestnut Lane	$108.60	203
02-30-212-014	1406 Chestnut Lane	$108.60	204
02-30-212-015	1402 Chestnut Lane	$108.60	205
02-30-212-016	1401 Sequoia Circle	$108.60	206
02-30-212-017	1403 Sequoia Circle	$108.60	207
02-30-212-018	1405 Sequoia Circle	$108.60	208
02-30-212-019	1407 Sequoia Circle	$108.60	209
02-30-212-020	1408 Sequoia Circle	$108.60	210
02-30-212-021	1406 Sequoia Circle	$108.60	211
02-30-212-022	1404 Sequoia Circle	$108.60	212
02-30-212-023	1402 Sequoia Circle	$108.60	213
02-30-213-001	1419 Chestnut Court	$108.60	214
02-30-213-002	1417 Chestnut Court	$108.60	215
02-30-213-003	1415 Chestnut Lane	$108.60	216
02-30-213-004	1411 Chestnut Lane	$108.60	217
02-30-213-005	1409 Chestnut Lane	$108.60	218
02-30-213-006	1407 Chestnut Lane	$108.60	219
02-30-213-007	1405 Chestnut Lane	$108.60	220
02-30-213-008	1401 Chestnut Lane	$108.60	221
	TOTAL	$24,000.00	

2023 Levy Presentation
Current Year

Exhibit B-1

Account Number	Description		FY 2022 Actual	FY 2023 Actual	FY 2024 Adopted	FY 2024 Projected	FY 2025 Proposed	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected
	updated 11/7/23	Percentage Increase	120.76%	34.10%	11.62%	11.62%	0.00%	0.00%	0.00%	0.00%	0.00%
Fox Hill SSA		Per Unit $ Amount	$ 72.55	$ 97.29	$ 108.60	$ 108.60	$ 108.60	$ 108.60	$ 108.60	$ 108.60	$ 108.60
		Change in $ Per Unit	$ 12.00	$ 24.74	$ 11.31	$ 11.31	$ -	$ -	$ -	$ -	$ -
Fox Hill SSA - 11											
11-000-40-00-4000	PROPERTY TAXES		$ 16,034	$ 21,501	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000
		Revenue	**$ 16,034**	**$ 21,501**	**$ 24,000**	**$ 24,000**	**$ 24,000**	**$ 24,000**	**$ 24,000**	**$ 24,000**	**$ 24,000**
11-111-54-00-5495	OUTSIDE REPAIR & MAINTENANCE		$ 4,688	$ 6,043	$ 60,640	$ 13,640	$ 60,640	$ 13,640	$ 15,368	$ 15,368	$ 50,368
		Expenditures	**$ 4,688**	**$ 6,043**	**$ 60,640**	**$ 13,640**	**$ 60,640**	**$ 13,640**	**$ 15,368**	**$ 15,368**	**$ 50,368**
		Surplus(Deficit)	**11,346**	**15,458**	**(36,640)**	**10,360**	**(36,640)**	**10,360**	**8,632**	**8,632**	**(26,368)**
		Fund Balance	**$ 21,576**	**$ 37,034**	**$ (3,563)**	**$ 47,394**	**$ 10,754**	**$ 21,114**	**$ 29,746**	**$ 38,378**	**$ 12,010**
			460.24%	*612.84%*	*-5.88%*	*347.46%*	*17.73%*	*154.79%*	*193.56%*	*249.73%*	*23.84%*

2022 Levy Presentation
Prior Year

Exhibit B-2

Account Number	Description		FY 2021 Actual	FY 2022 Actual	FY 2023 Adopted	FY 2023 Projected	FY 2024 Proposed	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected
	updated 11/1/22	Percentage Increase	120.76%	0.00%	34.09%	34.09%	11.63%	0.00%	0.00%	0.00%	0.00%
Fox Hill SSA		Per Unit $ Amount	$ 72.55	$ 72.55	$ 97.29	$ 97.29	$ 108.60	$ 108.60	$ 108.60	$ 108.60	$ 108.60
		Change in $ Per Unit	$ 12.00	$ -	$ 24.73	$ 24.73	$ 11.31	$ -	$ -	$ -	$ -
Fox Hill SSA - 11											
11-000-40-00-4000	PROPERTY TAXES		$ 16,034	$ 16,034	$ 21,500	$ 21,500	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000
		Revenue	**$ 16,034**	**$ 16,034**	**$ 21,500**	**$ 21,500**	**$ 24,000**	**$ 24,000**	**$ 24,000**	**$ 24,000**	**$ 24,000**
11-111-54-00-5495	OUTSIDE REPAIR & MAINTENANCE		$ 19,295	$ 4,688	$ 59,200	$ 12,200	$ 60,640	$ 13,640	$ 13,640	$ 15,368	$ 15,368
		Expenditures	**$ 19,295**	**$ 4,688**	**$ 59,200**	**$ 12,200**	**$ 60,640**	**$ 13,640**	**$ 13,640**	**$ 15,368**	**$ 15,368**
		Surplus(Deficit)	**(3,261)**	**11,346**	**(37,700)**	**9,300**	**(36,640)**	**10,360**	**10,360**	**8,632**	**8,632**
		Fund Balance	**$ 10,231**	**$ 21,576**	**$ (22,635)**	**$ 30,876**	**$ (5,764)**	**$ 4,596**	**$ 14,956**	**$ 23,588**	**$ 32,220**
			53.02%	*460.24%*	*-38.23%*	*253.08%*	*-9.51%*	*33.70%*	*109.65%*	*153.49%*	*209.66%*

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

Agenda Item Number

Mayor's Report #8

Tracking Number

CC 2023-73

Agenda Item Summary Memo

Title: Sunflower SSA Tax Levy Ordinance

Meeting and Date: City Council – November 28, 2023

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson (Name) Finance (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: Administration Committee
From: Rob Fredrickson, Finance Director
Date: November 7, 2023
Subject: Sunflower Estates SSA Tax Levy Ordinance

Summary

Approval of the tax levy ordinance for the Sunflower Estates Homeowners Association (HOA) Special Service Area (SSA).

Background

As shown in Exhibit B-1, the (12) Sunflower SSA Fund finished Fiscal Year 2023 with positive fund balance of $11,786, as the Fund maintained its positive equity position after incurring ~$60,000 in expenditures for the naturalization of three detention basins in FY 2015 and FY 2016. In the current fiscal year (2024) the SSA is budgeted to incur annual costs for mowing of the common areas, tree trimming and pond maintenance, which are currently estimated at a total cost of $18,715.

As established over the last nine budget cycles, the one-time expenditures for pond naturalization, in addition to annual costs for mowing, tree trimming and pond maintenance, will be paid back over a ten-year period, which began in FY 2016. In order to cover these costs; preserve the Funds positive equity position; and allow for a reasonable cash reserve for any unanticipated expenditures by the end of the ten-year payback period (which is next year - Levy Year 2023 / FY 2025); staff recommends that the Sunflower SSA levy be held steady for the 2023 levy (FY 2025) at $21,000 and remain at that level for the foreseeable future (FY 2026 - 2029).

Based on the recommendation above, per unit Sunflower SSA property tax amounts for the 2023 levy (FY 2025) would remain unchanged from the prior year, at $179.49. Taken in aggregate, the recommended 2023 levy would amount to $21,000 ($179.49 per parcel) and would be comprised as follows:

- $4,000 for Pond Maintenance
- $5,000 for Tree Trimming and Replacement
- $12,000 for Mowing and Landscaping

As summarized below, in comparison to last year's Sunflower SSA levy presentation, future per unit SSA property taxes would remain unchanged for the 2023 levy (FY 2025) and beyond at $179.49 (as shown in Exhibits B-1 and B-2).

- 2023 levy (FY 2025) – $179.49 (2023) v. $179.49 (2022) – no change
- 2024 levy (FY 2026) – $179.49 (2023) v. $179.49 (2022) – no change
- 2025 levy (FY 2027) – $179.49 (2023) v. $179.49 (2022) – no change
- 2026 levy (FY 2028) – $179.49 (2023) v. $179.49 (2022) – no change

Recommendation

Staff recommends approval of the 2023 Sunflower Estates HOA SSA levy ordinance (tax roll attached as Exhibit A).

ORDINANCE NO. 2023 - ___

AN ORDINANCE FOR THE AMENDED LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2024 AND ENDING APRIL 30, 2025 IN AND FOR THE UNITED CITY OF YORKVILLE SPECIAL SERVICE AREA NUMBER 2006-119

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

Section 1: The United City of Yorkville Special Service Area Number 2006-119 has been created by an ordinance entitled:

AN ORDINANCE ESTABLISHING
SPECIAL SERVICE AREA NUMBER 2006-119 IN THE
UNITED CITY OF YORKVILLE
(SUNFLOWER ESTATES SUBDIVISION)

ADOPTED February 27, 2007 and effective upon passage approval and publication, no petition having been filed opposing the creation of the Special Service Area, pursuant to section 9 of Public Act 78-901. Said Special Service Area Number 2006-119 consists of territory described in the ordinance aforesaid. The United City of Yorkville is now authorized to issue bonds and levy taxes for special services in said Special Service Area.

Section 2: That the total amount of the budget, as amended, for all purposes to be collected from the tax of the current fiscal year in Special Service Area Number 2006-119 is ascertained to be the sum of Twenty-one thousand dollars ($21,000.00).

Section 3: That the following sums be, and the same hereby are, levied upon the taxable property, as defined in the Revenue Act of 1939 in the United City of Yorkville Special Service Area Number 2006-119, said tax to be levied for the fiscal year beginning May 1, 2024 and ending April 30, 2025.

	Budget	Income From Other Sources	To Be Raised By Taxation
Mowing	$12,000.00	$0.00	$12,000.00
Tree Trimming	5,000.00	0.00	5,000.00
Pond Maintenance	4,000.00	0.00	4,000.00
TOTAL SUNFLOWER SSA EXPENDITURES	**$ 21,000.00**	**$0.00**	**$ 21,000.00**

Section 4: This tax is levied pursuant to Article VII Sections 6A and 6L of the Constitution of the State of Illinois and pursuant to Public Act 78-901 and pursuant to an ordinance Establishing The United City of Yorkville Special Service Area Number 2006-119.

Section 5: That there is hereby certified to the County Clerk of Kendall County, Illinois, the sum aforesaid, constituting said total amount and the said total amount of Twenty-one thousand dollars ($21,000.00) which said total amount the said United City of Yorkville Special Service Area Number 2006-119 requires to be raised by taxation for the current fiscal year of said City and City Clerk of said City is hereby ordered and directed to file with the County Clerk of said County on or before the time required by law, a certified copy of this ordinance. The tax roll report is attached as Exhibit A.

Section 6: This ordinance shall be in full force and effect from and afterits adoption and approval as provided by law.

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

PASSED AND APPROVED this _____day of _____, 2023.

_____
Mayor

ATTEST:

[SEAL]

_____
City Clerk

EXHIBIT A

SUNFLOWER ESTATES SSA TAX ROLL REPORT

$21,000.00 Levy Amount

PIN #	Levy	
05-05-440-002	$179.49	1
05-05-440-003	$179.49	2
05-05-440-004	$179.49	3
05-05-440-005	$179.49	4
05-05-440-006	$179.49	5
05-05-440-007	$179.49	6
05-05-440-008	$179.49	7
05-05-440-009	$179.49	8
05-05-440-010	$179.49	9
05-05-440-011	$179.49	10
05-05-440-012	$179.49	11
05-05-440-013	$179.49	12
05-05-440-014	$179.49	13
05-05-440-015	$179.49	14
05-05-440-016	$179.49	15
05-05-440-017	$179.49	16
05-05-440-018	$179.49	17
05-05-440-019	$179.49	18
05-05-440-020	$179.49	19
05-05-440-021	$179.49	20
05-05-440-022	$179.49	21
05-05-440-023	$179.49	22
05-05-475-001	$179.49	23
05-05-475-002	$179.49	24
05-05-475-003	$179.49	25
05-05-475-004	$179.49	26
05-05-475-005	$179.49	27
05-05-475-006	$179.49	28
05-05-475-007	$179.49	29
05-05-475-008	$179.49	30
05-05-475-009	$179.49	31
05-05-475-010	$179.49	32
05-05-475-011	$179.49	33
05-05-475-012	$179.49	34
05-05-475-013	$179.49	35
05-05-475-014	$179.49	36
05-05-475-015	$179.49	37
05-05-475-016	$179.49	38
05-05-475-017	$179.49	39
05-05-475-018	$179.49	40
05-05-475-019	$179.49	41
05-05-443-001	$179.49	42
05-05-443-002	$179.49	43
05-05-443-003	$179.49	44
05-05-443-004	$179.49	45
05-05-443-005	$179.49	46

SUNFLOWER ESTATES SSA TAX ROLL REPORT

$21,000.00 Levy Amount

05-05-443-006	$179.49	47
05-05-443-007	$179.49	48
05-05-443-008	$179.49	49
05-05-441-001	$179.49	50
05-05-441-002	$179.49	51
05-05-441-003	$179.49	52
05-05-441-004	$179.49	53
05-05-441-005	$179.49	54
05-05-441-006	$179.49	55
05-05-441-007	$179.49	56
05-05-441-008	$179.49	57
05-05-441-009	$179.49	58
05-05-441-010	$179.49	59
05-05-441-011	$179.49	60
05-05-441-012	$179.49	61
05-05-442-001	$179.49	62
05-05-442-002	$179.49	63
05-05-442-003	$179.49	64
05-05-442-004	$179.49	65
05-05-442-005	$179.49	66
05-05-442-006	$179.49	67
05-05-442-007	$179.49	68
05-05-442-008	$179.49	69
05-05-442-009	$179.49	70
05-05-442-010	$179.49	71
05-05-442-011	$179.49	72
05-05-442-012	$179.49	73
05-05-442-013	$179.49	74
05-05-442-014	$179.49	75
05-05-442-015	$179.49	76
05-05-442-016	$179.49	77
05-05-442-017	$179.49	78
05-05-442-018	$179.49	79
05-05-442-019	$179.49	80
05-05-442-020	$179.49	81
05-05-442-021	$179.49	82
05-05-442-022	$179.49	83
05-05-442-023	$179.49	84
05-05-442-024	$179.49	85
05-05-442-025	$179.49	86
05-05-442-026	$179.49	87
05-05-442-027	$179.49	88
05-05-442-028	$179.49	89
05-05-442-029	$179.49	90
05-05-442-030	$179.49	91
05-05-445-001	$179.49	92
05-05-445-002	$179.49	93

SUNFLOWER ESTATES SSA TAX ROLL REPORT

$21,000.00 Levy Amount

05-05-445-003	$179.49		94
05-05-445-004	$179.49		95
05-05-444-001	$179.49		96
05-05-444-002	$179.49		97
05-05-444-003	$179.49		98
05-05-444-004	$179.49		99
05-05-444-005	$179.49		100
05-05-444-006	$179.49		101
05-05-443-009	$179.49		102
05-05-443-010	$179.49		103
05-05-443-011	$179.49		104
05-05-443-012	$179.49		105
05-05-443-013	$179.49		106
05-05-443-014	$179.49		107
05-05-443-015	$179.49		108
05-05-443-016	$0.00	***	109
05-05-476-001	$179.49		110
05-05-476-002	$179.49		111
05-05-476-003	$179.49		112
05-05-477-001	$179.49		113
05-05-477-002	$179.49		114
05-05-477-003	$179.49		115
05-05-477-004	$179.49		116
05-05-477-005	$179.49		117
05-05-477-006	$179.49		118
05-05-330-001	$0.00	***	119
05-05-330-002	$0.00	***	120
05-05-440-001	$0.00	***	121

$21,000.00

***These are City owned properties - which are not included on the SSA tax levy

2023 Levy Presentation
Current Year

Exhibit B-1

Account Number	Description		FY 2022 Actual	FY 2023 Actual	FY 2024 Adopted	FY 2024 Projected	FY 2025 Proposed	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected
	updated 11/7/23	Percentage Increase	-0.45%	3.13%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Sunflower SSA		Per Unit $ Amount	$ 174.04	$ 179.49	$ 179.49	$ 179.49	$ 179.49	$ 179.49	$ 179.49	$ 179.49	$ 179.49
		Change in $ Per Unit	$ 19.00	$ 5.44	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sunflower SSA - 12											
12-000-40-00-4000	PROPERTY TAXES		20,363	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000
		Revenue	**20,363**	**21,000**	**21,000**	**21,000**	**21,000**	**21,000**	**21,000**	**21,000**	**21,000**
12-112-54-00-5416	POND MAINTENANCE		3,268	5,160	5,000	5,000	5,000	5,000	5,000	5,000	5,000
12-112-54-00-5495	OUTSIDE REPAIR & MAINTENANCE		6,301	6,440	13,640	13,715	$ 18,640	$ 13,640	$ 15,368	$ 15,368	$ 15,368
		Expenditures	**9,569**	**11,600**	**18,640**	**18,715**	**23,640**	**18,640**	**20,368**	**20,368**	**20,368**
		Surplus(Deficit)	**10,794**	**9,400**	**2,360**	**2,285**	**(2,640)**	**2,360**	**632**	**632**	**632**
		Fund Balance	**2,386**	**11,786**	**10,746**	**14,071**	**11,431**	**13,791**	**14,423**	**15,055**	**15,687**
			24.93%	*101.60%*	*57.65%*	*75.19%*	*48.35%*	*73.99%*	*70.81%*	*73.91%*	*77.02%*

2022 Levy Presentation
Prior Year

Exhibit B-2

Account Number	Description		FY 2021 Actual	FY 2022 Actual	FY 2023 Adopted	FY 2023 Projected	FY 2024 Proposed	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected
	updated 11/1/22	Percentage Increase	-0.94%	0.49%	3.13%	3.13%	0.00%	0.00%	0.00%	0.00%	0.00%
Sunflower SSA		Per Unit $ Amount	$ 173.19	$ 174.04	$ 179.49	$ 179.49	$ 179.49	$ 179.49	$ 179.49	$ 179.49	$ 179.49
		Change in $ Per Unit	$ 18.15	$ 0.85	$ 5.44	$ 5.44	$ -	$ -	$ -	$ -	$ -
Sunflower SSA - 12											
12-000-40-00-4000	PROPERTY TAXES		20,263	20,363	21,000	21,000	21,000	21,000	21,000	21,000	21,000
		Revenue	**20,263**	**20,363**	**21,000**	**21,000**	**21,000**	**21,000**	**21,000**	**21,000**	**21,000**
12-112-54-00-5416	POND MAINTENANCE		4,275	3,268	5,000	5,000	5,000	5,000	5,000	5,000	5,000
12-112-54-00-5495	OUTSIDE REPAIR & MAINTENANCE		8,297	6,301	12,200	12,200	$ 13,640	$ 13,640	$ 13,640	$ 15,368	$ 15,368
		Expenditures	**12,572**	**9,569**	**17,200**	**17,200**	**18,640**	**18,640**	**18,640**	**20,368**	**20,368**
		Surplus(Deficit)	**7,691**	**10,794**	**3,800**	**3,800**	**2,360**	**2,360**	**2,360**	**632**	**632**
		Fund Balance	**(8,409)**	**2,386**	**(9,237)**	**6,186**	**8,546**	**10,906**	**13,266**	**13,898**	**14,530**
			-66.89%	*24.93%*	*-53.70%*	*35.97%*	*45.85%*	*58.51%*	*71.17%*	*68.23%*	*71.34%*

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

Agenda Item Number

Planning and Zoning Commission #1

Tracking Number

PZC 2023-15 & EDC 2023-50

Agenda Item Summary Memo

Title: PZC 2023-15 Kendall Marketplace Townhomes – Phase 4 – Final Plat

Meeting and Date: City Council – November 28, 2023

Synopsis: Proposed Final Plat for Kendall Marketplace Townhomes Phases 4

Council Action Previously Taken:

Date of Action: PZC – 11/8/23 Action Taken: Moved forward to City Council agenda.

Item Number: PZC 2023-15 & EDC 2023-50

Type of Vote Required: Majority

Council Action Requested: Approval

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

Agenda Item Notes:

See attached memorandum.

Memorandum

To: City Council
From: Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Brad Sanderson, EEI, City Engineer
Date: November 16, 2023
Subject: **PZC 2023-15 Kendall Marketplace Lot 52 Phase 4**
Townes of Kendall Marketplace - Final Plat

REQUEST SUMMARY:

The petitioner, Luz M. Padilla, Abby Properties, LLC is seeking Final Plat approval for an approximately 9.4-acre site consisting of 44 lots for single-family attached dwelling units (townhomes) and one (1) lot for an open space/stormwater management basin. The property being subdivided is identified as the final parcel remaining, Phase 4, of the Kendall Marketplace Townhome Development. Phases 1-3 of the development were previously subdivided into 120 single-family attached dwelling units in 2020 and are in various stages of construction.

The proposed Final Plat of Resubdivision keeps with the intent of the original concept plan for the townhome portion of the development. Finally, the City Engineer provided the petitioner with their comments on the original final plat submission on September 11, 2023 (see attached). The petitioner has updated the final plat dated October 5, 2023.

PLANNING & ZONING COMMISSION:

The Planning and Zoning Commission reviewed the request for final plat approval at a meeting held on November 8, 2023 and made the following action on the motion below:

In consideration of the proposed Final Plat of Subdivision for the Kendall Marketplace Development Lot 52, Phase 4, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in a plan prepared by HR Green, dated last revised October 5, 2023.

Action Item:
Hyett-yes, Goins-yes, Millen-yes, Vinyard-yes, Williams-yes.
5 ayes; 0 no

ATTACHMENTS:

1. Draft Ordinance
2. Petitioner Application
3. Phase 4 Final Plat, date revised October 5, 2023
4. Kendall Marketplace Phasing Exhibit
5. Plan Council packet for 10-12-23
6. EEI Review Comments dated 9-11-23
7. HR Green Response Letter dated 10-5-23

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

Ordinance No. 2023-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING THE FINAL PLAT OF KENDALL MARKETPLACE LOT 52 PHASE 4 RESUBDIVISION

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, Luz M. Padilla, Abby Property, LLC. (the "Petitioner") has filed an application and petition for approval of the Final Plat of Kendall Marketplace Lot 52 Phase 4 Resubdivision of property generally located west of High Ridge Lane and immediately South of Blackberry Shore Lane; and,

WHEREAS, the Planning and Zoning Commission convened and held a public meeting on November 8, 2023, to consider the Final Plat of Kendall Marketplace Lot 52 Phase 4 Resubdivision; and,

WHEREAS, the Planning and Zoning Commission reviewed the approved Kendall Marketplace conceptual plan adopted in Ordinance 2006-125 to ensure plat is generally pursuant; and,

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Chapter 3 and 4 of Title 11 of the Yorkville Subdivision Control Ordinance and made a recommendation to the Mayor and City Council ("the Corporate Authorities") for approval of the resubdivision and the Final Plat of Kendall Marketplace Lot 52 Phase 4 Resubdivision.

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 Final Plat of Kendall Marketplace Lot 52 Phase 4 Resubdivision for the property legally described and attached hereto and made a part hereof by reference as *Exhibit A*.

Section 3: That the Corporate Authorities hereby approve the Final Plat of Kendall Marketplace Lot 52 Phase 4 Resubdivision as prepared by HR Green, Aurora, Illinois, dated last revised October 5, 2023 attached hereto and made a part hereof as *Exhibit B* and authorize the Mayor, City Clerk, City Administrator and City Engineer to execute said Plat.

Section 4: That the City Clerk is hereby authorized pursuant to Section 11-2-3.H of the Yorkville Subdivision Control Ordinance to file a copy of this ordinance and the Final Plat of Kendall Marketplace Lot 52 Phase 4 Resubdivision with the Kendall County Recorder of Deeds.

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 _____, A.D. 2023.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2023.

_____

MAYOR

EXHIBIT A

Legal Description

LOT 3 IN KENDALL MARKETPLACE LOT 52 PHASE 2 & 3 RESUBDIVISION, A RESUBDIVISION OF LOT 2 IN KENDALL MARKETPLACE LOT 52 PHASE 1 RESUBDIVISION, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 19 AND PART OF THE SOUTHWEST 1/4 OF SECTION 20, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3RD, 2022 AS DOCUMENT 202200004130 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

EXHIBIT B
Final Plat

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 FINAL PLAT/REPLAT

INTENT AND PURPOSE

The purpose of this application is to allow land to be divided and distributed in a way that conforms to the City of Yorkville's standards. The process for applying for a final plat or replat allows for the review of a proposed layout of divided lots and establishes standard design specification to ensure adequate roadways for safe and efficient traffic circulation is provided; safeguard against flood damage; promotes access and availability of utilities; and requires the provision of other necessary public improvements.

This packet explains the process to successfully submit and complete an Application for Final Plat/Replat. It includes a detailed description of the process, outlines required submittal materials, and contains the application.

For a complete explanation of what is legally required throughout the process, please refer to "Title 11 Subdivision Control" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE

STEP 1

APPLICATION SUBMITTAL

SUBMIT APPLICATION, FEES, AND PLANS TO THE COMMUNITY DEVELOPMENT DEPT.

The following must be submitted:

- ☐ One (1) original signed and notarized application.
- ☐ Legal description of the property in Microsoft Word.
- ☐ Three (3) copies each of the exhibits and proposed drawings. All exhibits and plans must be an appropriate size for all details and descriptions to be legible.
- ☐ Appropriate application and filing fee. Checks may be written to the United City of Yorkville.
- ☐ Signed Applicant Deposit Account/Acknowledgment of Financial Responsibility form.
- ☐ One (1) electronic copy (PDF) of all materials submitted including application and exhibits.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. An incomplete submittal could delay the scheduling of the project.

The petitioner is responsible for payment of recording fees and outside consultant costs (i.e. legal review, engineering review, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

Once submitted and complete, Community Development staff will provide a tentative schedule of meetings as well as all the needed documents for the process.

STEP 2

PLAN COUNCIL

MEETS ON THE 2ND & 4TH THURSDAY OF THE MONTH

This step is dependent on the complexity of the request and may be skipped at the discretion of staff.

The petitioner must present the proposed request to the Plan Council. 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. This meeting is held to provide the petitioner with guidance from all City staff departments to ensure the petitioner is aware of all requirements and regulations for their development. Upon recommendation by the Plan Council, the petitioner will move forward to the Economic Development Committee.

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APPLICATION FOR FINAL PLAT/REPLAT

STEP 3 — ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed plat to the Economic Development Committee. The committee consists of four alderman who will provide feedback to the petitioner regarding their request. This feedback allows the petitioner to gather comments and concerns prior to full City Council considerations. It also allows the City Council members to review the request prior to its arrival at City Council.

STEP 4 — PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their plat to the Planning and Zoning Commission. The Planning and Zoning Commission will discuss the request and make a recommendation to City Council.

STEP 5 — CITY COUNCIL

MEETS ON THE 2ND & 4TH TUESDAY OF THE MONTH

The petitioner will attend the City Council meeting where the recommendation of the plat will be considered. City Council will make the final approval of the plat. If approved, City staff will have a drafted ordinance to be signed by the Council and must be recorded with the County Clerk before any further steps may be taken by the petitioner.

SAMPLE MEETING SCHEDULE

MONTH 1

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Plan Council Meeting

MONTH 2

Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Economic Development Committee

MONTH 3

Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Planning & Zoning Commission

MONTH 4

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

City Council

Meeting Date

Updated Materials Submitted for Meeting

This is a sample of what a schedule may look like after submission. The Step 1 Submission must be completed before the Plan Council Meeting can be scheduled. This timeline represents an ideal schedule. Throughout the review process, there may be requests or changes to the submission requested by the committees which may delay the meeting schedule. As illustrated, there is a small amount of time between meeting dates and the deadline for updated materials to be submitted for review. Depending on the complexity and nature of the request, this timeline may be extended to give the petitioner and staff enough time to review requested updates to the submission.

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APPLICATION FOR FINAL PLAT/REPLAT

DORMANT APPLICATIONS

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

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

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

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

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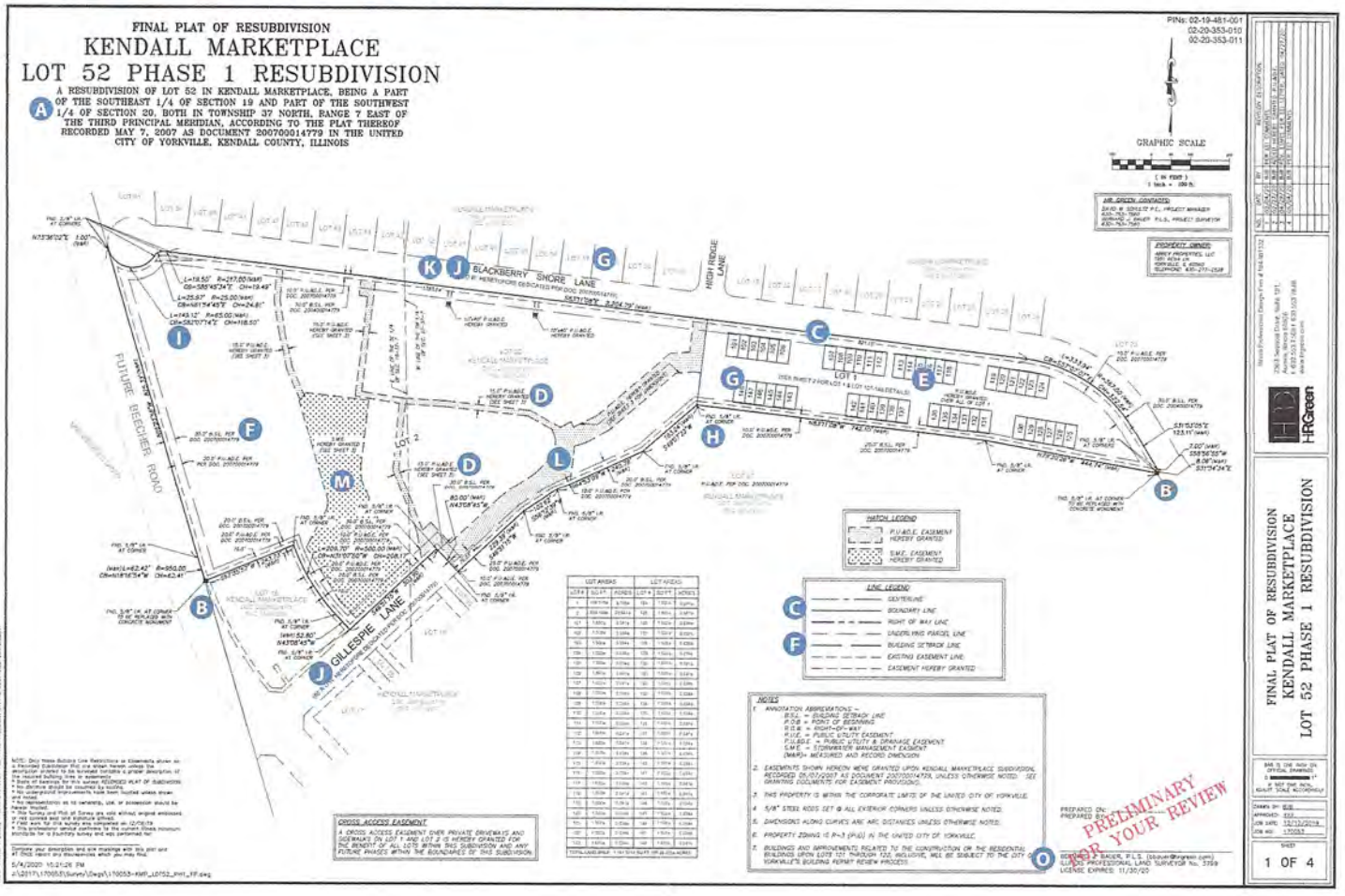
APPLICATION FOR FINAL PLAT/REPLAT

REQUIRED MATERIALS FOR FINAL PLAT OR SUBDIVISION PLAT

The following information must be shown on all final plats and final plats of resubdivision:

- (A) Legal Description
- (B) Monuments
- (C) Exterior Boundary Lines
- (D) Widths
- (E) Lot Lines
- (F) Setback Lines
- (G) Consecutive Numbering & Lettering
- (H) Lot Angles
- (I) Circular Curves
- (J) Street Names
- (K) Abutment
- (L) Dedicated Lands
- (M) Watercourses and Drainage
- (N) Access to Lake or Streams (not shown)
- (O) Survey
- (P) Certificates of Approval (not shown)

FINAL PLAT OF RESUBDIVISION EXAMPLE



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APPLICATION FOR FINAL PLAT/REPLAT

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	$500.00	Total: $
AMENDMENT	☐ Annexation ☐ Plan ☐ Plat ☐ P.U.D.	$500.00 $500.00 $500.00 $500.00	Total: $
ANNEXATION	☐ $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 *If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee*	☐ $200.00 + $10 per acre for each acre over 5 acres _____ - 5 = _____ x $10 = _____ + $200 = $ _____ # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount		Total: $
SPECIAL USE	☐ $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	☐ $85.00 + $500.00 outside consultants deposit		Total: $
PRELIMINARY PLAN FEE	☐ $500.00		Total: $
PUD FEE	☐ $500.00		Total: $
FINAL PLAT FEE	☑ $500.00		Total: $ 500.00
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre ☐ Over 1 acre, less than 10 acres ☐ Over 10 acres, less than 40 acres ☐ Over 40 acres, less than 100 acres ☐ Over 100 acres	$5,000.00 $10,000.00 $15,000.00 $20,000.00 $25,000.00	Total: $
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services* For Annexation, Subdivision, Rezoning, and Special Use:	☐ Less than 2 acres ☑ Over 2 acres, less than 10 acres ☐ Over 10 acres	$1,000.00 $2,500.00 $5,000.00	Total: $ 2,500.00
		TOTAL AMOUNT DUE:	$3,000.00

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Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR FINAL PLAT/REPLAT

DATE: 08/24/2023	PZC NUMBER:	DEVELOPMENT NAME: Townes of Kendall Marketplace

PETITIONER INFORMATION

NAME: Luz M. Padilla	COMPANY: Abby Properties, LLC
MAILING ADDRESS: P.O. Box 145	
CITY, STATE, ZIP: Plano, IL 60545	TELEPHONE: ○ HOME ◉ BUSINESS 6303657229
EMAIL: abbyproperties.llc@gmail.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Abby Properties, LLC

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS: Blackberry Shore, Yorkville, IL 60560

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

Located between Blackberry Shore and Gillespie Lane.
Request being made for Phase 4 final plat of the previously approved development and phased exhibit.

CURRENT ZONING CLASSIFICATION: Multifamily PUD

TOTAL LOT ACREAGE: +/-9.429 (Phase 4)	TOTAL NUMBER OF LOTS TO BE CREATED: 72 Lots and 1 outlot (P4)

PROPOSED LOT AREAS AND DIMENSIONS

LOT NUMBER	LOT DIMENSIONS (W x L, IN FEET)	LOT AREA (IN SQUARE FEET)
Lot 3 (Gross)	Irregular and Varies - See Attached Plat	+/- 251,164
Lot 4 (Gross)	Irregular and Varies - See Attached Plat - SWM	+/- 84,940
Lot 401 to 444	Phase 4 - 44 Units	See Chart

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 FINAL PLAT/REPLAT

ATTORNEY INFORMATION	
NAME: Kathy West	COMPANY: Dommerbuth Cobine West Gensler Philipchuck & C
MAILING ADDRESS: 111 E. Jefferson	
CITY, STATE, ZIP: Naperville, IL 60540	TELEPHONE: 6303555800
EMAIL: kcw@dbcw.com	FAX:
ENGINEER INFORMATION	
NAME: David Schultz	COMPANY: HR Green
MAILING ADDRESS: 2363 Sequoia Dr. Ste. 1	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 6305537560
EMAIL: dschultz@hrgreen.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Bernard Bauer	COMPANY: HR Green
MAILING ADDRESS: 2363 Sequoia Dr Ste 1	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 6305537560
EMAIL: bbauer@hrgreen.com	FAX:

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

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

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

_____ _____

OWNER SIGNATURE

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

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NAME: Townes of Kendall Marktplace	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: Blackberry Shore Yorkville, IL 60560

PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: Luz M. Padilla	COMPANY: Abby Properties, LLC
MAILING ADDRESS: P.O. Box 145	
CITY, STATE, ZIP: Plano, IL 60545	TELEPHONE: 6303657229
EMAIL: abbyproperties.llc@gmail.com	FAX:

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

Luz M. Padilla
PRINT NAME

Manager
TITLE

Luz Maria Padilla
SIGNATURE*

8/28/2023
DATE

**The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)*

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:		LEGAL DEPOSITS:	
Up to one (1) acre	$5,000	Less than two (2) acres	$1,000
Over one (1) acre, but less than ten (10) acres	$10,000	Over two (2) acres, but less than ten (10) acres	$2,500
Over ten (10) acres, but less than forty (40) acres	$15,000	Over ten (10) acres	$5,000
Over forty (40) acres, but less than one hundred (100)	$20,000		
In excess of one hundred (100.00) acres	$25,000		

Xrefs: 170053-FP_Base; 170053-060161.06-PB; 171664-RD_Base; 871-AS-BUILT-DWS-CURRENT2017

PIN: 02-19-481-004

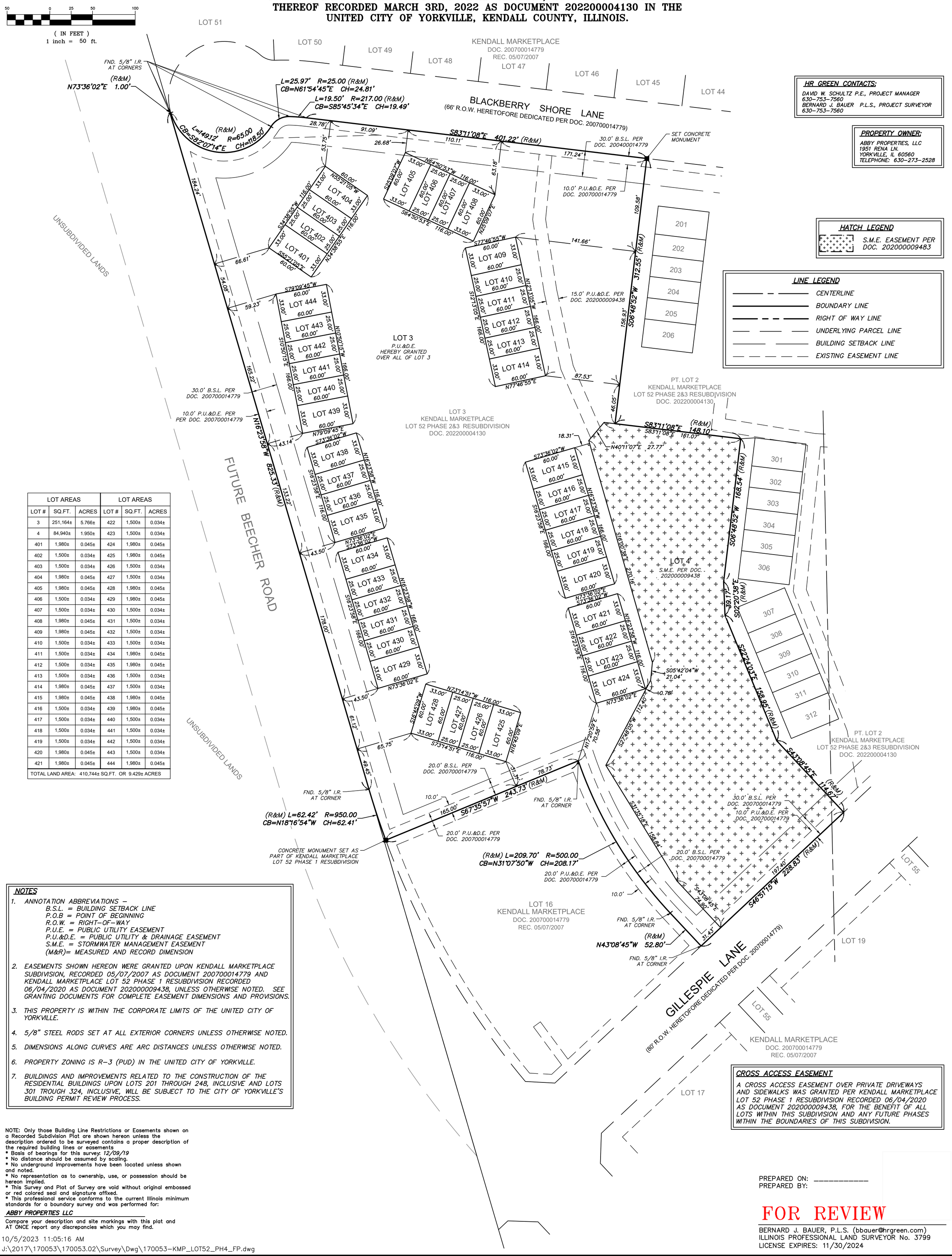
FINAL PLAT OF RESUBDIVISION
KENDALL MARKETPLACE
LOT 52 PHASE 4 RESUBDIVISION

A RESUBDIVISION OF LOT 3 IN KENDALL MARKETPLACE LOT 52 PHASE 2 & 3 RESUBDIVISION, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 19 AND PART OF THE SOUTHWEST 1/4 OF SECTION 20, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3RD, 2022 AS DOCUMENT 202200004130 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



LOT AREAS			LOT AREAS		
LOT #	SQ.FT.	ACRES	LOT #	SQ.FT.	ACRES
3	251,164±	5.766±	422	1,500±	0.034±
4	84,940±	1.950±	423	1,500±	0.034±
401	1,980±	0.045±	424	1,980±	0.045±
402	1,500±	0.034±	425	1,980±	0.045±
403	1,500±	0.034±	426	1,500±	0.034±
404	1,980±	0.045±	427	1,500±	0.034±
405	1,980±	0.045±	428	1,980±	0.045±
406	1,500±	0.034±	429	1,980±	0.045±
407	1,500±	0.034±	430	1,500±	0.034±
408	1,980±	0.045±	431	1,500±	0.034±
409	1,980±	0.045±	432	1,500±	0.034±
410	1,500±	0.034±	433	1,500±	0.034±
411	1,500±	0.034±	434	1,980±	0.045±
412	1,500±	0.034±	435	1,980±	0.045±
413	1,500±	0.034±	436	1,500±	0.034±
414	1,980±	0.045±	437	1,500±	0.034±
415	1,980±	0.045±	438	1,980±	0.045±
416	1,500±	0.034±	439	1,980±	0.045±
417	1,500±	0.034±	440	1,500±	0.034±
418	1,500±	0.034±	441	1,500±	0.034±
419	1,500±	0.034±	442	1,500±	0.034±
420	1,980±	0.045±	443	1,500±	0.034±
421	1,980±	0.045±	444	1,980±	0.045±
TOTAL LAND AREA: 410,744± SQ.FT. OR 9.429± ACRES					

HR GREEN CONTACTS:
DAVID W. SCHULTZ P.E., PROJECT MANAGER
630-753-7560
BERNARD J. BAUER P.L.S., PROJECT SURVEYOR
630-753-7560

PROPERTY OWNER:
ABBY PROPERTIES, LLC
1951 RENA LN.
YORKVILLE, IL 60560
TELEPHONE: 630-273-2528

HATCH LEGEND
S.M.E. EASEMENT PER DOC. 202000009483

LINE LEGEND
- CENTERLINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- UNDERLYING PARCEL LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE

NOTES

1. ANNOTATION ABBREVIATIONS –
   B.S.L. = BUILDING SETBACK LINE
   P.O.B = POINT OF BEGINNING
   R.O.W. = RIGHT-OF-WAY
   P.U.E. = PUBLIC UTILITY EASEMENT
   P.U.&D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
   S.M.E. = STORMWATER MANAGEMENT EASEMENT
   (M&R)= MEASURED AND RECORD DIMENSION
2. EASEMENTS SHOWN HEREON WERE GRANTED UPON KENDALL MARKETPLACE SUBDIVISION, RECORDED 05/07/2007 AS DOCUMENT 200700014779 AND KENDALL MARKETPLACE LOT 52 PHASE 1 RESUBDIVISION RECORDED 06/04/2020 AS DOCUMENT 202000009438, UNLESS OTHERWISE NOTED. SEE GRANTING DOCUMENTS FOR COMPLETE EASEMENT DIMENSIONS AND PROVISIONS.
3. THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE.
4. 5/8" STEEL RODS SET AT ALL EXTERIOR CORNERS UNLESS OTHERWISE NOTED.
5. DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
6. PROPERTY ZONING IS R-3 (PUD) IN THE UNITED CITY OF YORKVILLE.
7. BUILDINGS AND IMPROVEMENTS RELATED TO THE CONSTRUCTION OF THE RESIDENTIAL BUILDINGS UPON LOTS 201 THROUGH 248, INCLUSIVE AND LOTS 301 TROUGH 324, INCLUSIVE, WILL BE SUBJECT TO THE CITY OF YORKVILLE'S BUILDING PERMIT REVIEW PROCESS.

CROSS ACCESS EASEMENT
A CROSS ACCESS EASEMENT OVER PRIVATE DRIVEWAYS AND SIDEWALKS WAS GRANTED PER KENDALL MARKETPLACE LOT 52 PHASE 1 RESUBDIVISION RECORDED 06/04/2020 AS DOCUMENT 202000009438, FOR THE BENEFIT OF ALL LOTS WITHIN THIS SUBDIVISION AND ANY FUTURE PHASES WITHIN THE BOUNDARIES OF THIS SUBDIVISION.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements
* Basis of bearings for this survey: *12/09/19*
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
* This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

ABBY PROPERTIES LLC

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

10/5/2023 11:05:16 AM
J:\2017\170053\170053.02\Survey\Dwg\170053-KMP_LOT52_PH4_FP.dwg

PREPARED ON: _____
PREPARED BY:

FOR REVIEW

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/2024

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 02/23/2021
JOB NO: 170053.02

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

HRGreen
Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101,
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com

FINAL PLAT OF RESUBDIVISION
KENDALL MARKETPLACE
LOT 52 PHASE 4 RESUBDIVISION

NO.	DATE	BY	REVISION DESCRIPTION
1	08/28/23	BJB	PER RECORDED PHASE 2/3 SUB.
2	10/05/23	BJB	PER EEI COMMENTS DATED 9/11/23

SHEET 1 OF 2

Xrefs: 170053-FP_Base; 170053-060161.06-PB; 171664-RD_Base; 871-AS-BUILT-DWS-CURRENT2017

PIN: 02-19-481-004

FINAL PLAT OF RESUBDIVISION
KENDALL MARKETPLACE
LOT 52 PHASE 4 RESUBDIVISION

A RESUBDIVISION OF LOT 3 IN KENDALL MARKETPLACE LOT 52 PHASE 2 & 3 RESUBDIVISION, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 19 AND PART OF THE SOUTHWEST 1/4 OF SECTION 20, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3RD, 2022 AS DOCUMENT 202200004130 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

OWNERSHIP CERTIFICATE

STATE OF _____)
) S.S.
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____, AN ILLINOIS CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED FOREGOING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS INDICATED ON THIS PLAT AS THOROUGHFARES, STREETS, ALLEYS, AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE UNITED CITY OF YORKVILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HERON.

THE UNDERSIGNED FURTHER CERTIFY THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115.

DATED AT _____, THIS _____ DAY OF _____, 20____.

_____
CORPORATION NAME

_____
COMPLETE ADDRESS

BY: _____ _____
PRESIDENT SECRETARY

_____ _____
PRINTED NAME PRINTED NAME

NOTARY CERTIFICATE

STATE OF _____)
) S.S.
COUNTY OF _____)

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT _____ AND _____, PERSONALLY KNOW TO ME TO THE PRESIDENT AND SECRETARY OF _____, AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20__.

_____
NOTARY PUBLIC

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE PLANNING AND ZONING COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____DAY OF_____, 20____.

_____
CHAIRMAN

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____DAY OF_____, 20____.

_____
CITY ADMINISTRATOR

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, BY ORDINANCE No._____ AT A MEETING HELD THIS _____DAY OF_____, 20____.

_____
CITY CLERK

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF_____, 20____.

_____
MAYOR

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

I, _____, CITY ENGINEER FOR THE UNITED CITY OF YORKVILLE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT YORKVILLE, ILLINOIS THIS _____ DAY OF _____, 20____.

_____
CITY ENGINEER

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements
* Basis of bearings for this survey: *12/09/19*
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
* This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

ABBY PROPERTIES LLC

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

10/5/2023 11:05:16 AM
J:\2017\170053\170053.02\Survey\Dwg\170053-KMP_LOT52_PH4_FP.dwg

EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY, AMERITECH ILLINOIS a.k.a. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (or similar designation) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (or similar designation), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS, SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. PRIVATE OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (or similar designation) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (or similar designation), WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "*CONDOMINIUM PROPERTY ACT*", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF THE REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH MAY BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING", AND "COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SBC AMERITECH, NICOR, COM ED, COMCAST, OTHER PUBLIC UTILITIES, AND HOLDERS OF EXISTING FRANCHISES GRANTED BY THE CITY OF YORKVILLE, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT" (abbreviated P.U. & D.E.) TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES UNDER THE SURFACE OF THE "PUBLIC UTILITY & DRAINAGE EASEMENT", INCLUDING WITHOUT LIMITATION TO TELEPHONE CABLE, GAS MAINS, ELECTRIC LINES, CABLE TELEVISION LINES, AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON.

A NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY OF YORKVILLE, ILLINOIS TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND INSPECT FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, STORM SEWERS, SANITARY SEWERS AND ELECTRICITY, WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT", TOGETHER WITH A RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES.

THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THEIR UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO. NO PERMANENT BUILDINGS, STRUCTURES, OR OBSTRUCTIONS SHALL BE CONSTRUCTED IN, UPON, OR OVER ANY AREAS DESIGNATED AS "PUBLIC UTILITY & DRAINAGE EASEMENT", BUT SUCH AREAS MAY BE USED FOR GARDENS, SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, AND OTHER RELATED PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE USES HEREIN DESCRIBED.

THE OCCUPATION AND USE OF THE NON-EXCLUSIVE EASEMENT HEREIN GRANTED AND RESERVED FOR THE ABOVE NAMED ENTITIES BY EACH OF SUCH ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH OR PRECLUDE THE OCCUPATION AND USE THEREOF BY OTHER ENTITIES FOR WHICH SUCH EASEMENTS ARE GRANTED AND RESERVED. THE CROSSING AND RECROSSING OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH, DAMAGE, OR DISTURB ANY TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO EXISTING WITHIN THE EASEMENTS BEING CROSSED OR RECROSSED. NO USE OR OCCUPATION OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL CAUSE ANY CHANGE IN GRADE OR IMPAIR OR CHANGE THE SURFACE DRAINAGE PATTERNS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE UNITED CITY OF YORKVILLE IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO BACKFILL AND MOUND ALL TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

KENDALL COUNTY RIGHT TO FARM STATEMENT

NOTICE:
KENDALL COUNTY HAS A LONG, RICH TRADITION IN AGRICULTURE AND RESPECTS THE ROLE THAT FARMING CONTINUES TO PLAY IN SHAPING THE ECONOMIC VIABILITY OF THE COUNTY. PROPERTY THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A ZONING INDICATOR – A-1 OR AG SPECIAL USE. ANYONE CONSTRUCTING A RESIDENCE OR FACILITY NEAR THIS ZONING SHOULD BE AWARE THAT NORMAL AGRICULTURAL PRACTICES MAY RESULT IN OCCASIONAL SMELLS, DUST, SIGHTS, NOISE, AND UNIQUE HOURS OF OPERATION THAT ARE NOT TYPICAL IN OTHER ZONING AREAS.

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

WE, _____, REGISTERED PROFESSIONAL ENGINEER AND _____, OWNER (OR HIS ATTORNEY) SUBMIT THE TOPOGRAPHICAL AND PROFILE STUDIES AND, TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

DATED THIS _____ DAY OF _____,20__.

_____ _____
OWNER (OR DULY AUTHORIZED ATTORNEY) REGISTERED PROFESSIONAL ENGINEER

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF KENDALL)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS. ON THIS _____ DAY OF _____, 20_____, AT _____O'CLOCK ____.M.

_____
KENDALL COUNTY RECORDER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

I, _____, COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE,

ILLINOIS, THIS _____DAY OF _____ 20_____.

_____
COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, BERNARD J. BAUER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003799, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

LOT 3 IN KENDALL MARKETPLACE LOT 52 PHASE 2 & 3 RESUBDIVISION, A RESUBDIVISION OF LOT 2 IN KENDALL MARKETPLACE LOT 52 PHASE 1 RESUBDIVISION, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 19 AND PART OF THE SOUTHWEST 1/4 OF SECTION 20, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3RD, 2022 AS DOCUMENT 202200004130 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM MAP NO. 17093C0037H, BEARING AN EFFECTIVE DATE OF JANUARY 8, 2014. ALL OF THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT I HAVE SET ALL EXTERIOR SUBDIVISION MONUMENTS AND DESCRIBED THEM ON THIS FINAL PLAT, AND THAT ALL INTERIOR MONUMENTS SHALL BE SET AS REQUIRED BY STATUTE (ILLINOIS REVISED STATUTES 1989, CHAPTER 109 SECTION 1).

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

THIS PROFESSIONAL SERVICE CONFORMS WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS, THIS _____ DAY OF _____, 2023.

FOR REVIEW

_____
BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-003799
LICENSE EXPIRATION DATE: 11/30/2024

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 02/23/2021
JOB NO: 170053.02

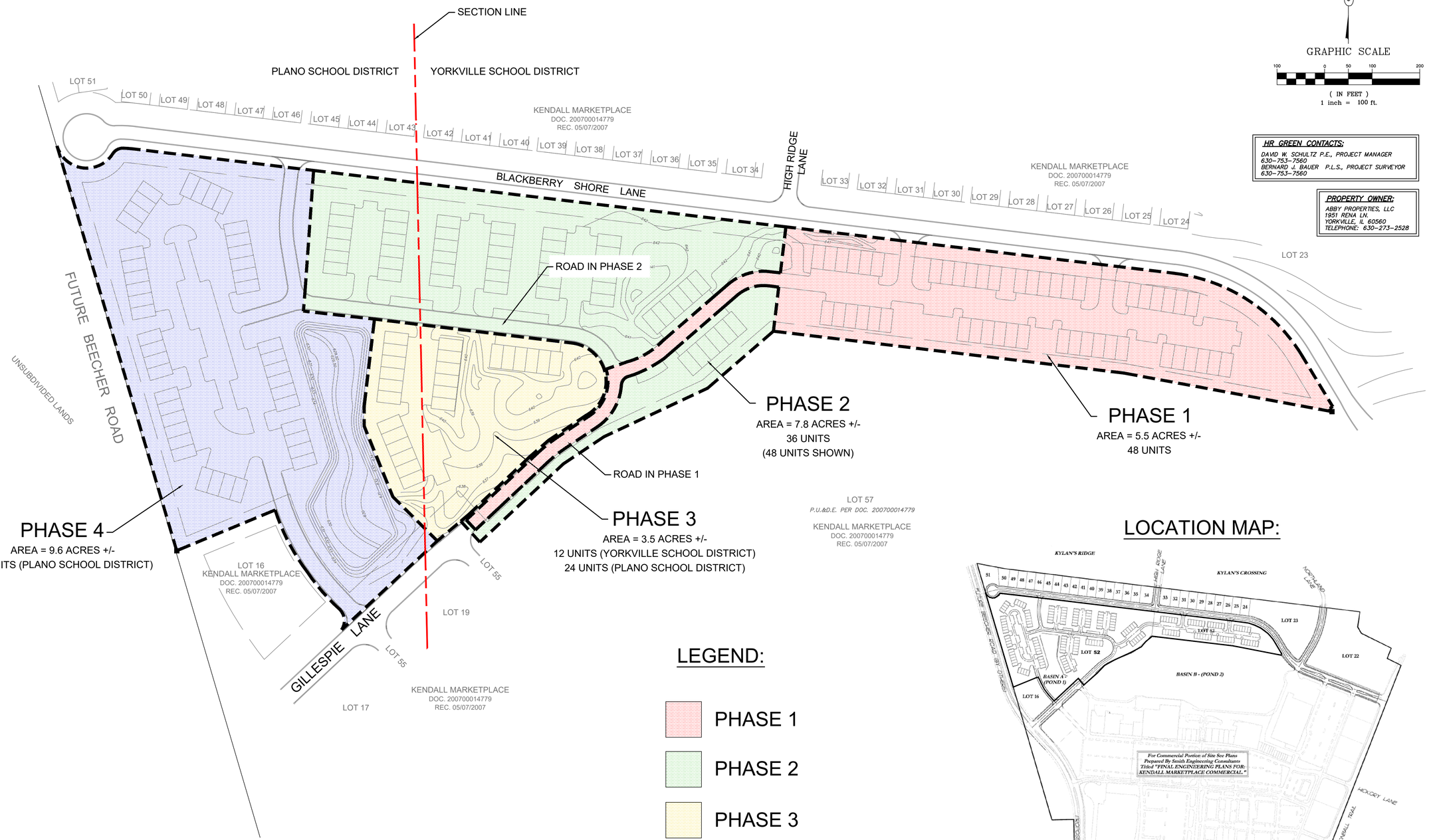
BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

HRGreen
Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101,
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com

**FINAL PLAT OF RESUBDIVISION
KENDALL MARKETPLACE
LOT 52 PHASE 4 RESUBDIVISION**

NO.	DATE	BY	REVISION DESCRIPTION
1	08/28/23	BJB	PER RECORDED PHASE 2/3 SUB.
2	10/05/23	BJB	PER EEI COMMENTS DATED 9/11/23

KENDALL MARKETPLACE
POTENTIAL PHASING EXHIBIT



GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

HR GREEN CONTACTS:

DAVID W. SCHULTZ P.E., PROJECT MANAGER
630-753-7560
BERNARD J. BAUER P.L.S., PROJECT SURVEYOR
630-753-7560

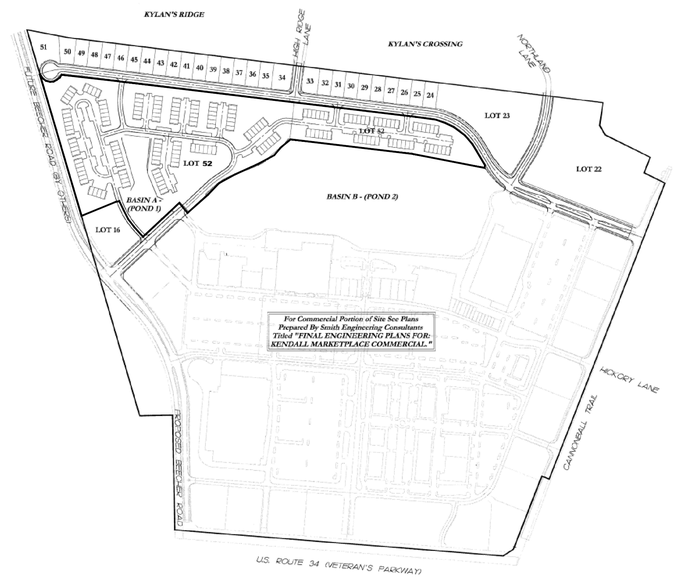
PROPERTY OWNER:

ABBY PROPERTIES, LLC
1951 RENA LN.
YORKVILLE, IL 60560
TELEPHONE: 630-273-2528

LEGEND:

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

LOCATION MAP:



NO.	DATE	BY	REVISION DESCRIPTION

Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101,
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com
HRGreen

KENDALL MARKETPLACE
POTENTIAL PHASING EXHIBIT

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

DRAWN BY: NRS
APPROVED: DWS
JOB DATE: 12/20/2019
JOB NO: 170053

SHEET
1 0F 1

1/31/2020 12:55:13 PM
J:\2017\170053\CAD\Dwgs\Phasing Exhibit\170053-KMP_PHASING_EXHIBIT.dwg

Xrefs: 170053-060161.06-PB

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4350
Fax: 630-553-7575

PLAN COUNCIL AGENDA

Thursday, October 12, 2023
9:00 a.m.
City Hall
Community Development
2nd Floor - Conference Room
Remote Access via Zoom

1. Minutes for approval: September 14, 2023
2. PZC 2023-15 Kendall Marketplace Lot 52 (Townhomes) – Phase 4 Final Plat

Adjournment

Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
CC: Brad Sanderson, EEI, City Engineer
Bart Olson, City Administrator
Date: September 14, 2023
Subject: **PZC 2023-15 Kendall Marketplace Lot 52 Phase 4**
Townes of Kendall Marketplace - Final Plat

I have reviewed the application for the Final Plat of Resubdivision of Lot 52 Phase 4 in Kendall Marketplace dated last revised August 28, 2023 as prepared by HR Green and submitted by Luz M. Padilla on behalf of Abby Properties, LLC, Petitioner.

The petitioner is seeking Final Plat approval for an approximately 9.4-acre site consisting of 44 lots for single-family attached dwelling units and one (1) lot for an open space/stormwater management basin. Based upon my review of the application documents and plans, I have compiled the following comments:

ZONING

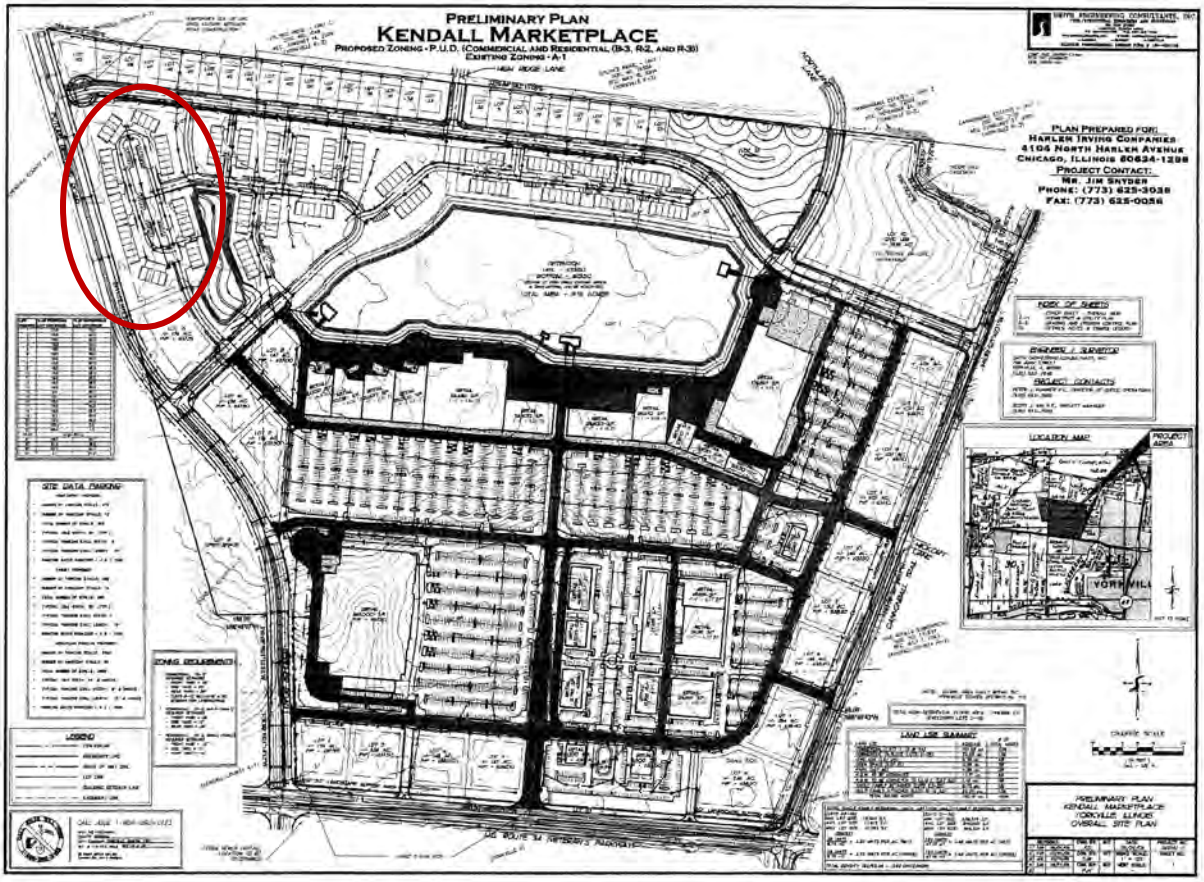
The subject property is currently zoned as R-3 Multi-Family Attached Residence District as part of the Kendall Marketplace Planned Unit Development (PUD). The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	R-2 Single-Family Traditional Residence District	Single-Family Detached Homes Blackberry Shore Lane
East	R-3 Multi-Family Attached Residence District	Phases 2 & 3 Kendall Marketplace Townhomes
South	B-3 General Business District	Lot 16 (vacant commercial outlot) Gillespie Lane
West	A-1 Agricultural (Kendall County)	Farmland Future Beecher Road

FINAL PLAT REVIEW

The proposed Final Plat of Resubdivision meets the original conceptual plan for the attached single-family homes of this development as illustrated in Resolution 2006-68, as illustrated on the following page. Staff has the following comments:

1. The common area, shared by the townhome units is Lot 3 (approx.. 5.766-acres), has a public utility and drainage easement (P.U. & D. E.). Does the developer intend to allow residents to install patios, decks, and/or fences within this area? If so, this should be stated within the easement provisions.
2. Staff notes that the proposed building setback lines are consistent with the required minimum setbacks for the R-3 zoning district.
3. A landscape plan will be required for review for this phase of the development.


PRELIMINARY PLAN
KENDALL MARKETPLACE
PROPOSED ZONING - P.U.D. (COMMERCIAL AND RESIDENTIAL (B-3, R-2, AND R-3))
EXISTING ZONING - A-1
HIGH RIDGE LANE
PLAN PREPARED FOR:
HARLEM IRVING COMPANIES
6106 NORTH HARLEM AVENUE
CHICAGO, ILLINOIS 60634-1288
PROJECT CONTACT:
MR. JIM SNYDER
PHONE: (773) 625-3038
FAX: (773) 625-0056
INDEX OF SHEETS
ENGINEER / SURVEYOR
PROJECT CONSULTANTS
LOCATION MAP
PROJECT AREA
YORKVILLE
SITE DATA / PARKING
ZONING REQUIRMENTS
LEGEND
LAND USE SUMMARY
GRAPHIC SCALE
PRELIMINARY PLAN
KENDALL MARKETPLACE
YORKVILLE, ILLINOIS
OVERALL SITE PLAN

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Date: September 6, 2023
To: Krysti Barksdale-Noble (Community Development Director)
From: James Jensen (Chief of Police)
Reference: Plan Review – PZC 2023-15 Kendall Marketplace – Townhomes Lot 52 Phase 4
Project Name: Kendall Marketplace Townhomes Lot 52 Phase 4
Applicant Name: Luz M. Padilla (Abby Properties, LLC)
Project Manager: Luz M. Padilla
Project Number: PZC 2023-15 Kendall Marketplace

The comments listed below are referenced to the above project:

Signage

Handicapped Signage Required: __X__ Yes ____ No
Comments: **No handicapped parking has been identified on the plan.**
***Signage must meet MUTCD Standards*
***Fine amount must be listed on sign*

Speed Limit Signage Required/Recommended __X__ Yes _____ No
Comments: **Proper signage on Blackberry Shore Lane, Gillespie Lane & the future Beecher Road**
***Signage must meet MUTCD Standards*

School Zone Special Signage ____ Yes __X__ No
Special Speed Zone Signage Requested ____ Yes __X__ No

No Parking Signage Recommended? __X__ Yes ____ No
__X__ No Parking After 2" Snow Fall (City Roadways)

No Parking Locations:
Comments: **Depending on roadway widths, no parking should be allowed on main roadways (Blackberry Shore Lane, Gillespie Lane & Beecher).**

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Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Dedicated Parking signage needed? ____ Yes __X__ No
____ Located by Park
____ School
____ Common Parking Area

Are there Street Name Conflicts? ____ Yes __X__ No
Comments:

Pedestrian/Bike Path Crossing Signage? ____ Yes ____ No
Warning Ahead Signs are Required

Comments: **Depending on ingress/egress bike path crossing signage may be needed. Unknown whether or not bike paths will be added.**

NO Construction Traffic Signage being requested? __X__ Yes _____ No
Location: **Limit construction traffic on Blackberry Shore Lane**

****We request that all signage is posted prior to the first occupancy permit being issued for each POD or phase.****
****All traffic control signage must conform to MUTCD Standards specific to location, size, color, and height levels****

Roadway

Street Width: _____

Should parking be allowed on BOTH sides of road? ____ Yes __X__ No
Should parking be restricted to fire hydrant side? __X__ Yes ____ No
Comments: **Parking should be limited to one side on Blackberry Shore Lane**

Center Roadway Medians: ____ Yes ____ No
Limit Parking on Median? ____ Yes ____ No
Signage Needed? ____ Yes ____ No
Room for Emergency Veh. w/ one lane Obstructed? ____ Yes ____ No

Do you have intersection Concerns? __X__ Yes ____ No

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651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Comments: **Development drive onto Gillespie Lane. Proper speed signage needed on Gillespie Lane and a stop sign for those pulling out onto Gillespie.**

Landscape

Low Growth or Ground Cover Landscaping?	____ Yes	____ No
Low Growth or Ground Cover Landscaping by windows?	____ Yes	____ No
Low Growth or Ground Cover Landscaping by Entrances	____ Yes	____ No

Comments: **I have not seen a landscaping plan for this project. If landscaping is going to be put in, they should use low growth or ground cover landscaping by the entrance/exit to limit site line issues.**

Ingress / Egress

Entrance/Exits match up with adjacent driveways? ____ Yes **X** No

Total Entrance/Exits for development? **3**

Comments: **Want to verify that the entrance/exit points are wide enough so that if a vehicle is broken down in the roadway emergency vehicles can still get by.**

Are vehicle entrance/exits safe? **X** Yes ____ No

Are warning signs for cross traffic requested? **X** Yes ____ No

Comments: **Stop and/or Yield signs for all cross traffic roadways**

Raised Median & Signage for Right in & Right Out? ____ Yes **X** No

Comments: **None**

Emergency Contact for after hours during construction: _____

Comments: **Please provide information** _____

Is this a gated or controlled access development? ____ Yes **X** No

If yes, will police & Fire have Access? ____ Yes ____ No

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Miscellaneous

Individual Mailboxes? ____ Yes ____ No
Cluster Mailbox Kiosks? ____ Yes ____ No
Will this cause traffic choke points? ____ Yes ____ No

Comments: **I have not seen plans that show mailbox kiosks. If there are mailbox kiosks I would request they are out of the way of normal traffic flow so as not to cause traffic choke points.**

Are sidewalks being planned for the development? ____ Yes ____ No
Comments: **I have not seen the final plan, however, I assume that sidewalks will be planned for Blackberry Shore Lane, Gillespie Lane and the future Beecher Road.**

Are sidewalk crosswalks needed? __X__ Yes ____ No
Comments: **Crosswalks would be needed if there will be bus stop locations on either Blackberry Shore Lane or Gillespie Lane.**

Are there bike paths planned for this project? ____ Yes ____ No
Proper Signage needed for bike paths ____ Yes ____ No
____ Stop Signs ____ Yield Signs ____ NO Motorized Vehicles
____ Trespassing ____ Other _____

Comments: **If this development will be connected to a bike path proper signage would be requested to include, stop signs, yield signs and no motorized vehicles.**

Are there HOA Controlled Roadway OR Parking Areas? __X__ Yes ____ No
Comments: **If this will be private roadway or HOA controlled area(s) proper signage for parking to include handicapped parking signage will be needed. We would request the owner or management company sign the enforcement agreement prior to occupancy being allowed.**

Ample Parking on Site? ____ Yes ____ No
Comments: **I have not seen a parking plan. Is there overflow parking for guests of residents?**

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Yorkville, Illinois 60560
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Fax: 630-553-1141

Are there other City Ordinance Concerns? ____ Yes __**X**__ No

____ Noise Ordinance ____ Parking Ordinances

____ Alarm Ordinance

Comments: **No concerns**

I hope you find this information helpful, and we look forward to reviewing the revisions. If you should have any questions, comments, or concerns please do not hesitate to contact me.

September 11, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560

Re: Kendall Marketplace - Lots 52 Phase 4 Resubdivision
United City of Yorkville

Dear Krysti:

We have reviewed the Final Plat of Resubdivision prepared by HR Green for the above referenced project and have the following comments:

1. Lots 3 and 4 should be renumbered. Lot 3 in the subdivision is the same number as the lot being resubdivided.

2. The revised paragraph below should be used on the ownership certificate:

   "The undersigned hereby dedicates for public use the lands indicated on this plat as thoroughfares, streets, alleys, and public services; and hereby also reserves for any electric, gas, telephone, cable tv or other telecommunications company under franchise agreement with the United City of Yorkville, their successors and assigns, the easement provisions which are stated hereon."

There are other outstanding items that will be required prior to final plat approval. Those are as follows:

- Updated Engineer's estimate will be required to establish a performance guarantee.
- Landscape plans will be required.

If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Dave Schultz, HR Green (via email)
TNP, PGW2, MGS, EEI (Via e-mail)

\\Milkyway\EEI_Storage\Docs\Public\Yorkville\2023\YO2339-DR Kendall Marketplace-Lot 52 Phase 4\Docs\lcoy_Review01.doc

HRGreen®

2363 Sequoia Drive | Suite 101
Aurora, IL 60506
Main 630.553.7560 + **Fax** 713.965.0044

HRGREEN.COM

October 5, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560

Re: Kendall Marketplace – Lots 52 Phase 4 Resubdivision United City of Yorkville
HR Green Project No.: 170053.02

Dear Ms. Barksdale-Noble:

Please see below our responses to the latest comment letter dated September 11, 2023, pertaining to the Kendall Marketplace – Lot 52 Phase 4 Resubdivision. The original comment is provided, with our response comment following in **bold** font below.

Final Plat Resubdivision Comments:

1. Lots 3 and 4 should be renumbered. Lot 3 in the subdivision is the same number as the lot being resubdivided.
   RESPONSE: The surveyor is of the opinion that it is unnecessary to renumber the lots as suggested. The lots created as part Kendall Marketplace Lot 52 Phase 4 Resubdivision are unique to this Resubdivision plat, regardless of the lot numbering created by the underlying plat(s).

2. The revised paragraph below should be used on the ownership certificate:

   "The undersigned hereby dedicates for public use the lands indicated on this plat as thoroughfares, streets, alleys, and public services; and hereby also reserves for any electric, gas, telephone, cable tv or other telecommunications company under franchise agreement with the United City of Yorkville, their successors and assigns, the easement provisions which are stated heron."
   RESPONSE: Revised as requested.

There are other outstanding items that will be required prior to final plat approval. Those are as follows:

- Updated Engineer's estimate will be required to establish a performance guarantee.
  RESPONSE: Attached as part of this submittal please find the Cost Estimate for the Public Improvements
- Landscape plans will be required.
  RESPONSE: Attached as part of this submittal please find the Landscaping plans for review/approval.

Sincerely,

HR GREEN, INC.

Bernard Bauer
Project Land Surveyor II
J:\2017\170053\170053.02\Design\Deliverables\INCOMING\City Review\ltr-10523-Comment_Response_No1-Phase4.docx

Reviewed By:	
Legal	■
Finance	□
Engineer	■
City Administrator	■
Community Development	■
Purchasing	□
Police	■
Public Works	□
Parks and Recreation	□

Agenda Item Number

Planning and Zoning Commission #2

Tracking Number

PZC 2022-23 & EDC 2022-73

Agenda Item Summary Memo

Title: PZC 2022-23 Northpointe Development (Rezone and Variance)

Meeting and Date: City Council – November 28, 2023

Synopsis: Proposed rezone and variance for a senior living apartment at the southeast corner of Veterans Parkway and Sycamore Road.

Council Action Previously Taken:

Date of Action: PZC – 11/8/23 Action Taken: Moved forward to City Council agenda.

Item Number: PZC 2022-23 & EDC 2022-73

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Krysti J. Barksdale-Noble (Name) Community Development (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, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/gov_officials.php

Memorandum

To: City Council
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: November 16, 2023
Subject: **PZC 2022-23 Northpointe Development (Rezoning and Variance)**
SEC US 34 & Sycamore Road - Fox Hill Senior Living Apartments

SUMMARY:

The petitioner, Jacob Victor, on behalf of Northpointe Development II Corporation, has filed applications requesting rezoning classification and variance approval of a 3.43-acre parcel located at the southeast corner of Veteran's Parkway (U.S. Route 34) and Sycamore Road to develop a three (3) story, forty-eight (48) unit senior living apartment. The petitioner is seeking to rezone the property from the B-3 General Business District to the R-4 General Multi-Family Residence District. Additionally, the petitioner is requesting variance approval to increase the maximum allowable density in the R-4 General Multi-Family Residence District from eight (8) dwelling units per acre to fourteen (14) dwelling units per acre.

The petitioner sought feedback from the Economic Development Committee on their requests at the December 6, 2022 meeting. They also held their own neighborhood meeting in January 2023, with the surrounding property owners to ensure their development does not create any nuisances for the adjacent neighbors. Although there were few resident participants, feedback was generally positive as they neighbors were happier about the proposed residential use than a previously proposed gas station.

After these meetings, the petitioner waited after receiving confirmation from the Illinois Department of Housing Authority (IDHA) that they have obtained approval for financing before moving forward through the City's entitlement process. Since this project is age restricted and targeted for senior living, it qualifies for affordability incentives. The plans have not changed substantially from the concept presented to the Economic Development Committee (EDC) in December 2022.

Rezoning and Variance Requests

The Planning and Zoning Commission held a public hearing for the rezoning and variance requests for a senior living apartment on November 8, 2023. The commission made the following actions on the motions below:

Rezone

In consideration of testimony presented during a Public Hearing on November 8, 2023 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 parcel located at the southeast corner of US 34 and Sycamore Road (PIN #02-30-203-006) from B-3 General Business District to R-4 General Multi-Family Residence District.

Action:
Millen-aye; Williams-aye; Goins-aye; Vinyard-aye; Hyett-aye
5 ayes; 0 no

Variance

In consideration of testimony presented during a Public Hearing on November 8, 2023 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to permit an increase in maximum dwelling unit density within the R-4 District from eight (8) units per acre to

fourteen (14) units per acre for the property located at the southeast corner of US 34 and Sycamore Road (PIN #02-30-203-006).

Action:
Millen-aye; Williams-aye; Goins-aye; Vinyard-aye; Hyett-aye
5 ayes; 0 no

ATTACHMENTS:

1. Draft Ordinances
2. PZC Staff Memo
3. Petitioner Applications
4. October 5, 2023 Site Plan
5. Parking Space and Trip Generation
6. Colored Elevations
7. Landscape Plan
8. Architectural Rendering
9. EEI Review Comments dated September 25, 2023

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

Ordinance No. 2023-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING THE REZONING TO THE R-4 GENERAL MULTI-FAMILY RESIDENCE DISTRICT OF THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF W. VETERANS PARKWAY (US ROUTE 34) AND SYCAMORE ROAD

(Northpointe Development II Corporation)

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, Northpointe Development II Corporation (the "*Applicant*") is the contract purchaser of an approximately 3.43-acre parcel located at the southeast corner of W. Veterans Parkway (US Roue 34) and Sycamore Road (the "*Subject Property*") 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 the Subject Property from B-3 General Business District to R-4 General Multi-Family Residence District; and,

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on November 8, 2023, to consider the requested rezoning after publication of notice and notice to property owners within five hundred (500) feet of the Subject Property; 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 the Subject Property from B-3 General Business District to R-4 General Multi-Family Residence District, legally described as:

LOT 2 OF THE RESUBDIVISION OF LOT 1 IN FOX HILL, UNIT 6, BEING A RESUBDIVISION OF PART OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERDIAIN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 30, 2005 AS DOCUMENT NUMBER 200500026016 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 26, 2005 AS DOCUMENT NUMBER 200500029458 AND CERTIFICATE OF CORRECTION RECORDED NOVEMBER 15, 2005 AS DOCUMENT NUMBER 200500035476, IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

with **Property Index Number 02-30-203-006** into the R-4 General Multi-Family Residence District.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2023.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2023.

_____

MAYOR

EXHIBIT A

LOT 2 OF THE RESUBDIVISION OF LOT 1 IN FOX HILL, UNIT 6, BEING A RESUBDIVISION OF PART OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERDIAIN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 30, 2005 AS DOCUMENT NUMBER 200500026016 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 26, 2005 AS DOCUMENT NUMBER 200500029458 AND CERTIFICATE OF CORRECTION RECORDED NOVEMBER 15, 2005 AS DOCUMENT NUMBER 200500035476, IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

Ordinance No. _____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, GRANTING A VARIANCE TO INCREASE THE MAXIMUM PERMITTED NUMBER OF DWELLING UNITS PER ACRE FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF W. VETERANS PARKWAY (US ROUTE 34) AND SYCAMORE ROAD

(Northpointe Development II Corporation)

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

WHEREAS, pursuant to the Illinois Municipal Code (65 ILCS 5/11-13-5) the Mayor and City Council of the City (the "*Corporate Authorities*") may provide for and allow variances to provide relief when strict compliance with the requirements of the Yorkville Zoning Ordinance (the "*Zoning Ordinance*") creates a particular hardship; and,

WHEREAS, Northpointe Development II Corporation (the "*Applicant*"), requested to construct a senior apartment building with a variance to the maximum density regulations contained in Section 10-7-1 of the Zoning Ordinance of eight (8) dwelling units per acre in the R-4 General Multi-Family Residence District to a maximum of fourteen (14) dwelling units per acre with respect to the real property described in Section 1 herein (the "*Subject Property*") and as shown on Exhibit A attached hereto and made a part hereof; and,

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on November 8, 2023, to consider the requested variance after publication of notice and notice to property owners within five hundred (500) feet of the Subject Property; and,

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 10-4-7C and made findings of fact and recommendation to the Mayor and City Council (the *"Corporate Authorities"*) for approval of the variance; and,

WHEREAS, the Corporate Authorities of the City of Yorkville 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 City of Yorkville, Kendall County, Illinois, as follows:

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

Section 2. That this Ordinance shall apply to the Subject Property commonly known as the southeast corner of W. Veterans Parkway (US Route 34) and Sycamore Road and legally described as:

LOT 2 OF THE RESUBDIVISION OF LOT 1 IN FOX HILL, UNIT 6, BEING A RESUBDIVISION OF PART OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERDIAIN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 30, 2005 AS DOCUMENT NUMBER 200500026016 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 26, 2005 AS DOCUMENT NUMBER 200500029458 AND CERTIFICATE OF CORRECTION RECORDED NOVEMBER 15, 2005 AS DOCUMENT NUMBER 200500035476, IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

with **Property Index Number 02-30-203-006**.

Section 3. That a variation pursuant to Section 10-4-7 of the Zoning Ordinance to permit a maximum density of up to fourteen (14) dwelling units per acre is hereby granted for the Subject Property.

Section 4. That the development on the Subject Property shall be constructed, operated, and maintained substantially in accordance with the following plans, diagrams and conditions:

A. Site Plan dated October 5, 2023 prepared by Knothe Bruce Architects, attached hereto and made a part hereof as *Exhibit B*; and,

B. Elevation plans prepared by Knothe Bruce Architects, attached hereto and made a part hereof as *Exhibit C*; and,

C. That the development shall be age restricted to tenants 55 years of age or older and any caregiver who may be required to provide supportive services to a disabled tenant; and,

Section 5. That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2023.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2023.

_____

MAYOR

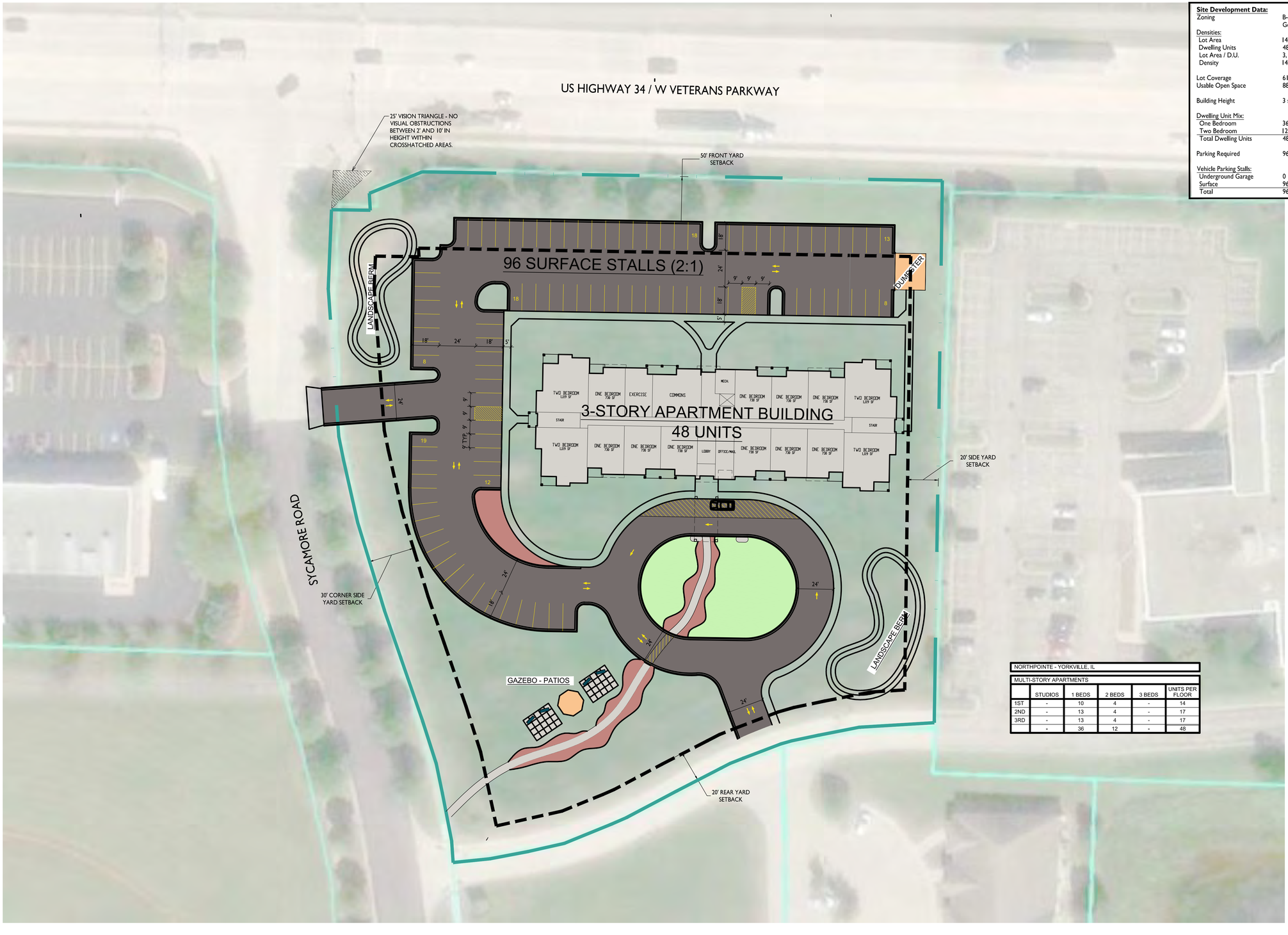
EXHIBIT A

LOT 2 OF THE RESUBDIVISION OF LOT 1 IN FOX HILL, UNIT 6, BEING A RESUBDIVISION OF PART OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERDIAIN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 30, 2005 AS DOCUMENT NUMBER 200500026016 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 26, 2005 AS DOCUMENT NUMBER 200500029458 AND CERTIFICATE OF CORRECTION RECORDED NOVEMBER 15, 2005 AS DOCUMENT NUMBER 200500035476, IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

EXHIBIT B

EXHIBIT C

Exhibit B



Site Development Data:

Zoning	B-3, General Business District
Densities:	
Lot Area	149,316 S.F./3.43 ACRES
Dwelling Units	48 units
Lot Area / D.U.	3,111 S.F./D.U.
Density	14 units/acre
Lot Coverage	61,530 S.F. (41%)
Usable Open Space	88,753 S.F. (1,849 S.F./unit)
Building Height	3 stories/49'-0"
Dwelling Unit Mix:	
One Bedroom	36
Two Bedroom	12
Total Dwelling Units	48
Parking Required	96 vehicule parking stalls
Vehicle Parking Stalls:	
Underground Garage	0
Surface	96
Total	96

NORTHPOINTE - YORKVILLE, IL

MULTI-STORY APARTMENTS

	STUDIOS	1 BEDS	2 BEDS	3 BEDS	UNITS PER FLOOR
1ST	-	10	4	-	14
2ND	-	13	4	-	17
3RD	-	13	4	-	17
	-	36	12	-	48

1 SITE PLAN
C-1.1
1" = 30'-0"

GRAPHIC SCALE
0 30 60 90
1 INCH = 30 FT (24X36 SHEET)

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

NORTHPOINTE DEVELOPMENT CORPORATION

RE/MAX Preferred DreamLane REAL ESTATE GROUP

ISSUED
Issued for Re-Submittal - October 5, 2023

PROJECT TITLE
Fox Hill Senior Living
Yorkville, IL

Northpointe Development & DreamLane Real Estate Group

Sycamore Rd and US 34 / Veterans Parkway

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

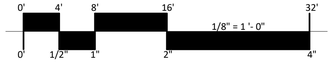
PROJECT NO. 2307

© Knothe & Bruce Architects, LLC

Exhibit C

1 / X201 ELEVATION - SOUTH
1/8" = 1'-0"

2 / X201 ELEVATION - EAST
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	COBBLESTONE
2	COMPOSITE LAP 6"	JAMES HARDIE	TIMBER BARK
3	COMPOSITE LAP 6"	JAMES HARDIE	CUSTOM RUST
4	BRICK VENEER	INTERSTATE BRICK	COPPERSTONE
5	CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
9	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	RAILING & HANDRAIL	SUPERIOR	BLACK
15	ASPHALT SHINGLES	CERTAINTEED	WEATHERED WOOD

NOT FOR CONSTRUCTION

kba
knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave. #201
Middleton, WI 53562

ISSUED

PROJECT TITLE
NORTHPOINTE - YORKVILLE

YORKVILLE, ILLINOIS

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
X201

PROJECT NUMBER 2307

© Knothe & Bruce Architects, LLC

1 X202 ELEVATION - NORTH
1/8" = 1'-0"

2 X202 ELEVATION - WEST
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	COBBLESTONE
2	COMPOSITE LAP 6"	JAMES HARDIE	TIMBER BARK
3	COMPOSITE LAP 6"	JAMES HARDIE	CUSTOM RUST
4	BRICK VENEER	INTERSTATE BRICK	COPPERSTONE
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9	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	RAILING & HANDRAIL	SUPERIOR	BLACK
15	ASPHALT SHINGLES	CERTAINTEED	WEATHERED WOOD

NOT FOR CONSTRUCTION

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Middleton, WI 53562

ISSUED

PROJECT TITLE
NORTHPOINTE - YORKVILLE

YORKVILLE, ILLINOIS

SHEET TITLE
EXTERIOR ELEVATIONS

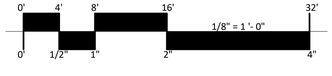
SHEET NUMBER
X202

PROJECT NUMBER 2307

© Knothe & Bruce Architects, LLC

1 X203 COLOR ELEVATION - SOUTH
1/8" = 1'-0"

2 X203 COLOR ELEVATION - EAST
1/8" = 1'-0"



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10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	RAILING & HANDRAIL	SUPERIOR	BLACK
15	ASPHALT SHINGLES	CERTAINTEED	WEATHERED WOOD

NOT FOR CONSTRUCTION

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave. #201
Middleton, WI 53562

ISSUED

PROJECT TITLE
NORTHPOINTE - YORKVILLE

YORKVILLE, ILLINOIS

SHEET TITLE
COLOR EXTERIOR ELEVATIONS

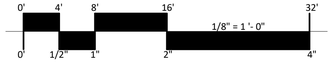
SHEET NUMBER
X203

PROJECT NUMBER 2307

© Knothe & Bruce Architects, LLC

1 / X204 COLOR ELEVATION - NORTH
1/8" = 1'-0"

2 / X204 COLOR ELEVATION - WEST
1/8" = 1'-0"



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10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	RAILING & HANDRAIL	SUPERIOR	BLACK
15	ASPHALT SHINGLES	CERTAINTEED	WEATHERED WOOD

NOT FOR CONSTRUCTION

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7601 University Ave. #201
Middleton, WI 53562

ISSUED

PROJECT TITLE
NORTHPOINTE - YORKVILLE

YORKVILLE, ILLINOIS

SHEET TITLE
COLOR EXTERIOR ELEVATIONS

SHEET NUMBER
X204

PROJECT NUMBER 2307

© Knothe & Bruce Architects, LLC

Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: November 1, 2023
Subject: **PZC 2022-23 Northpointe Development (Rezoning and Variance)**
SEC US 34 & Sycamore Road - Fox Hill Senior Living Apartments

SUMMARY:

The petitioner, Jacob Victor, on behalf of Northpointe Development II Corporation, has filed applications requesting rezoning classification and variance approval of a 3.43-acre parcel located at the southeast corner of Veteran's Parkway (U.S. Route 34) and Sycamore Road to develop a three (3) story, forty-eight (48) unit senior living condominium. The petitioner is seeking to rezone the property from the B-3 General Business District to the R-4 General Multi-Family Residence District. Additionally, the petitioner is requesting variance approval to increase the maximum allowable density in the R-4 General Multi-Family Residence District from eight (8) dwelling units per acre to fourteen (14) dwelling units per acre.

PROPERTY INFORMATION:

This property is currently vacant and is located at the southeast corner of W. Veterans Parkway and Sycamore Road. It is adjacent to the Fox Hill Subdivision, Advocate Medical Clinic, and Rush Hospital on the west side of town as illustrated below:

Northpointe Location Map

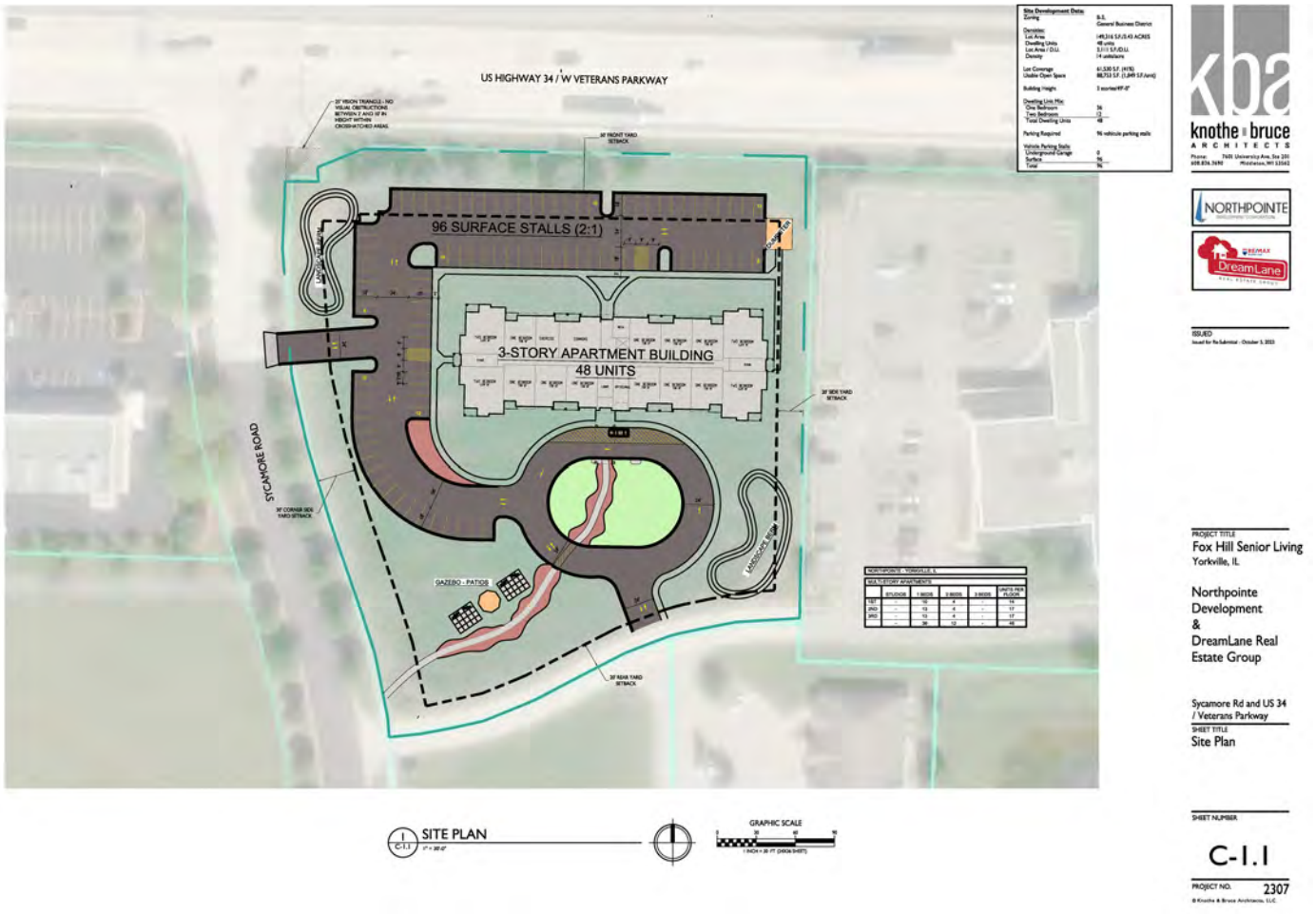
United City of Yorkville, Illinois
November 29, 2022

The subject property is currently zoned as B-3 General Business District. The following table depicts the current immediate surrounding properties' zoning and land uses:

	Zoning	Land Use
North	A1-Agricultural (Kendall County)	Farmland
East	B-3 General Business District	Medical Clinic Stormwater Detention
South	B-3 General Business District	Vacant Lot/Office Building Stormwater Detention
West	B-3 General Business District OS-2 Open Space	Commercial Strip Center Fox Hill East Park

PROJECT DESCRIPTION:

Northpointe Development is seeking to construct a three (3) story, forty-eight (48) unit senior living apartment on the property. The conceptual site plan (illustrated below) details the location of the apartment structure, site amenities, and parking. Although not necessary for the rezoning and variance process, staff wanted to ensure the petitioner was aware of the required district bulk regulations.



The petitioner has also provided architectural renderings (illustrated above) which shows the intended appearance of the main structure. The exterior will have a combination a masonry brick, masonry headers, composite siding and trim, vinyl windows and doors, aluminum railings, and asphalt shingles. Again, while not required for the rezoning and variance process, staff wanted to ensure the petitioner was aware of the appearance code standards required by the City. The maximum permitted building height in the R-4 General Multi-Family Residence District is 80 feet. The proposed height of the apartment structure is ~49 feet.

PETITIONER REQUESTS:

Per Section 10-6-0 of the Yorkville Zoning Ordinance, this land use would be defined as a multi-family dwelling unit which is not permitted in the B-3 District. Therefore, the petitioner is requesting a map amendment to rezone the property from the B-3 General Business District to the R-4 General Multi-Family Residence District where this land use is outright permitted.

Additionally, as stated in Section 10-7-1 of the Yorkville Zoning Ordinance, the maximum dwelling unit density within the R-4 District is eight (8) units per acre. Therefore, that maximum number of units permitted in this district on this property is 27 units. The petitioner is requesting variance approval to increase to approximately 14 dwelling units per acre to provide their projected 48 units. A breakdown of the regulation and request can be found in the table below:

Lot Size	**Maximum Density**	**Maximum Units**
3.43 acres	8	27
Lot Size	**Requested Density**	**Maximum Units**
3.43 acres	14	48
Change:	+6	+21

SITE PLAN

As illustrated on the Site Plan prepared by Knothe Bruce Architects dated October 5, 2023, the proposed senior apartment development will be oriented parallel to US 34/ W. Veterans Parkway. The primary entrance to the three (3) story structure will be off Sycamore Road with a secondary entrance off an existing private access drive. Onsite amenities include landscaped berms and outdoor patio/gazebo area.

Building Setbacks
The following table depicts the Zoning Code's required building setbacks within the R-4 General Multi-Family Residence District and the petitioner's proposed building setbacks:

	Required Minimum	Proposed Setback
Front Yard (US 34)	30 Feet	+/- 125 Feet
Corner Side Yard (Sycamore Road)	20 Feet	+/- 130 Feet
Interior Side yard (East)	12 Feet or 60% of Building Height (20')	+/- 30 Feet
Rear Yard (South)	40 Feet	+/- 150 Feet

Lot Coverage
The maximum lot coverage in the R-4 District is 70 percent. This calculation includes all impervious surfaces on the parcel including the structure, parking areas, concrete walkways, etc. Per the petitioner's site plan, the developed impervious area of the property is approximately 61,530 sq. ft. or 41% which is less than the maximum permitted.

Parking/Circulation/Trip Generation
According to the plans submitted, there are 96 total parking spaces to be provided for the development. Per Section 10-16-3 of the Yorkville Zoning Code, the total required minimum parking for a multi-family development is 2 spaces per dwelling unit totaling 96 spaces required, and 0.5 spaces per dwelling unit if for "elderly housing" (term is undefined in the Zoning Ordinance). Since the development will be age-restricted, the minimum parking spaces permitted is 24. However, the petitioner has met the minimum multi-family development parking requirements and exceeded the minimum parking requirements for elderly housing.

The planned vehicular circulation of the site has a porte-cochere at the entrance to the building and a circular driveway on the south of the building, presumably for resident drop-offs and delivery services. Guest parking is provided to the west of the building. The primary driveway access off Sycamore Road will be used by residents to access parking spaces north of the building.

The petitioner had previously provided a trip generation study based upon an originally proposed 45-unit senior apartment building. This scenario projected peak AM and peak PM trips generated by the proposed development which were a total of 22 new AM trips and 28 new PM trips. With the increase of three (3) more units for a total of 48 senior apartments, it is estimated the total peak AM trips will be 24 and the total new PM trips will be 30. A ten percent (10%) increase in both total AM and PM trips.

COMPREHENSIVE PLAN:

The City's Comprehensive Plan designates this property as a "Neighborhood Retail (NR)" future land use. This land use designation is typically for small scale auto oriented commercial retail and services. It should feature landscaping treatments between the parking lot and rights-of-way and provide buffering between uses. Since the petitioner is requesting a different land use through the rezoning process for a residential use, an evaluation on its suitability at this location must be conducted.

While the parcel is zoned for commercial uses and its future land use designates it for Neighborhood Retail, staff believes it is uniquely situated to be developed for a senior living facility. Its proximity to the adjacent medical clinic, hospital, and services at Kendall Marketplace, along with its access to Veteran's Parkway, provides a great opportunity for seniors to live close to these amenities. Additionally, the Fox Hill neighborhood contains townhomes and duplexes to the west and south which provide a buffer to the surrounding detached single-family homes.

Therefore, staff would recommend a future amendment to the Comprehensive Plan to designate this parcel as "Mid-Density Residential (MDR)". This land use designation is intended to provide for higher density residential developments near commercial areas and transportation corridors, and to promote economically-mixed housing developments such as townhomes and multi-family developments with pedestrian linkages to adjacent commercial areas, parks, and open spaces. Per the Comprehensive Plan, suitable locations include areas west of Kendall Marketplace. This parcel fits each of the Comprehensive Plan's criteria for a Mid-Density Residential (MDR) land use designation.

LIFECYCLE LIVING:

It should also be noted that the City recently approved a plan that focuses on the needs for residents to "age in place" within Yorkville. With assistance from an outside consultant, the City adopted a "Lifecycle Living" plan to address the issues facing the community with regards to its aging population. At a public meeting for thee plan, there were several comments from the public in attendance that wanted more housing options for the retired and elderly. Specifically, there were direct comments on the need for apartment type housing where all the resident's needs could be met within a single structure and nearby resources. The petitioner's proposed development is an exact match for the type of housing requested within that meeting and staff finds this location suitable for this development.

PROJECT TIMELINE:

The petitioner sought feedback from the Economic Development Committee on their requests at the December 6, 2022 meeting. They also held their own neighborhood meeting in January 2023, with the surrounding property owners to ensure their development does not create any nuisances for the adjacent neighbors. Although there were few resident participants, feedback was generally positive as they neighbors were happier about the proposed residential use than a previously proposed gas station.

After these meetings, the petitioner waited after receiving confirmation from the Illinois Department of Housing Authority (IDHA) that they have obtained approval for financing before moving forward through the City's entitlement process. Since this project is age restricted and targeted for senior living, it qualifies for affordability incentives. The plans have not changed substantially from the concept presented to the Economic Development Committee (EDC) in December 2022.

STAFF COMMENTS:

Staff is supportive in general of the proposed rezone and variance approval request for this development. As stated above, while the Comprehensive Plan designates this area for neighborhood retail use, the proposed future designation of Mid-Density Residential is consistent with the unique features of the site and its proximity to amenities, making this an excellent location for a senior living development. Also, this apartment style housing for the aging population was identified as a serious need within the community in the Lifecycle Living plan.

In terms of the variance request, the increase to 14 dwelling units per acre is reasonable and will maintain the character of the area. The nearby duplexes and townhomes create a buffer between this multi-family land use and the single-family detached homes in Fox Hill. The request is much less than Anthony's Place which was approved in 2016 and requested an increase from eight (8) dwelling units per acre to twenty-four (24) dwelling units per acre. Ultimately, while approved, Anthony's Place ended up with a

density of approximately sixteen (16) dwelling units per acre once complete. For a comparison of similar multi-family land uses, please see the table below:

Development	Current Zoning	Max. DU's/Acre	Actual DU's/Acre
Reserve at Fox River	R-4	8 DU's/Acre	15.62 DU's/Acre
Longford Lakes	R-3	5 DU's/Acre	5.48 DU's/Acre
Heritage Woods*	R-4	8 DU's/Acre	24.86 DU's/Acre
York Meadow Apartments	R-4	8 DU's/Acre	11.69 DU's/Acre
Anthony's Place	R-4	8 DU's/Acre	16.03 DU's/Acre
Northpointe	**R-4 (Requested)**	**8 DU's/Acre**	**14 DU's/Acre**

The request to increase to fourteen (14) dwelling units per acre places this development on the lower end of density within the R-4 Districts in Yorkville.

Engineering Review

The City's engineering consultant EEI provided comments in a letter dated September 25, 2023 which is attached for your reference. Overall, comments were directed to the final engineering plans which are not required as part of the rezoning and variance request but will be submitted as part of the building permit review process.

Police Department Review

Minor site plan review comments were made by the Police Department. Those consisted of recommending "no parking" signage on Sycamore Road and limited landscaping at the intersection of US 34 and Sycamore Road due to possible visibility issues. Currently, the east and west sides of Sycamore Road from US 34 to John Street is a "no parking" zone and the petitioner has avoided placing landscaping materials with the 25-foot vision triangle at the northeast corner of US 34 and Sycamore Road.

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.

The care to which the community has undertaken to plan its land use development.

The petitioner has provided written responses to these standards as part of their application and requests inclusion of those responses into the public record during the public hearing at the November 8, 2023 Planning and Zoning Commission meeting.

VARIATION STANDARDS:

Section 10-4-7 identifies six (6) standards that need to be met when approving a zoning variation. The petitioner has provided their responses to these standards within their attached application:

a. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

b. The conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classification.

c. The alleged difficulty or hardship is caused by this title and has not been created by any person presently having an interest in the property.

d. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

e. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger to the public safety, or substantially diminish or impair property values within the neighborhood.

f. The proposed variation is consistent with the official comprehensive plan and other development standards and policies of the City.

The petitioner has provided written responses to these variance standards as part of their application and requests inclusion of those responses into the public record during the public hearing at the November 8, 2023 Planning and Zoning Commission meeting.

PROPOSED MOTIONS:

Rezone

In consideration of testimony presented during a Public Hearing on November 8, 2023 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 parcel located at the southeast corner of US 34 and Sycamore Road (PIN #02-30-203-006) from B-3 General Business District to R-4 General Multi-Family Residence District and further subject to {insert any additional conditions of the Planning and Zoning Commission} …

Variance

In consideration of testimony presented during a Public Hearing on November 8, 2023 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to permit an increase in maximum dwelling unit density within the R-4 District from eight (8) units per acre to fourteen (14) units per acre for the property located at the southeast corner of US 34 and Sycamore Road (PIN #02-30-203-006), and further subject to {insert any additional conditions of the Planning and Zoning Commission}…

ATTACHMENTS:

1. Petitioner Applications

2. October 5, 2023 Site Plan
3. Parking Space and Trip Generation
4. Colored Elevations
5. Landscape Plan
6. Architectural Rendering
7. EEI Review Comments dated September 25, 2023
8. Public Hearing Notice

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

DATE: 10.8.2022	PZC NUMBER:	DEVELOPMENT NAME: Fox Hill Senior Living

PETITIONER INFORMATION

NAME: Jacob Victor	COMPANY: Northpointe Development II Corporation
MAILING ADDRESS: 2380 State Road 44, Suite C	
CITY, STATE, ZIP: Oshkosh, WI 54904	TELEPHONE: ○ BUSINESS ◉ HOME 773-617-8178
EMAIL: Jake@northpointedev.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Castle Bank, % Peter C Kappos Trust: 2181

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:
Peter C Kappos

PROPERTY STREET ADDRESS: No Street Address

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:
Sycamore Road & W. Veterans Parkway - Parcel ID # 02-30-203-006

CURRENT ZONING CLASSIFICATION: B-3	REQUESTED ZONING CLASSIFICATION: R-4
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Neighborhood Retail	TOTAL ACREAGE: 3.43

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: County Land/W. Veterans Pkwy	
EAST: B-3	
SOUTH: B-3 & R-3	
WEST: OS-2, B-3, & R-3	

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-30-203-006			

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Website: www.yorkville.il.us

APPLICATION FOR REZONING

ATTORNEY INFORMATION	
NAME: Jason J. Hirschberg	COMPANY: Hirschberg Law, LLC
MAILING ADDRESS: P.O. Box 237	
CITY, STATE, ZIP: Oshkosh, WI 54903	TELEPHONE: 920.267.5780
EMAIL: jason@hirschberglaw.com	FAX: 920.744.0102
ENGINEER INFORMATION	
NAME: Justin Zampardi	COMPANY: Vierbicher
MAILING ADDRESS: 999 Fourier Drive, Suite 201	
CITY, STATE, ZIP: Madison, WI 53717	TELEPHONE: (608) 821-3970
EMAIL: jzam@vierbicher.com	FAX: (608) 821-3970
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Justin Zampardi (See Above)	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:

The existing zoning classifications and uses of the properties that are within the general area of the proposed rezoned property include primarily single-family homes with the R-3 classification. The subject property is immediately adjacent to largely undeveloped land currently zoned B-3 and is diagonally across from a OS-3 space, which is Fox Hill East. There are new R-4 senior developments along W. Veterans Parkway and planned for the Yorkville Marketplace area.

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 general trend of development in the immediate facinity has been slow to progress over the years, with a significant quantity of adjacent, undeveloped land that maintains the same zoning classification as the subject property. The area is comprised of primarily single-family R-3 homes and commercial/office uses. The businesses that exist in the area provide primarily healthcare related services, which will serve as a benefit to the future senior residents in the proposed development. Understanding the viability and benefits of being co-located to such services/amenities, the City of Yorkville has approved other senior housing focused communities including the new construction of an assisted living facility along W. Veterans Parkway. The subject property is also directly across the street from the Yorkville Marketplace, of which the owners of have long-planned to be comprised of a mix between anchor retail stores and luxury market rate housing. The overall trend of development in the area is promoting the development of additional higher density housing developments.

PLEASE STATE THE EXTENT TO WHICH PROPERTY VALUES ARE DIMINISHED BY THE PARTICULAR ZONING RESTRICTIONS:

Property values are diminished by the existing B-3 zoning restrictions as these restrictions are in place on the majority of surrounding properties in this area and there is a limited supply of R-4 land in the community.

With such a classification, these properties have not been developed and remain vacant and undeveloped. With an oversupply of B-3 land in the community, this takes away from the potential to add new tax generating developments to the community without re-zoning efforts. This also results in new challenges around the city's ability to attract and retain new or existing residents, especially in the rapidly growing senior population.

PLEASE STATE THE EXTENT TO WHICH THE DESTRUCTION OF PROPERTY VALUES OF PETITIONER PROMOTES THE HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE PUBLIC:

A Rezoning to the R-4 district is being requested. The overall publics health, safety, morals, and general welfare was an important consideration in deciding where to locate our proposed development and the site's design. Emphasis was placed on the site's landscaping and the important of mitigating any potential traffic impact of the proposal. R-4 zoning allows the flexibility necessary for Northpointe Development to develop a quality, senior, affordable living community while designing the site in a manner that respects the communities priorities. The plan carefully considered both vehicular and pedestrian connectivity, providing two ingress/egress points. Sidewalks will connect both the building and landscaping spaces provided throughout the property to existing infrastructure. Architectural features were selected in a manner that will conform with the overall character of existing residential uses – both multi- and single- family housing and commercial uses. Building placement was determined to maximize the capture of sunlight and mitigate the impact of commercial uses on future residents and on adjacent long-term homeowners. Units and amenities were purposely placed to provide accommodation for light, air

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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 subject property has never been developed and has maintained the B-3 zoning for a considerable amount of time. The rezoning of the property to R-4 will have a minimal impact on available B-3 land as there are alternative existing opportunities in the immediate vicinity.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

The development of affordable senior housing has been identified by City Staff as an important priority to ensure seniors could remain in the community after their home owning days.

Northpointe Development is proposing to set aside all units for residents earning 30-80 percent or less of the prevailing Kendall County Area Median Income ("AMI") using an allocation of Section 42 LIHTCs from the Illinois Housing Development Authority's ("IHDA's") rental housing tax credit program. Most units will be marketed towards seniors earning 50-80% of AMI. The property will be 65+ age restricted.

R-4 land is in extreme shortage in Yorkville, which has resulted in existing housing in the community targeted towards seniors maintaining waiting lists and seniors being forced to leave the community when they want to sell their homes. This is a result of housing costs and supply.

WITH RESPECT TO THE SUBJECT PROPERTY, PLEASE STATE THE CARE WITH WHICH THE COMMUNITY HAS UNDERTAKEN TO PLAN ITS LAND USE DEVELOPMENT:

While Yorkville has taken enormous care to plan its land use development code, there was a significant shortage of R-4 land included to allow the community more flexibility in determining where R-4 properties should exist.

The proposed site should be considered as it presents many beneficial elements to future residents and is a strong/ideal location for an R-4 property with proximity to commercial amenities, single-family homes, open space, and direct access to one of the community's main thoroughfare.

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):

Based upon Northpointe's extensive experience in multi-family housing, the development team feels significantly more parking than what will be required is being provided. The impact upon traffic and traffic conditions will be minimal when compared to alternative uses. The proposed use is for a 65+ senior independent affordable living community, which historically sees significantly less traffic generation than a typical multi-family development and far less than any commercial use that might be proposed along W. Veterans Parkway. Significant parking will be provided at a ratio of 2:1, which is in far excess than any potential scenario given only 45 units will be built of which the majority will be 1 Bedroom units with a single occupant.

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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:

Northpointe Development intentionally designed the proposed site plan to mitigate any hardship imposed on individual property owners. Neighbors will be engaged in the final design proposed and have the opportunity to provide feedback on the proposal. By rezoning the property to R-4, a significant need in the community will be addressed - high, quality affordable senior housing.

PLEASE STATE THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE ZONED PURPOSES:

The area is comprised of primarily single-family R-3 homes and commercial/office uses. The businesses that exist in the area provide primarily healthcare related services, which will serve as a significant benefit to the future senior residents in the proposed development. Understanding the viability and benefits of being co-located to such services/amenities, Northpointe Development chose this site as it will provide walkability to these amenities and connection to the single-family neighborhood. The subject property is also directly across the street from the Yorkville Marketplace, which will also serve as a major amenity to the future residents reducing commutes to daily needs. The site's size also allows for a creative approach to design and connection to the Fox Hill East Park. Significant parking will be provided to mitigate any potential impact on existing conditions.

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.

Jake Victor

PETITIONER SIGNATURE

10.09.2022

DATE

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

OWNER SIGNATURE

10/15/22

DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

JAMES LAUDANTE
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 4, 2026

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 VARIANCE

ATTORNEY INFORMATION	
NAME: Please see rezoning application	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
ENGINEER INFORMATION	
NAME: Please see rezoning application	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Please see rezoning application	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 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".

VARIANCE STANDARDS

PLEASE CONFIRM THE PROPOSED VARIATION IS CONSISTENT WITH THE OFFICIAL COMPREHENSIVE PLAN AND OTHER DEVELOPMENT STANDARDS AND POLICIES OF THE CITY.

The proposed development will align with all development standards and policies of the city besides as outlined under the variance request. The comprehensive plan shows the proposed site as Neighborhood Retail, but the subject site has gone undeveloped for a significant amount of time resulting in loss potential property taxes for the City and a significant shortage of affordable senior housing. This is identified as a priority under the comprehensive plan "Yorkville's existing housing stock is largely homogeneous: detached single-family housing mostly priced between $200,000 to $300,000. Townhomes, duplexes, and apartments are housing products that could be encouraged in Yorkville to meet local housing needs, including senior and affordable housing.. Some subdivision could also be re-positioned to offer such housing products."

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APPLICATION FOR VARIANCE

VARIANCE STANDARDS

PLEASE STATE THE VARIANCE REQUESTED AND THE CITY ORDINANCE INCLUDING THE SECTION NUMBERS TO BE VARIED:

The variance being requested is to allow for the proposed development to exceed 8 units/acre and build to a density of approximately 13.12 units/acre. This specific requirement is included under Title 10 Zoning, Chapter 7 Dimensional and Bulk Standards.

PLEASE STATE HOW THE PARTICULAR SURROUNDINGS, SHAPE OR TOPOGRAPHICAL CONDITIONS OF THE SPECIFIC PROPERTY INVOLVED, A PARTICULAR HARDSHIP TO THE OWNER WOULD RESULT, AS DISTINGUISHED FROM A MERE INCONVENIENCE, IF THE STRICT LETTER OF REGULATIONS WAS CARRIED OUT:

A variance to build beyond the maximum density standards permitted under the R-4 district is being requested. Due to the significant shortage of land available in the particular surroundings and Yorkville at large that would allow for an affordable senior age-restricted multi-family development by right, a variance is required.

-The relief being requested is the minimum necessary and there are no other meals besides the requested variance by which the proposed development can be built or by which the density hardship can be avoided or remedied to a degree sufficient to permit the continuation of development.
-The failure to grant the variance would result in exceptional hardship to the developer and result in the proposed development not continuing as Housing Tax Credit resources would not be available.
-The nature of the proposed development result in the circumstances being unique.
-The proposed development will be exceptional due to the nature of being income and rent restricted.

PLEASE STATE HOW THE CONDITIONS UPON WHICH THE APPLICATION FOR A VARIATION IS BASED ARE UNIQUE TO THE PROPERTY FOR WHICH THE VARIATION IS SOUGHT AND ARE NOT APPLICABLE, GENERALLY, TO OTHER PROPERTY WITHIN THE SAME ZONING CLASSIFICATION:

The requested variance is unique to the subject property due to its condition of being only 3.43 acres and the need to provide two ingress/egress points for the safety of the future residents. This site is also unique in that it is smaller than other R-4 properties in Yorkville due to stormwater detention being provided off-site. The nature of the proposed development being for an affordable, senior community also result in the uniqueness of the circumstance.

PLEASE STATE HOW THE ALLEGED DIFFICULTY OR HARDSHIP IS CAUSED BY THIS TITLE AND HAS NOT BEEN CREATED BY ANY PERSON PRESENTLY HAVING AN INTEREST IN THE PROPERTY:

The alleged difficulty and hardship was not created by any person presently having an interest in the property as the need to build multi-family housing to scale is a condition of the current economic environment.

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APPLICATION FOR VARIANCE

VARIANCE STANDARDS

PLEASE STATE HOW THE GRANTING OF THE VARIATION WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY OR IMPROVEMENTS IN THE NEIGHBORHOOD IN WHICH THE PROPERTY IS LOCATED:

Adequate space is naturally being provided between the proposed multi-family development and nearby single-family homes. Significant parking is being provided above and beyond the city's requirements to mitigate any impact on existing parking infrastructure in the community. Minimal traffic implications will be created as compared to potential alternative uses.

PLEASE STATE HOW THE PROPOSED VARIATION WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY, OR SUBSTANTIALLY INCREASE THE CONGESTION IN THE PUBLIC STREETS, OR INCREASE THE DANGER TO THE PUBLIC SAFETY, OR SUBSTANTIALLY DIMINISH OR IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

The variance requested is due to the proposed affordable senior age-restricted community (65+). The building's design and placement was considered in having minimum impact on existing supplies of light and air to the adjoining community. Congestion will be minimal as compared to alternative uses and far more parking than required will be provided to mitigate any use of existing infrastructure for residents. Due to the high-quality nature of the proposed development, no impact on property values is anticipated. Safety will be considered as residents will go through a thorough screening process, have adequate parking space, and private outdoor amenity space to mitigate use of existing infrasturture.

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.

Jake Victor
PETITIONER SIGNATURE

10.09.2022
DATE

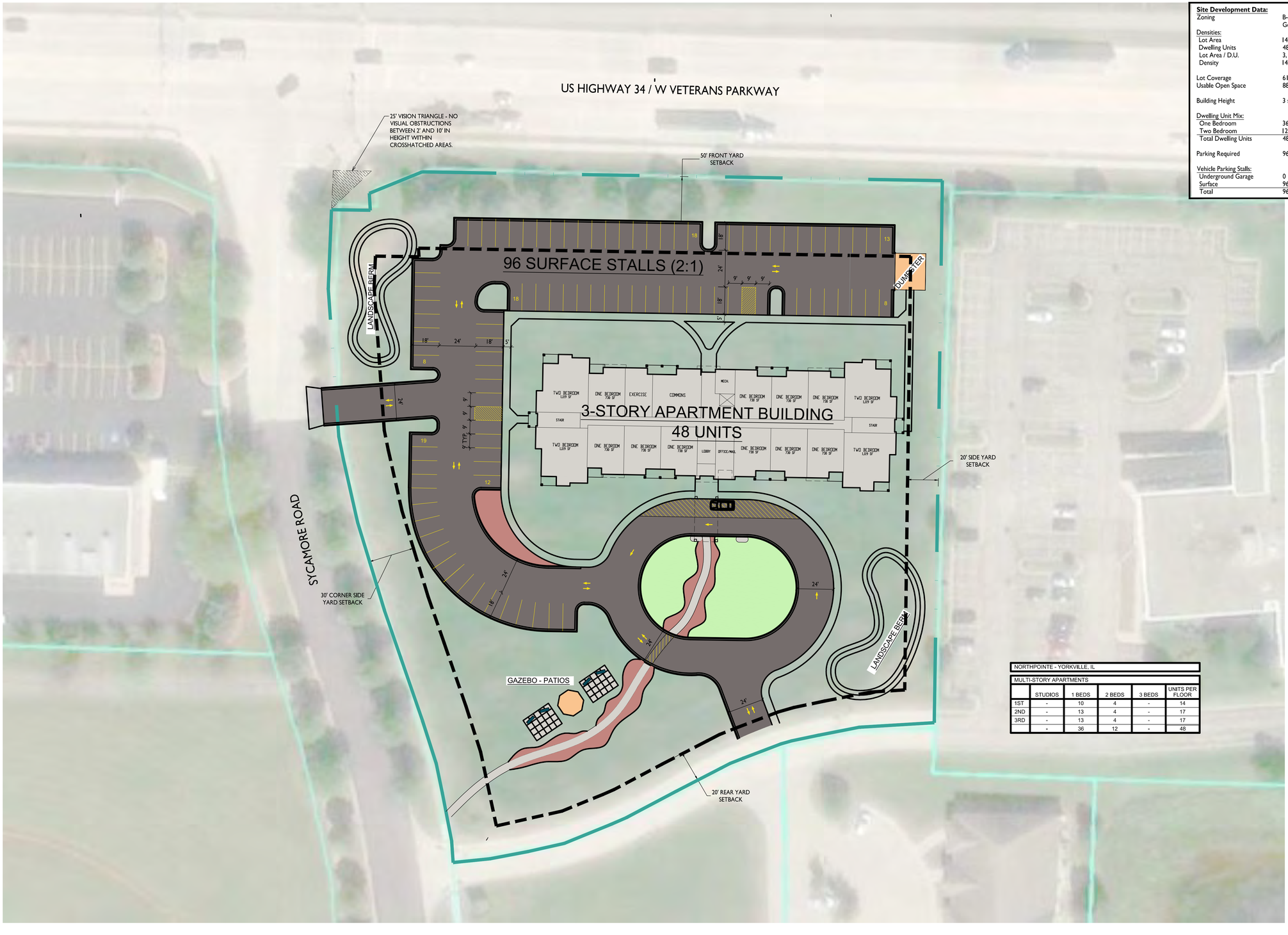
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

OWNER SIGNATURE

10/15/22
DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

JAMES LAUDANTE
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 4, 2026



NORTHPOINTE - YORKVILLE, IL					
MULTI-STORY APARTMENTS					
	STUDIOS	1 BEDS	2 BEDS	3 BEDS	UNITS PER FLOOR
1ST	-	10	4	-	14
2ND	-	13	4	-	17
3RD	-	13	4	-	17
	-	36	12	-	48

Site Development Data:

Zoning	B-3, General Business District
Densities:	
Lot Area	149,316 S.F./3.43 ACRES
Dwelling Units	48 units
Lot Area / D.U.	3,111 S.F./D.U.
Density	14 units/acre
Lot Coverage	61,530 S.F. (41%)
Usable Open Space	88,753 S.F. (1,849 S.F./unit)
Building Height	3 stories/49'-0"
Dwelling Unit Mix:	
One Bedroom	36
Two Bedroom	12
Total Dwelling Units	48
Parking Required	96 vehicule parking stalls
Vehicle Parking Stalls:	
Underground Garage	0
Surface	96
Total	96

1 C-1.1 SITE PLAN
1" = 30'-0"

GRAPHIC SCALE
0 30 60 90
1 INCH = 30 FT (24X36 SHEET)

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

NORTHPOINTE DEVELOPMENT CORPORATION

RE/MAX Preferred DreamLane REAL ESTATE GROUP

ISSUED
Issued for Re-Submittal - October 5, 2023

PROJECT TITLE
Fox Hill Senior Living
Yorkville, IL

Northpointe Development & DreamLane Real Estate Group

Sycamore Rd and US 34 / Veterans Parkway

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 2307

© Knothe & Bruce Architects, LLC

Housing Tax Credit
ELDERLY PARKING
Yorkville, IL

1 Bedroom		Stalls Per Unit	Units	Total Needed
	30%	0.4	9	3.6
	50%	0.82	15	12.3
	60%	1	4	4
	80%	1.09	6	6.54
2 Bedroom				
	30%	0.8	0	0
	50%	1.58	2	3.16
	60%	1.8	0	0
	80%	2	9	18

Parking Parking Spaces Required	48

Trips	Dwelling units	Trip Ratio	
Peak AM In	45	0.1093	5
Peak AM Out	45	0.375	17
Total New AM Trips			22
Peak PM In	45	0.3906	18
Peak AM Out	45	0.2344	11
Total New PM Trips			28

Land Use	ITE Code	Dwelling Units	AM Peak Hour		PM Peak Hour	
			In	Out	In	Out
Multifamily Housing	220	45	5	17	18	11
Total New Trips			**5**	**17**	**18**	**11**

1 X201 ELEVATION - SOUTH
1/8" = 1'-0"

2 X201 ELEVATION - EAST
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	COBBLESTONE
2	COMPOSITE LAP 6"	JAMES HARDIE	TIMBER BARK
3	COMPOSITE LAP 6"	JAMES HARDIE	CUSTOM RUST
4	BRICK VENEER	INTERSTATE BRICK	COPPERSTONE
5	CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
9	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	RAILING & HANDRAIL	SUPERIOR	BLACK
15	ASPHALT SHINGLES	CERTAINTEED	WEATHERED WOOD

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave. #201
Middleton, WI 53562

ISSUED

NOT FOR CONSTRUCTION

PROJECT TITLE
NORTHPOINTE - YORKVILLE

YORKVILLE, ILLINOIS

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
X201

PROJECT NUMBER 2307

© Knothe & Bruce Architects, LLC

1 X202 ELEVATION - NORTH
1/8" = 1'-0"

2 X202 ELEVATION - WEST
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	COBBLESTONE
2	COMPOSITE LAP 6"	JAMES HARDIE	TIMBER BARK
3	COMPOSITE LAP 6"	JAMES HARDIE	CUSTOM RUST
4	BRICK VENEER	INTERSTATE BRICK	COPPERSTONE
5	CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
9	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	RAILING & HANDRAIL	SUPERIOR	BLACK
15	ASPHALT SHINGLES	CERTAINTEED	WEATHERED WOOD

NOT FOR CONSTRUCTION

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave. #201
Middleton, WI 53562

ISSUED

PROJECT TITLE
NORTHPOINTE - YORKVILLE

YORKVILLE, ILLINOIS

SHEET TITLE
EXTERIOR ELEVATIONS

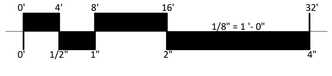
SHEET NUMBER
X202

PROJECT NUMBER 2307

© Knothe & Bruce Architects, LLC

1 X203 COLOR ELEVATION - SOUTH
1/8" = 1'-0"

2 X203 COLOR ELEVATION - EAST
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	COBBLESTONE
2	COMPOSITE LAP 6"	JAMES HARDIE	TIMBER BARK
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4	BRICK VENEER	INTERSTATE BRICK	COPPERSTONE
5	CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
9	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	RAILING & HANDRAIL	SUPERIOR	BLACK
15	ASPHALT SHINGLES	CERTAINTEED	WEATHERED WOOD

NOT FOR CONSTRUCTION

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Middleton, WI 53562

ISSUED

PROJECT TITLE
NORTHPOINTE - YORKVILLE

YORKVILLE, ILLINOIS

SHEET TITLE
COLOR EXTERIOR ELEVATIONS

SHEET NUMBER
X203

PROJECT NUMBER 2307

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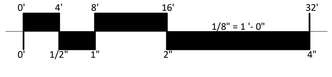
1 / X204 COLOR ELEVATION - NORTH
1/8" = 1'-0"

2 / X204 COLOR ELEVATION - WEST
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	COBBLESTONE
2	COMPOSITE LAP 6"	JAMES HARDIE	TIMBER BARK
3	COMPOSITE LAP 6"	JAMES HARDIE	CUSTOM RUST
4	BRICK VENEER	INTERSTATE BRICK	COPPERSTONE
5	CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
9	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	RAILING & HANDRAIL	SUPERIOR	BLACK
15	ASPHALT SHINGLES	CERTAINTEED	WEATHERED WOOD

NOT FOR CONSTRUCTION

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave. #201
Middleton, WI 53562

ISSUED

PROJECT TITLE
NORTHPOINTE - YORKVILLE

YORKVILLE, ILLINOIS

SHEET TITLE
COLOR EXTERIOR ELEVATIONS

SHEET NUMBER
X204

PROJECT NUMBER 2307

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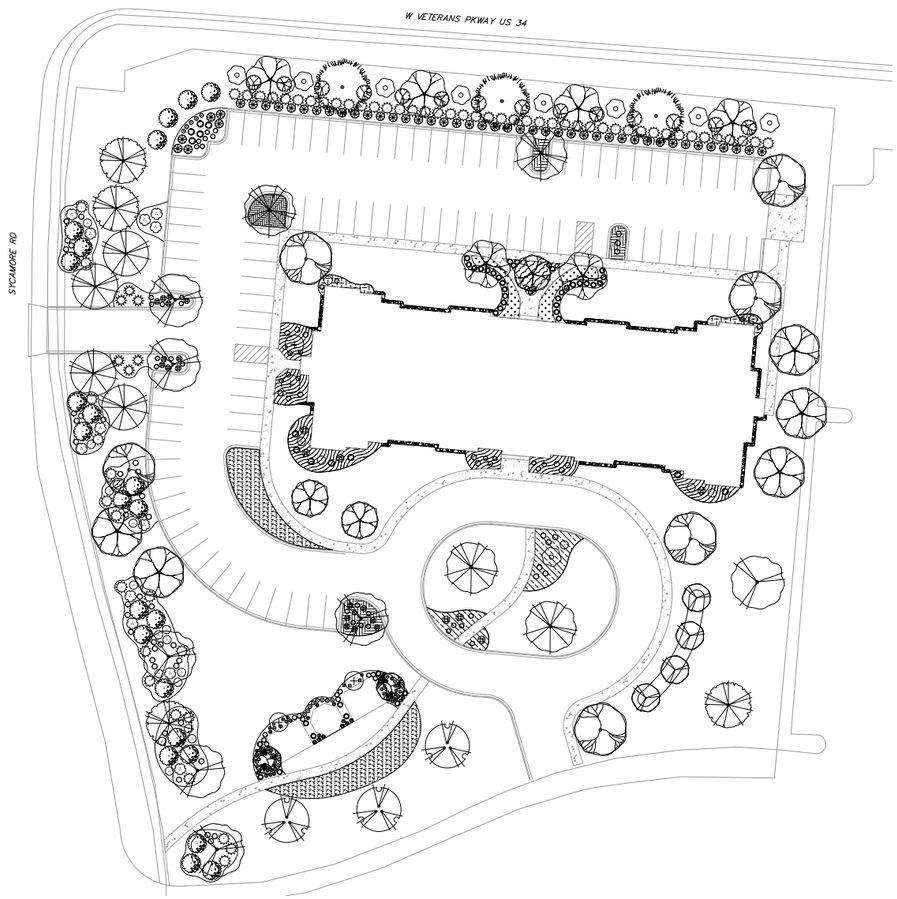
© Vierbicher Associates, Inc.

Landscape Requirements City of Yorkville			Fox Hill Senior Living		10/18/2023	
			Factor	**Required**	**Provided**	
Interior Parking	# of stalls	93	20	4.65	5	Trees
Perimeter Parking (North Frontage)	Linear feet	324	3.24	3.24	4	Canopy Tree
				3.24	3	Evergreen Trees
				106.92	107	Shrub
Lot	# of Units	48	12	24	25	Shade tree
				180	181	Shrubs
		West				
Landscape Easement (West Frontage)	Linear feet	420	4.2	12.6	13	Shade Trees
				16.8	16	Evergreens
				84	84	Shrubs



PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Ace sac	Acer saccharum / Sugar Maple	B & B	2.5"Cal	6
Aes gla	Aesculus glabra / Ohio Buckeye	B & B	2.5"Cal	3
Car ova	Carya ovata / Shagbark Hickory	B & B	2.5"Cal	4
Nys syl	Nyssa sylvatica / Tupelo	B & B	1.5"Cal	3
Que alb	Quercus alba / White Oak	B & B	2.5"Cal	6
Que bic	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal	4
Que imb	Quercus imbricaria / Shingle Oak	B & B	2.5"Cal	4
Que mac	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal	7
Que mue	Quercus muehlenbergii / Chinkapin Oak	B & B	2.5"Cal	5

EVERGREEN TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Pin str	Pinus strobus / White Pine	B & B	6' ht.	3

UNDERSTORY TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Cer can	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	2.5"Cal	2
Pru pen	Prunus pensylvanica / Pin Cherry	Cont.	4' ht.	4

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Amo can	Amorpha canescens / Leadplant	Cont.	1 Gal.	12
Aro mel	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.	22
Cea ame	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.	65
Cep occ	Cephalanthus occidentalis / Buttonbush	Cont.	5 Gal.	7
Cor ser	Cornus sericea / Red Twig Dogwood	Cont.	5 Gal.	13
Cor ame	Corylus americana / American Hazelnut	Cont.	5 Gal.	9
Ham vi2	Hamamelis virginiana / Common Witch Hazel	B & B	4' ht.	4
Lon die	Lonicera diervilla / Honeysuckle	Cont.	3 Gal.	56
Phy opu	Physocarpus opulifolius / Ninebark	Cont.	5 Gal.	6
Rhu gro	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	Cont.	3 Gal.	49
Sam can	Sambucus canadensis / American Elderberry	Cont.	3 Gal.	14
Vib pru	Viburnum prunifolium / Blackhaw Viburnum	B & B	4' ht.	23

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Bux x '	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.	36
Hyp kal	Hypericum kalmianum / Kalm St. Johnswort	Cont.	5 Gal.	17
Jun co2	Juniperus communis depressa / Common Juniper	Cont.	2 Gal.	61
Jun hor	Juniperus horizontalis / Creeping Juniper	Cont.	5 Gal.	1

PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Ath fil	Athyrium filix-femina / Common Lady Fern	Cont.	1 Gal.	13
Ger mac	Geranium maculatum / Spotted Geranium	Cont.	1 Gal.	25
Osm cin	Osmunda cinnamomea / Cinnamon Fern	Cont.	1 Gal.	1
Pan vir	Panicum virgatum / Switch Grass	Cont.	1 Gal.	13
Pol rep	Polemonium reptans / Greek Valerian	Cont.	1 Gal.	24
Sch sco	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	18
Spo het	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	6

PLANT MATERIAL NOTES:

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE.

LANDSCAPE MATERIAL NOTES:

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
3. LANDSCAPE BEDS TO BE MULCHED WITH SHREDDED HARDWOOD MULCH TO 3" DEPTH MIN.
4. LANDSCAPE BEDS ARE SEPARATED FROM SEEDED AREAS WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 4"X4" OR EQUAL, COLOR BLACK ANODIZED.
5. ALL TREES AND/OR SHRUBS PLANTED IN SEEDED AREAS TO BE INSTALLED WITH A 6' DIAMETER MULCH RING AND SHOVEL CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULATE SHOULD BE APPLIED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION. APPLICATION RATES TO REFLECT MANUFACTURER SPECIFICATIONS.

SEEDING AND PLUG PLANTING NOTES:

1. ALL UNSPECIFIED, DISTURBED AREAS TO BE SEEDED WITH 'MADISON PARKS' SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY ½" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"-6".) PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.
2. INSTALL GROUNDCOVERS AND BUTTERFLY GARDEN PLUGS AS 2" X 2" X 4", 2.25" X 2.25" X 5" OR 2.5" x 2.5" x 3.5" PLUGS AS SUPPLIED BY AGRECOL, MIDWEST GROUNDCOVERS, TAYLOR CREEK OR EQUAL. PLUGS TO BE INSTALLED 10" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES RESPECTIVELY THROUGHOUT PLANTING. APPLY ½" WATER DAILY FOR 3 WEEKS FOLLOWING INSTALLATION. APPLY AN INITIAL APPLICATION OF PRE-EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS AND STATE REGULATIONS.

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
5. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.

GRAPHIC SCALE, FEET

0 20 40 80

CONCEPT PLANT SCHEDULE

	3/4" WASHED STONE	563 sf
	—	
	BUTTERFLY GARDEN PLUGS	1,993 sf
	Allium cernuum / Nodding Onion	46
	Asclepias tuberosa / Butterfly Milkweed	77
	Asclepias verticillata / Whorled Milkweed	46
	Baptisia alba / White Wild Indigo	61
	Bouteloua curtipendula / Side Oats Grama	122
	Carex bicknellii / Prairie Sedge	46
	Coreopsis palmata / Stiff Tickseed	31
	Dalea purpurea / Purple Prairie Clover	46
	Echinacea pallida / Pale Purple Coneflower	46
	Echinacea purpurea / Coneflower	31
	Eragrostis spectabilis / Purple Lovegrass	61
	Eryngium yuccifolium / Rattlesnake Master	46
	Koeleria macrantha / Prairie Junegrass	61
	Lespedeza capitata / Round-headed Bush Clover	42
	Liatris aspera / Rough Blazing Star	92
	Liatris pycnostachya / Gayfeather	61
	Monarda fistulosa / Bergamot	31
	Monarda punctata / Spotted Horsemint	46
	Phlox pilosa / Downy Phlox	61
	Ratibida pinnata / Yellow Coneflower	16
	Rudbeckia hirta / Black-eyed Susan	61
	Schizachyrium scoparium / Little Bluestem	153
	Solidago ohioense / Ohio Goldenrod	46
	Sporobolus heterolepis / Prairie Dropseed	153
	Symphyotrichum ericoides / Heath Aster	31
	Symphyotrichum novae-angliae / New England Aster	31
	GC #1	900 sf
	Coreopsis palmata / Stiff Tickseed	94
	Echinacea pallida / Pale Purple Coneflower	94
	Rudbeckia fulgida / Coneflower	94
	Sporobolus heterolepis / Prairie Dropseed	656
	GC #2	499 sf
	Asarum canadense / Wild Ginger	441
	Polemonium reptans / Greek Valerian	78
	GC #3	281 sf
	Coreopsis lanceolata / Lanceleaf Tickseed	44
	Eragrostis spectabilis / Purple Lovegrass	205
	Geum triflorum / Prairie Smoke	44
	GC #4	286 sf
	Carex rosea / Rosy Sedge	223
	Hydrophyllum virginianum / Virginia Waterleaf	15
	Phlox divaricata / Woodland Phlox	30
	Polemonium reptans / Greek Valerian	30
	GC #5	1,887 sf
	Bouteloua curtipendula / Side Oats Grama	295
	Carex bicknellii / Prairie Sedge	491
	Liatris aspera / Rough Blazing Star	197
	Liatris pycnostachya / Gayfeather	197
	Monarda punctata / Spotted Horsemint	99
	Rudbeckia fulgida / Coneflower	99
	Sporobolus heterolepis / Prairie Dropseed	589
	GC #6	933 sf
	Asclepias tuberosa / Butterfly Milkweed	49
	Eryngium yuccifolium / Rattlesnake Master	49
	Koeleria macrantha / Prairie Junegrass	146
	Liatris pycnostachya / Gayfeather	49
	Panicum virgatum / Switch Grass	98
	Parthenium integrifolium / Wild Quinine	49
	Schizachyrium scoparium / Little Bluestem	292
	Sporobolus heterolepis / Prairie Dropseed	195
	Symphyotrichum novae-angliae / New England Aster	49

vierbicher planners engineers advisors

Landscape Plan

Fox Hill Senior Living
Sycamore Rd & US 34
Yorkville, Illinois

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE 10/18/2023
DRAFTER EGOR
CHECKED JZAM
PROJECT NO. 220305

L100

18 Oct 2023 - 8:22p M:\Northpointe Development\220305_Fox Hill Senior Living Yorkville, IL\CADD\220305_Landscape Revised.dwg by: egor

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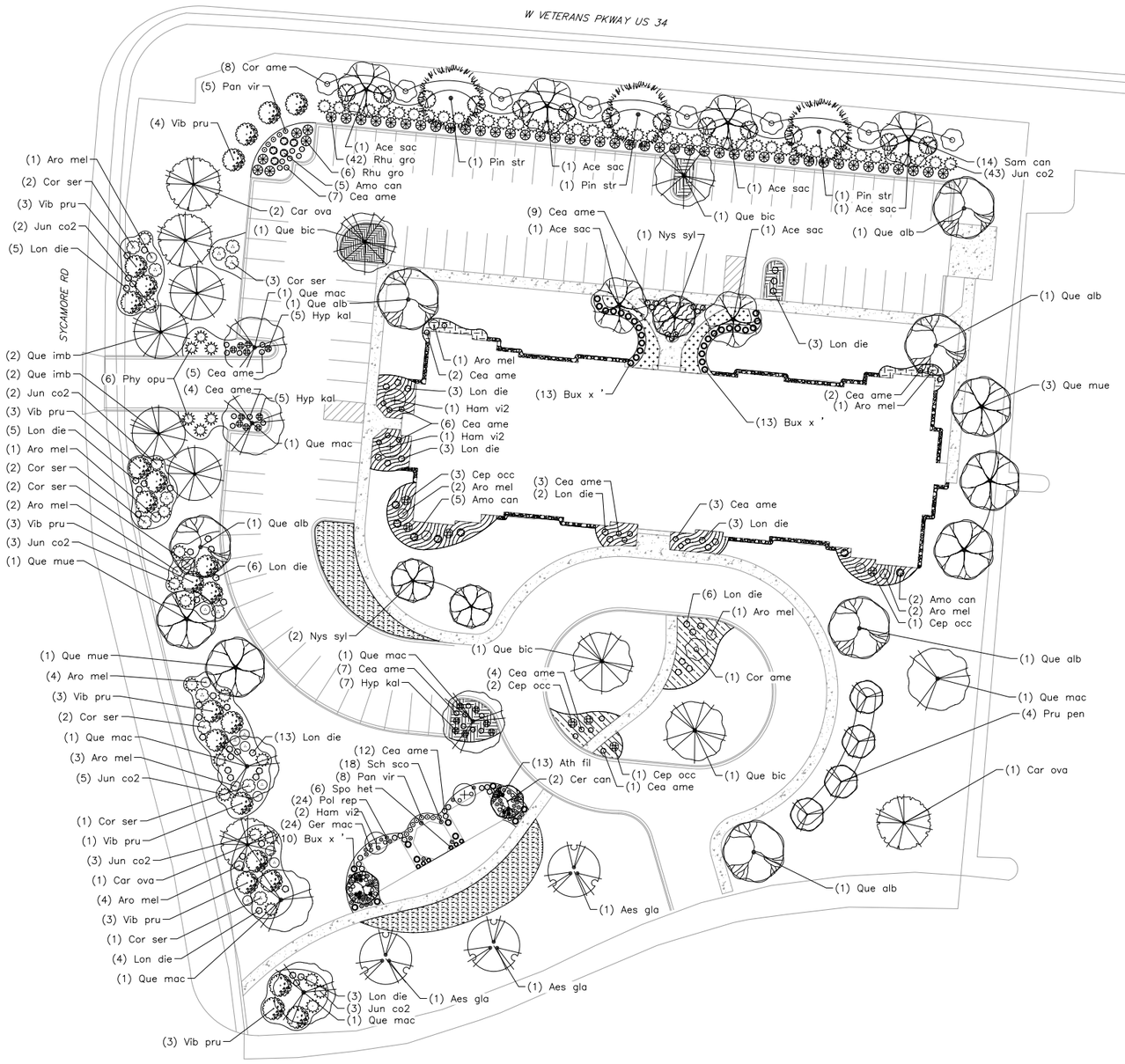
PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE
	Ace sac	Acer saccharum / Sugar Maple	B & B	2.5"Cal
	Aes gla	Aesculus glabra / Ohio Buckeye	B & B	2.5"Cal
	Car ova	Carya ovata / Shagbark Hickory	B & B	2.5"Cal
	Nys syl	Nyssa sylvatica / Tupelo	B & B	1.5"Cal
	Que alb	Quercus alba / White Oak	B & B	2.5"Cal
	Que bic	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal
	Que imb	Quercus imbricaria / Shingle Oak	B & B	2.5"Cal
	Que mac	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal
	Que mue	Quercus muehlenbergii / Chinkapin Oak	B & B	2.5"Cal
EVERGREEN TREES	**CODE**	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**
	Pin str	Pinus strobus / White Pine	B & B	6' ht.
UNDERSTORY TREES	**CODE**	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**
	Cer can	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	2.5"Cal
	Pru pen	Prunus pensylvanica / Pin Cherry	Cont.	4' ht.
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**
	Amo can	Amorpha canescens / Leadplant	Cont.	1 Gal.
	Aro mel	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.
	Cea ame	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.
	Cep occ	Cephalanthus occidentalis / Buttonbush	Cont.	5 Gal.
	Cor ser	Cornus sericea / Red Twig Dogwood	Cont.	5 Gal.
	Cor ame	Corylus americana / American Hazelnut	Cont.	5 Gal.
	Ham vi2	Hamamelis virginiana / Common Witch Hazel	B & B	4' ht.
	Lon die	Lonicera diervilla / Honeysuckle	Cont.	3 Gal.
	Phy opu	Physocarpus opulifolius / Ninebark	Cont.	5 Gal.
	Rhu gro	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	Cont.	3 Gal.
	Sam can	Sambucus canadensis / American Elderberry	Cont.	3 Gal.
	Vib pru	Viburnum prunifolium / Blackhaw Viburnum	B & B	4' ht.
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**
	Bux x '	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.
	Hyp kal	Hypericum kalmianum / Kalm St. Johnswort	Cont.	5 Gal.
	Jun co2	Juniperus communis depressa / Common Juniper	Cont.	2 Gal.
PERENNIALS	**CODE**	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**
	Ath fil	Athyrium filix-femina / Common Lady Fern	Cont.	1 Gal.
	Ger mac	Geranium maculatum / Spotted Geranium	Cont.	1 Gal.
	Pan vir	Panicum virgatum / Switch Grass	Cont.	1 Gal.
	Pol rep	Polemonium reptans / Greek Valerian	Cont.	1 Gal.
	Sch sco	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.
	Spo het	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.



18 Oct 2023 - 8:27p M:\Northpointe Development\220305_Fox Hill Senior Living Yorkville, IL\CADD\220305_Landscape Revised.dwg by: egor

vierbicher
planners engineers advisors

Landscape Enlargement

Fox Hill Senior Living
Sycamore Rd & US 34
Yorkville, Illinois

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE
10/18/2023

DRAFTER
EGOR

CHECKED
JZAM

PROJECT NO.
220305

L101

September 25, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

Re: Northpointe Subdivision
Variance & Rezoning Request – 2nd Submittal
United City of Yorkville

Dear Krysti:

We have reviewed the following items for the above referenced project:

- Concept Site Plan dated September 18, 2023
- Exterior Elevations
- Plan Council Minutes from November 10, 2022

Our review of these plans and reports are 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. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
    - YBSD approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
    - IEPA permit may be needed for the sanitary sewer service depending on the use and calculated flow from the development.
    - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
    - IDNR and IHPA permits should be obtained, and the City and EEI should be copied on all correspondence.
    - Stormwater permit application in accordance with the Yorkville Storm Water Management Ordinance (Kendall Countywide Ordinance)

2. The following will need to be submitted with Final Engineering Plans:

    a. Truck turning exhibits for delivery and emergency vehicles

    b. Landscape plan

    c. Photometric plan

    d. An engineer's estimate needs to be provided and must include all public improvements within the ROW including utility connections and all soil erosion and sediment control items. This cost estimate will be used to determine the construction guarantee amount. In addition, a cost estimate needs to be provided for all site improvements which will be used to calculate the building permit fees.

    e. See the attached Checklist for additional information needed at final engineering.

3. Show the setback distance from the intersection to the driveway off of Sycamore Rd. The setback should be a minimum of 200 feet from the intersection per the Zoning Ordinance (10-16-3). However, it is preferred that the driveway aligns with the existing driveway to the west.

4. Detention Volume is provided for this development in the subdivision detention basin south of the Dreyer Site.

5. The proposed parking provided should be confirmed by the City. A site data table should be added to the plan.

6. The unit table refers to Urbana, IL instead of Yorkville.

7. Include drive aisle widths and parking stall lengths.

8. Show setbacks on the site plan.

If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Jacob Victor, Northpointe (via email)
TNP, PGW2, EEI (Via e-mail)

March 23, 2023

UNITED CITY OF YORKVILLE

GENERAL CHECKLIST FOR COMMERCIAL SITE PLANS/SINGLE LOT DEVELOPMENTS

(EXTERNAL USE ONLY)

- Professional engineer signature and seal on drawings and calculations
- Location map and address, J.U.L.I.E. note included on plans
- Benchmarks based on NAVD 88 datum
- Existing utilities and topography to be provided
  - ✓ Existing elevations and contours shown at 1' intervals
- Compliance with subdivision grading plan (if applicable) and/or provide proposed grading plan
  - ✓ Proposed elevations and contours at 1' intervals
  - ✓ Indicate building top of foundation (2 ft. above H.W.L.)
  - ✓ Storm water drainage - safe outlet available and adequate conveyance provided
- Flood plain or flood way requirements to be addressed, if necessary
- Stormwater management
  - ✓ Per Kendall County/Yorkville stormwater management ordinance
  - ✓ Apply for storm water permit, if necessary
- Provide stormwater pollution prevention (SWPP) plan
  - ✓ Apply for NOI permit, if necessary
  - ✓ Note that receipt of NPDES permit required prior to construction
- Provide typical pavement sections
- Pavement markings and signage
- Entrance detail
- Handicap ramp detail (use IDOT standard)
- Show water service and include City standard details and notes
- Show sanitary service with inspection manhole and include YBSD standard notes
- Apply for appropriate IEPA permits – water and sanitary, if necessary
- Provide easements, if necessary
- Provide landscape plan
- Provide photometric plan
- Compliance with zoning code
- Performance guarantee for public improvements
- Overall cost estimate for all site improvements – for building permit fees

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PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF YORKVILLE
PLANNING & ZONING COMMISSION
PZC 2022-23

NOTICE IS HEREWITH GIVEN THAT Jacob Victor, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification of an approximately 3.43-acre parcel located at the southeast corner of Veteran's Parkway (U.S. Route 34) and Sycamore Road in Yorkville, Illinois. The petitioner is seeking to rezone the property from the B-3 General Business District to the R-4 General Multi-Family Residence District. Additionally, the petitioner is requesting variance approval to increase the maximum allowable density in the R-4 General Multi-Family Residence District from eight (8) dwelling units per acre to thirteen (14) dwelling units per acre. The purpose of the rezoning and variance requests are to establish and operate a three (3) story, forty-five (48) dwelling-unit senior apartment complex.

The legal description is as follows:

LOT 2 IN THE RESUBDIVISION OF LOT 1 IN FOX HILL, UNIT 6, BEING A RESUBDIVISION OF PART OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 30, 2005 AS DOCUMENT 200500026016 IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

Tax PIN: 02-30-203-006

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, November 8, 2023 at 7:00 pm at the United City of Yorkville, City Council Chambers, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

Application and information materials regarding this notice are available for public review and any questions or written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois 60560. All interested parties are invited to attend the public hearing and will be given an opportunity to be heard.

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

JORI BEHLAND
City Clerk

10/20/2023 7516334

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This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the The Beacon-News, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 10/20/2023, and the last publication of the notice was made in the newspaper dated and published on 10/20/2023.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

PUBLICATION DATES: **Oct 20, 2023.**

The Beacon-News
In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

21st Day of October, 2023, by

Chicago Tribune Media Group

Jeremy Gates

Reviewed By:	
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Finance	□
Engineer	■
City Administrator	■
Community Development	■
Purchasing	□
Police	□
Public Works	■
Parks and Recreation	■

Agenda Item Number

Mayor's Report #9

Tracking Number

PZC 2023-09 & EDC 2023-36

Agenda Item Summary Memo

Title: Unified Development Ordinance (UDO) Discussion

Meeting and Date: City Council – November 28, 2023

Synopsis: Summary of Unified Development Ordinance (UDO) Recommendations

Council Action Previously Taken:

Date of Action: CC – 11/14/23 Action Taken: Presentations and discussions took place at the 9/26/23, 10/11/23, 10/24/23, and 11/14/23 City Council meetings.

Item Number: PZC 2023-09 & EDC 2023-36

Type of Vote Required: Discussion

Council Action Requested: Feedback

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

Agenda Item Notes:

Additional packet material can be found at:

https://www.yorkville.il.us/Archive.aspx?ADID=5429

Memorandum

To: City Council
From: Bart Olson, City Administrator
CC:
Date: November 22, 2023
Subject: UDO updates – ADU owner occupied

Summary

Status update on the questions posed at the last City Council meeting related to owner occupation of accessory dwelling units.

Background

This item was last discussed by the City Council at the November 14th meeting, when the City Council gave direction to staff to include an owner-occupied requirement to all accessory dwelling units (detached or attached). The intent of this direction is to prevent large scale purchase and redevelopment of single-family homes into two rental units for each property. Director Noble has drafted simple language requiring the owner of a property to live in either the home or the ADU (Chapter 4 of the UDO, page 35 of the pdf). This requirement is theoretically simple to implement on the front end: if someone applies for a permit for an attached ADU, we will require them to include proof of the owner residing in one of the units, and if someone applies for a special use for a detached ADU, that proof would be part of the public record before it is approved by City Council. However, and as discussed in the November 14th City Council meeting, post-approval enforcement of this requirement is fraught with issues.

Attorney Orr is still researching the impact of enforcement of this requirement and may have a verbal update for the November 28th City Council meeting. In her initial review, she has questioned the constitutionality of the requirement and provided some practical hurdles on enforcement should it be adopted. For instance, we are unclear whether enforcement from the City would come through administrative adjudication and the new authorities granted by the state, or whether it would have to come through the circuit court. Further, Attorney Orr has doubts that the City would have the authority (even as a future home rule city) to evict a renter living in an ADU which does not have an owner living in the other unit. While an eviction outcome may not have been the City Council's intent, we are unaware of any practical designation or action that could be taken to remedy the violation. As Attorney Orr's research continues, she will provide updates as needed.

Recommendation

This is an informational item.

Memorandum

To: City Council
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: November 21, 2023
Subject: **Unified Development Ordinance**
Recommendations for Proposed Unified Development Ordinance

UNIFIED DEVELOPMENT ORDINANCE (UDO) RECOMMENDATIONS:

At the November 14th City Council meeting, staff was given direction to remove the **"Connectivity Index Calculation"** located in Chapter 7 – Subdivision Standards which has been revised and incorporated into the attached redlined version of the Unified Development Ordinance *(page 3 of Chapter 7)*:

ITEMS FOR CONTINUED DISCUSSION:

The City Council recommended further discussion of the proposed **Accessory Dwelling Unit (ADU)** regulations in Chapter 4 – Use Standards and requested draft language which includes:

a. Add language which requires owner-occupancy for either the primary structure or the ADU *(page 35 of Chapter 4).*

b. Make detached ADUs a special use *(page 11 of Chapter 3)*.

Staff has attached draft ADU regulations based upon the above feedback, as prepared by the city's planning consultant for the UDO, Houseal Lavigne.

STAFF COMMENTS

Staff is seeking feedback and direction regarding the continued discussion item listed above within the proposed in the Unified Development Ordinance so that those changes can be implemented in a revised version of the document and presented at a future City Council meeting for a vote.

Chapter 7. Subdivision Standards

10-7-1. Intent and Purpose 1
10-7-2. Lots 2
10-7-3. Street Design and Improvements 3
10-7-4. Circulation and Connectivity 13
10-7-5. Easements 13
10-7-6. Water, Sewer, and Stormwater 14
10-7-7. Cluster Development 15
10-7-8. Anti-Monotony Standards 16
10-7-9. Park and Recreation Land and School Site Dedication 18

10-7-1. Intent and Purpose

A. The regulations of this Chapter are adopted to:

1. Protect the interests of the landowner, the investor in land, the homeowner, and the municipal unit;
2. Conserve, protect, and enhance property and property values; to secure the most efficient use of land; and to facilitate the provisions of public improvements;
3. Provide for orderly growth and development; to afford adequate facilities for the safe and efficient means for traffic circulation of the public; and to safeguard the public against flood damage;
4. Prescribe reasonable rules and regulations governing the subdivision and platting of land; the preparation of plats; the location, width, and course of streets and highways; the installation of utilities, street pavements, and other essential improvements; and the provision of necessary public grounds for schools, parks, playgrounds, and other public open space; and
5. Establish procedures for the submission, approval, and recording of plats, to provide the means for enforcement of this title, and to provide penalties for violations.

B. **Provision of Improvements.** All improvements required by this Chapter shall be installed by the developer as part of a Subdivision as detailed in Section 10-8-6.

C. **Conformance With Standard Specifications and Ordinances.** All improvements required in this Chapter shall be as specified in the City's standard specifications for improvements, the Kendall County Stormwater Management Ordinance, and other applicable County ordinances.

10-7-2. Lots

A. **Conformance With District Standards.** All lots shall meet the minimum depth, width, and area requirements of the governing district, unless otherwise approved as a cluster development.

B. **Lot Size and Shape.** The size, shape, and orientation of lots shall be appropriate for the location of the subdivision, and for the type of development and use contemplated, as determined by the Planning and Zoning Commission and City Council.

C. **Orientation.** Where appropriate, lot orientation along an east-west longitudinal axis is recommended for increased energy efficiency for potential solar panels.

D. **Double Frontage and Reverse Frontage Lots**.

1. Double frontage and reverse frontage lots shall be avoided, except where necessary to overcome disadvantages of topography and orientation, and where a limited access highway, railroad right-of-way, major street, or similar situation exists.

2. In these instances, double frontage lots shall be provided with suitable screen planting when adjoining roadways as follows:

    a. **Local or Collector Roads.** Double frontage lots adjoining a local or collector road shall provide a type C transition yard as specified in Table 10-5-2(F)(3).

    b. **Arterial Roads.** Double frontage lots adjoining a local or collector road shall provide a type D transition yard as specified in Table 10-5-2(F)(3).

3. Double frontage lots may be subdivided and utilize a separate lot or outlot where the rear property line fronts an adjoining roadway for required transition yards.

E. **Subdivisions to Include Entirety of Parent Parcels.** Subdivisions must include and plan for the entire parcel or parcel(s) being divided and shall not exclude portions of the parcel or parcel(s) being divided from the subdivision.

F. **Access.**

1. All lots shall front or abut on a public street.

2. The fronting of residential lots on state and county highways or major thoroughfares, major collectors as designated in the comprehensive plan is prohibited. Each subdivision entrance shall be located not less than one thousand three hundred (1,300) feet apart, centerline to centerline, unless topography or existing street locations dictate otherwise.

3. Non-access provisions controlling ingress and egress to streets may be required by the Planning and Zoning Commission and City Council to assure traffic safety and to relieve congestion at intersections.

4. The distance between access points shall adhere to the City's standard specifications and be approved by the City Engineer.

10-7-3. Street Design and Improvements

A. **Street Network Design**

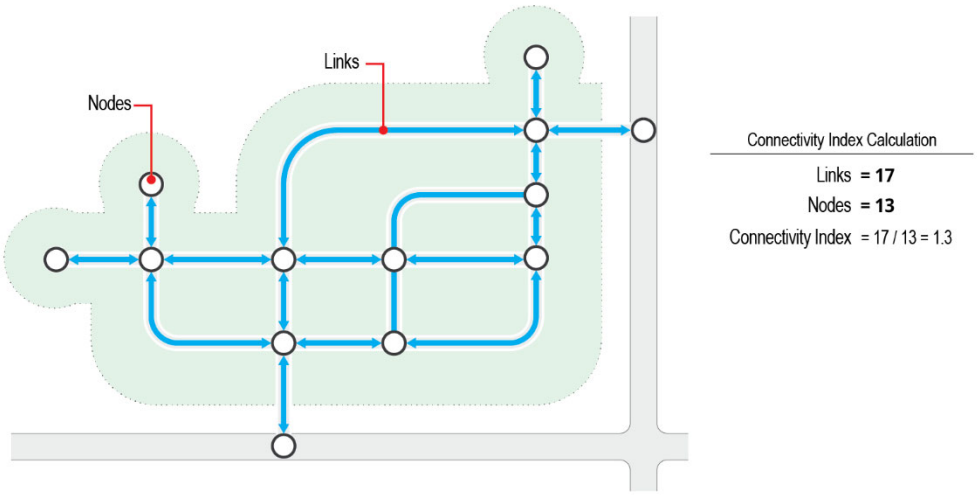
1. **General Street Layout**.

a. In general, streets should be designed and located so that they relate to the topography, preserve natural features such as streams and tree growth, and provide adequate public safety and convenience for motorists, cyclists, and pedestrians alike.

b. The proposed street layout shall also be coordinated with the existing street system of the surrounding area. Where a through street or a series of streets establishes a connection between two (2) public streets, such street shall be a public street.

~~c. **Connectivity Index**. A connectivity index shall be used to determine the adequacy of street layout design. A connectivity index is calculated as the ratio of the number of street links (road sections between intersections) in the subdivision street layout divided by the number of street nodes (intersections and cul-de-sac heads). Streets within a subdivision shall have a minimum connectivity index measurement of one and two-tenths (1.2).~~

~~*Figure 7.1. Connectivity Index Calculation*~~

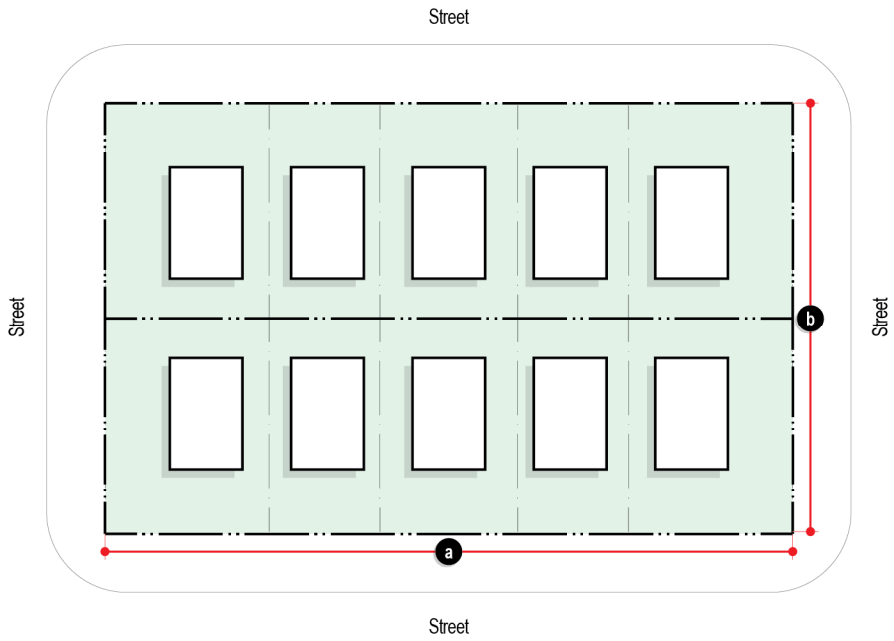


2. **Blocks.**

   a. **Length.** Blocks shall not exceed one thousand three hundred twenty (1,320) feet in length. Shorter blocks of eight hundred (800) feet or less in length are encouraged.

   b. **Width.** Lots shall have sufficient width to provide two (2) tiers of lots of appropriate depth, except on boundaries of a proposed subdivision or where required to separate and discourage through traffic between residential subdivisions and nonresidential development.

Figure 7.21. Blocks



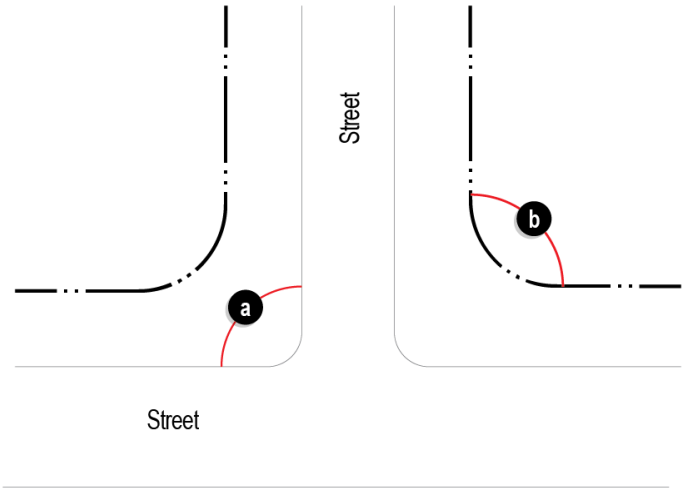
3. **Street Jogs.** Street intersection jogs with centerline offsets of less than one hundred fifty (150) feet shall be prohibited. Horizontal changes in alignment shall have a radius of twenty (20) feet to permit safe vehicular turning movements.

4. **Street Intersections.**

   a. Streets shall be laid out so as to intersect at right angles. Proposed intersections at angles of less than eighty (80) degrees shall not be acceptable. Proposed intersections at less than ninety (90) degrees shall be approved only when the proposed layout enhances the subdivision's overall layout and circulation pattern or is required due to natural constraints on the site as determined by the Zoning Administrator.

   b. Property lines at minor street intersections shall be rounded with a minimum radius of twenty-five (25) feet. Property lines at major streets or highway intersections shall be rounded with a minimum radius of thirty (30) feet.

Figure 7.32. Street Intersections



5. **Cul-de-sacs.**

   a. Cul-de-sacs shall not exceed five hundred (500) feet in length, measured from the entrance to the center of the turn-around.

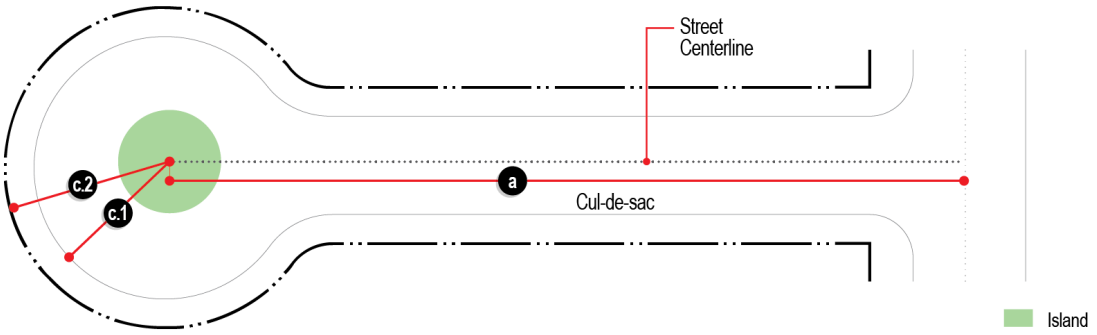
   b. **Islands.** Islands in the center of cul-de-sacs with a minimum radius of fifteen (15) feet shall be required. Islands shall use mountable curbing only that allows vehicular access to the islands. Islands may be planted with vegetation, however, such vegetation shall not exceed four (4) feet at maturity to allow for vision clearance across the cul-de-sac's diameter.

   c. **Adequate Turn-Around Required.** Cul-de-sac streets shall terminate in a circular paved area allowing for vehicular turn around and having a minimum radius of:

      (1) Fifty (50) feet from the center of the island to the outside curb.

      (2) Sixty (60) feet the center of the island to the edge of right-of-way.

Figure 7.43. Cul-De-Sac Standards



6. **Street Stubs**.

   a. In new developments the subdivider shall terminate streets as stubs at the outer perimeter boundaries of the development based on the criteria below. If the street in question meets at least two (2) of the criteria, then the street must be built to an appropriate collector street standard:

      (1) The street intersects directly with any street designated as an arterial street and provides access to an area with an overall density of ten (10) dwelling units per acre or provides access to more than one hundred fifty (150) dwelling units.

      (2) The street by its general configuration, in relationship to the existing development of the area, serves any collector function.

      (3) The street extends into an undeveloped area in such a manner as to serve any future collector function.

      (4) The street serves as the primary access to a significant nonresidential, institutional, or recreational land as well as an access to a residential area of twenty (20) or more acres.

   b. Street stubs shall be clearly demarcated and identified for future street extension by street signage.

   c. All street stubs shall terminate with a turn-around for vehicles.

   d. All stub streets shall conform to the City's adopted version of the International Fire Code.

   e. The City Engineer may deem that the street stub is impractical due to topographic conditions, environmental constraints, property shape, or property accessibility.

7. **Dead End Streets**. Dead end streets shall not be permitted except as street stubs per the requirements of this section.

B. **General Improvement Requirements.**

1. **Sidewalks.** Concrete sidewalks shall be at least five (5) feet in width.

2. **Shared Use Paths.** Shared use paths shall be at least eight (8) feet in width.

3. **Bicycle Facilities**.

   a. Bicycle lanes shall be at least four (4) feet in width.

   b. Shared bicycle and vehicle lanes and bike lanes shall be delineated in accordance with NACTO standards.

4. **Parkways**.

   a. Parkways shall be at least seven (7) feet in width, however, parkways may be reduced to five (5) feet in width along minor streets or lower-traffic volume street types as approved by the City.

   b. Parkways shall be located between the back of curb and sidewalk.

   c. **Street Trees.** A minimum of one (1) canopy tree shall be planted per every forty (40) linear feet of parkway. Where overhead utility line conflicts are present, a minimum of one (1) understory tree shall be planted every twenty (20) feet. The spacing of trees shall take into consideration site-specific conditions and clear vision triangles.

      (1) **Substitution on Private Property Allowed.** Up to twenty-five (25) percent of the street trees required in Section 10-7-3 (B)(4)(c) may be planted on private property within the subdivision provided the following are met.

(a) The trees located on private property shall be located within the same subdivision as the parkway trees they will be substituted for.

(b) The trees shall be located within the required front yard on each subject lot.

(c) The trees provided on private property shall be provided in addition to any landscaping required per Section 10-5-3.

(d) The trees provided on private property shall meet the planting specifications of Section 10-5-3(A) above.

(e) The substitution of street trees on private property shall enhance the visual quality of the neighborhood and achieve the same visual effects as trees planted in parkways as proposed by the developer and approved by the Zoning Administrator.

d. A complete streetlight system shall be installed in the required parkway in all subdivisions.

5. **On-Street Parking**.

a. On-street parking shall be parallel.

b. On-street parking spaces shall have the following minimum dimensions:

(1) Width: Eight (8) feet.

(2) Length: Twenty-three (23) feet.

c. On-street parking spaces shall be delineated with striping with a minimum width of four (4) inches. For all types of local streets, the striping of the on-street parking spaces may be provided but shall only be required when no curbing is provided.

d. On-street parking spaces shall be visually delineated from drive aisles with striping or other means.

6. **Medians**.

a. Medians shall have a minimum width of ten (10) feet.

b. Medians shall taper to a minimum of four (4) feet in width at intersections.

c. Medians shall be planted with a minimum of fifteen (15) shrubs or native grasses every fifty (50) linear feet. Landscaped elements shall be maintained privately by a homeowners association or another organization associated with the development in which they are located.

C. **Street Design Requirements.**

1. **Right of-Way Widths.** The minimum right-of-way widths of proposed streets shall be as detailed in Table 10-7-3(C)(1).

Table 10-7-3(C)(1): Minimum Right-of-Way Widths	
Type of Street	**Minimum Right-of-Way Widths (Feet)**
Arterial	85
Collector	70
Local Nonresidential	80
Local Residential	66

2. **Paving Widths.** The minimum paving widths from curb face shall be as detailed in Table 10-7-3(C)(2).

Table 10-7-3(C)(2): Minimum Paving Widths	
Type of Street	**Minimum Paving Width (Feet)**
Arterial	51
Collector	41
Local Nonresidential	39
Local Residential	30

3. **Required Street Design Elements.** Required street design elements shall be as established per street type in Table 10-7-3(C)(3).

   a. A "●" indicates an element that is required on one (1) side of a given street.

   b. A "○" indicates an element that is required on both sides of a given street.

   c. A "◊" indicates an element that is required.

   d. A "□" indicates an element that is required at the discretion of the City.

Table 10-7-3(C)(3): Required Street Design Elements							
	Required Street Design Element						
Type of Street	*Sidewalk*	*Shared Use Path*	*Parkway*	*Bicycle Lane*	*Shared Bicycle & Vehicle Lane*	*On-Street Parking*	*Median*
Freeway or Expressway	As required by the IDOT						
Arterial	•	•	○	○			◊
Collector, Bike Lane & Median	•	•	○	○			◊
Collector, On-Street Parking	•	•	○		□	○	
Local Nonresidential, Bike Lane & Median	○		○	○			◊
Local Nonresidential, On-Street Parking	○		○		□	○	
Local Residential	○		○		□	○	

Figure 7.4. Arterial Design Standards

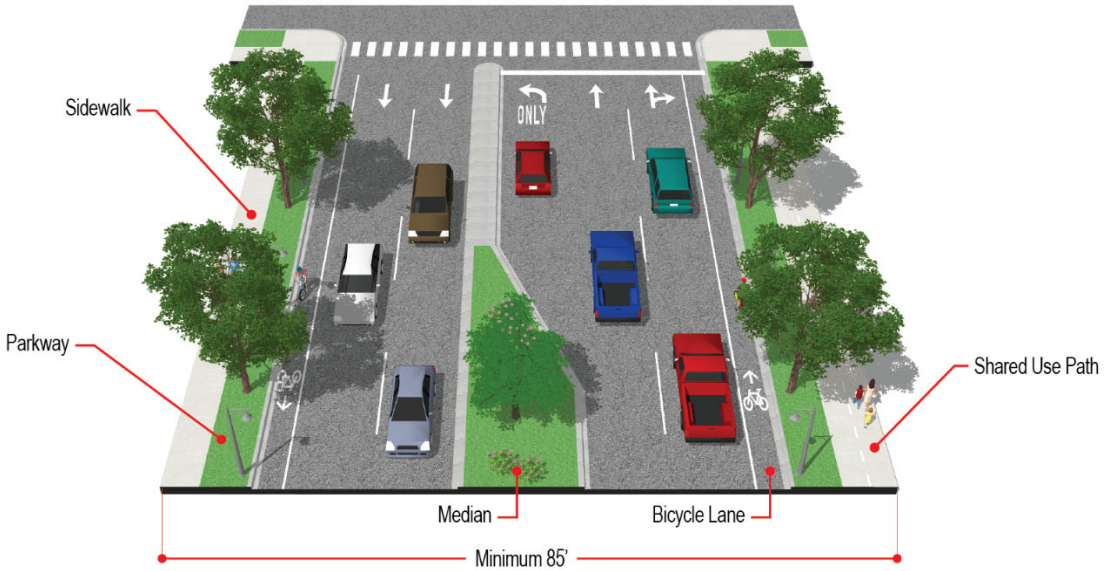


Figure 7.5. Collector Street With Bicycle Lane and Median Standards

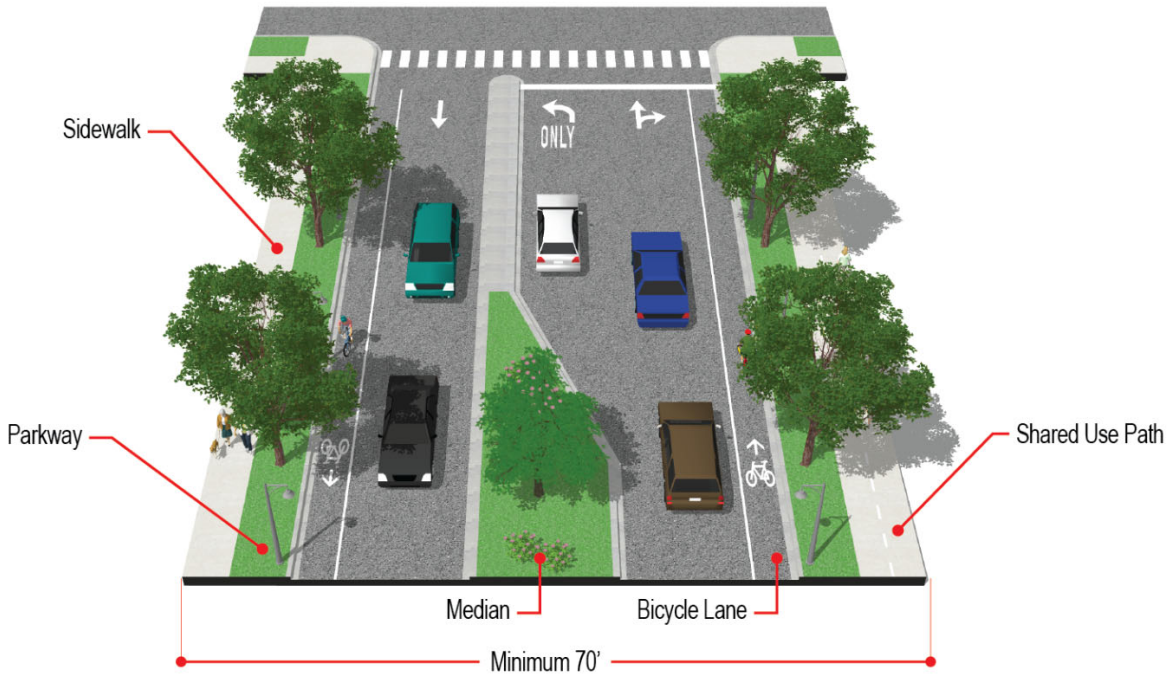


Figure 7.6. Collector Street With On-Street Parking Standards

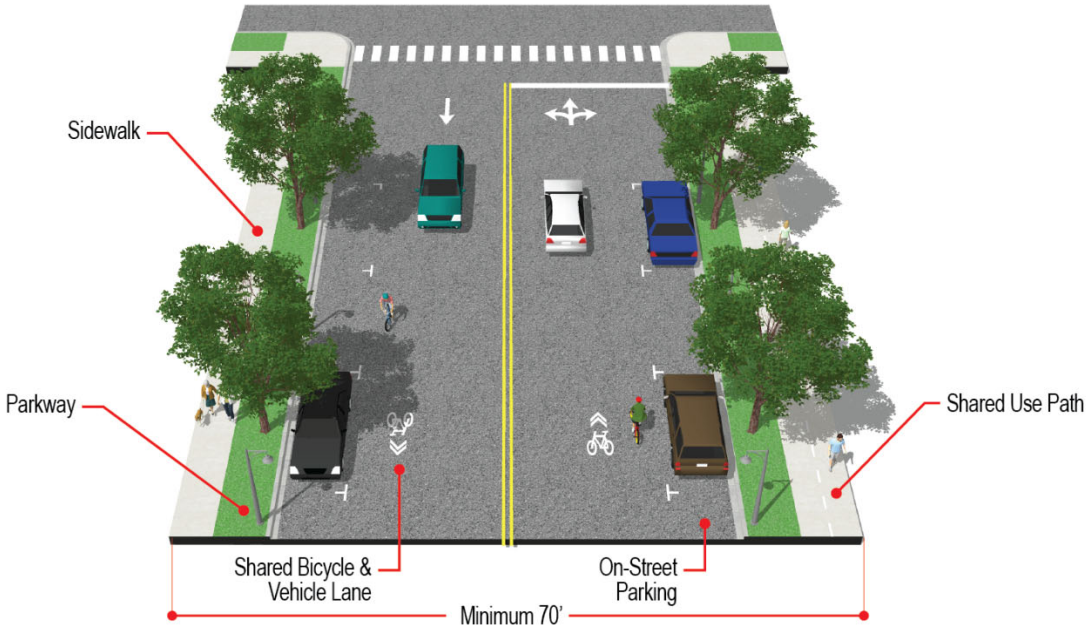


Figure 7.7. Local Nonresidential Street With Bicycle Lane and Median Standards

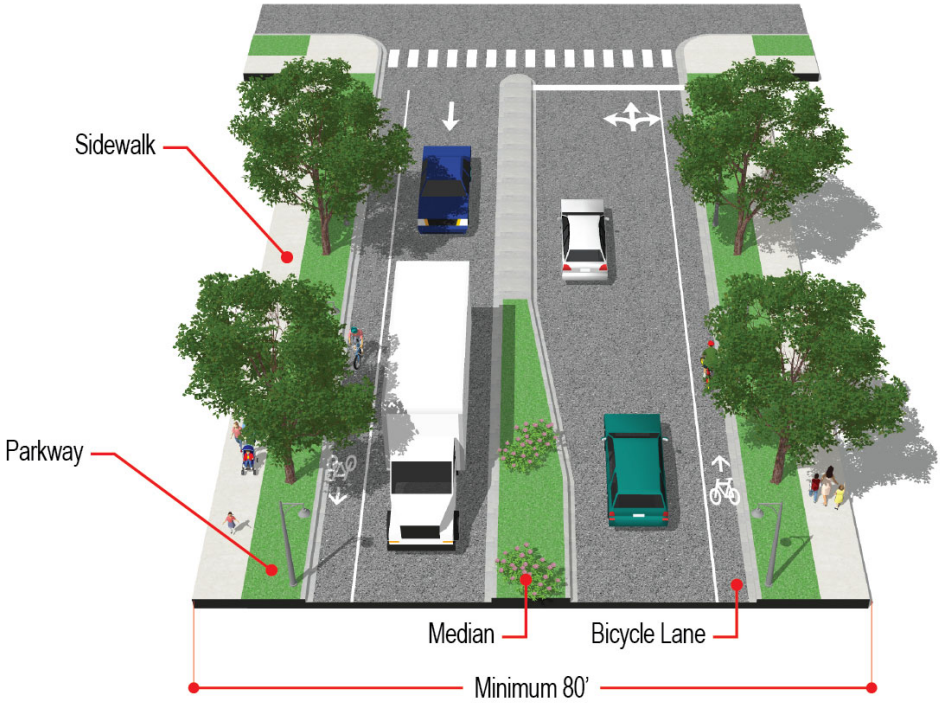


Figure 7.1. Local Nonresidential Street With Bicycle Lane and Median Design Standards

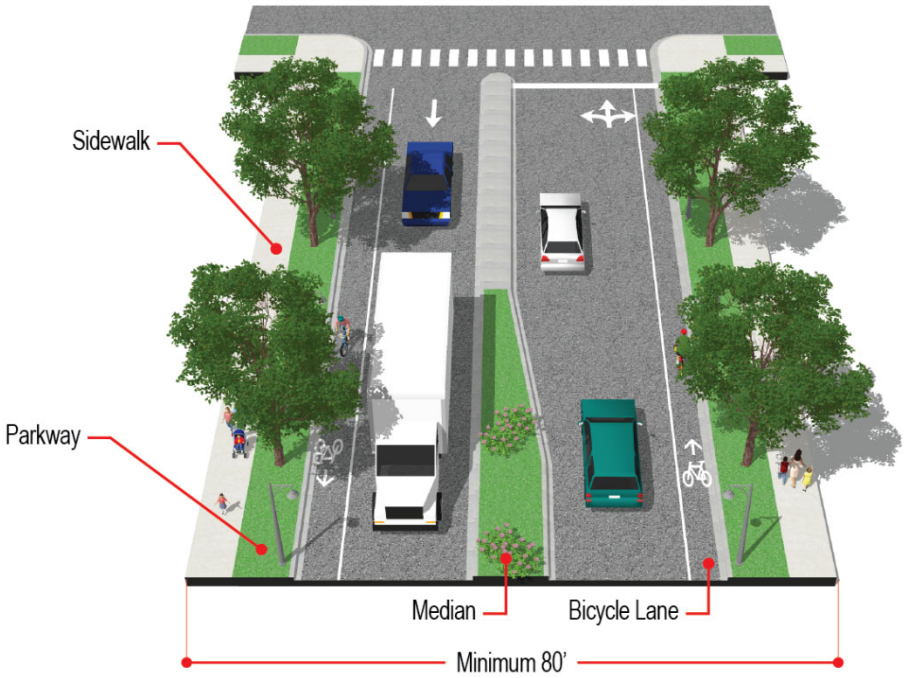
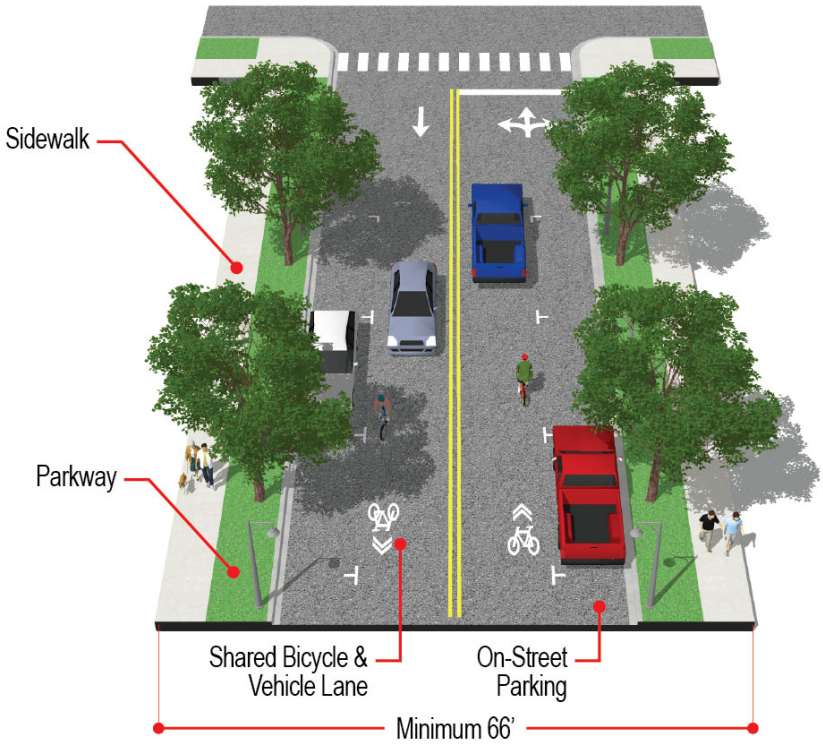


Figure 7.9. Local Residential Street Design Standards



10-7-4. Circulation and Connectivity

A. **Half Streets.**

1. Half streets shall be prohibited, except where the Planning and Zoning Commission deems them essential to the reasonable development of the subdivision and where the Planning and Zoning Commission finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided.

2. A right-of-way width of not less than forty (40) feet, and a pavement width of not less than twenty-two and one-half (22½) feet, shall be required for the half street.

3. Where a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted and constructed within such tract.

4. In cases where half streets are accepted, the owner and subdivider shall be required to grade and improve the half street, the same as all other subdivision streets.

B. **Alleys.**

1. **All Alleys.** All alleys shall be privately maintained.

2. **Commercial and Industrial.** Alleys shall be provided for all commercial and industrial districts, except that the City may waive this requirement where another definite and assured provision is made for service access, such as off-street loading and parking consistent with, and adequate for, the uses proposed.

3. **Residential.** Alleys are encouraged in subdivisions in the R-2D, R-3, and R-4 Districts and when provided shall have a minimum right-of-way width twenty (20) feet. Alleys shall be prohibited in the A-1, R-1, and R-2 Districts, unless deemed necessary by the City Engineer because of topography or other exceptional circumstances.

4. **Dead End.** Dead end alleys shall be avoided where possible, but where unavoidable, shall be provided with an adequate vehicle turn-around at the terminus as determined by the City Engineer.

5. **Obstructions.** No obstructions shall be permitted in areas reserved for alleys.

10-7-5. Easements

A. **Utility Easements Required.**

1. Utility easements at least ten (10) feet wide shall be provided at the rear of all lots and shall be centered on the rear or side lot lines, unless otherwise approved by the City Council due to topography, natural features, or other site constraints.

2. Utility easements may be required at other locations than the rear of lots and at greater widths than ten (10) feet to accommodate proposed utilities and to provide space for future utilities, as deemed appropriate by the City Engineer.

3. Utility easements shall be provided along both sides of all road right-of-ways.

B. **Stormwater Control Facilities Easements Required.** Easements shall be required for all stormwater control facilities and for overflow routes.

C. **Watercourse Easements Required.** Where a watercourse, drainage channel, stream, or other body of water traverses a subdivision, appropriate dedications or easement provisions, with adequate width to accommodate the observed, computed, or anticipated stormwater drainage through and from the subdivision shall be made. The width of the easement shall depend on the area of land drained by the watercourse and shall be of adequate width to allow access for construction and maintenance equipment.

D. **Transition Area Easements.** Transition zone easements may be required in accordance with the standards of Section 10-5-3(F). If said easement is to also be used for public utilities, only such plant materials that have an ultimate growth not exceeding fifteen (15) feet shall be used.

10-7-6. Water, Sewer, and Stormwater

A. **Water System Connection Required.**

1. All parcels within a subdivision shall be required to connect to the United City of Yorkville's Public Water Supply System, including required water main extensions off-site, to the sizes required by the City.

2. All subdivisions shall provide a looped, double fed water system, and extensions to the boundaries of the development, as directed by the City.

B. **Sanitary Sewer Connection Required.**

1. All parcels within a subdivision shall be required to provide connection to the sanitary sewer system, including required sewer extensions off-site, to the sizes and depths required by the City.

2. The sanitary sewers shall be extended to the far boundaries of the development, as directed by the City.

C. **Stormwater Drainage Required.**

1. Surface water drainage improvements consisting of storm sewers or open channels, inlets, catch basins, manholes, and/or detention facilities, shall be designed and constructed to adequately drain the area being developed and any other areas that naturally drain through the area being developed.

2. If the natural surface water drainage will be changed by the construction of the subdivision, adequate provision shall be made for collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use. Surface waters shall not be deposited on the property of adjoining landowners in a manner that causes erosion or other damage.

3. The property owner shall maintain any drainage course across their property and shall keep their property free from features that restrict the natural drainage.

10-7-7. Cluster Development

Cluster development is allowed in residential subdivisions in the R-1, R-2, and R-2D Districts to encourage and accommodate, in a unified project, creative and imaginative approaches to development that preserve sensitive natural areas and encourage compact, walkable design of subdivisions and neighborhoods.

A. **Resources to be Conserved**. To qualify for cluster development any land located in a special flood hazard area, as determined by the Federal Emergency Management Agency, shall be placed in a conservation easement.

B. **Maximum Density per Acre**. The gross density of a cluster development shall not exceed the maximum dwelling units per acre detailed in Table 10-7-7(B).

Zoning District	Maximum Density
R-1	3.63 dwelling units/acre
R-2	4.36 dwelling units/acre
R-2D	2.90 dwelling units/acre

C. **Maximum Dimensional Standards Reduction**. The dimensional standards established in Table 10-3-9(A) may be reduced by thirty (30) percent or by the cumulative total land area to be placed in a conservation easement, whichever is less.

D. **Density Bonus**. The maximum gross density per acre, per district, may be exceeded by a maximum of thirty (30) percent if either the natural resource conservation or subdivision design standards below are met.

1. **Natural Resource Conservation.** A minimum of one (1) of the following sensitive natural areas are placed in a conservation easement. The maximum allowed density bonus shall be as determined by the City Council and shall be directly tied to the amount of land area placed in a conservation easement.

    a. Native landscapes,

    b. Mature tree stands,

    c. Prime farmland,

    d. Critical habitat, and/or

    e. Other as approved by the Zoning Administrator.

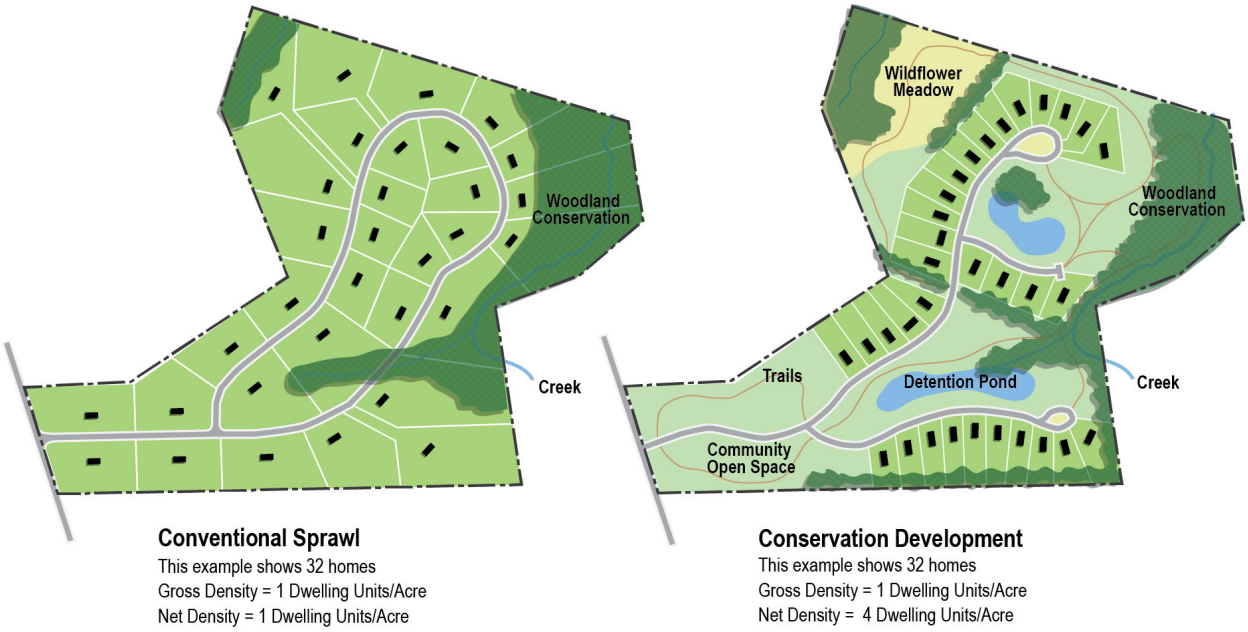
2. **Subdivision Design.** The subdivision provides an enhanced pedestrian environment throughout the neighborhood by fulfilling at least one (1) of the following standards. The maximum allowed density bonus shall be as determined by City Council and shall be directly tied to the enhancements to the pedestrian environment provided.

    a. At least twenty (20) percent of blocks in the subdivision are eight-hundred (800) feet or less in length.

    b. At least twenty (20) percent of the cul-de-sacs in the subdivision are four-hundred (400) feet or less in length.

E. **Planned Unit Development Required.** Any subdivision employing cluster development techniques shall require approval through the Planned Unit Development Process as specified in Section 10-8-8.

Figure 7.2. Cluster Development



10-7-8. Anti-Monotony Standards

A. **Building Variety Standards.**

1. No new single-family or duplex dwelling units shall be similar in appearance to any other single-family or duplex dwelling units within two (2) units on either side of the subject property or on any of the five (5) units across the street from the subject property.

2. On cul-de-sac turnarounds, no single-family or duplex dwelling shall be similar in appearance to another dwelling on the turnaround.

B. **Similarity Standards.** Any two (2) dwelling units shall be considered similar in appearance if they are identical or nearly identical to one another in any three (3) or more of the following characteristics:

1. Roof type (gable, hip, mansard, gambrel, flat, or combination);

2. Similar roof pitch at an angle of ten (10) degrees or less;

3. Dimensions (height and/or length) of the front wall closest to the front lot line that are within twenty (20) percent the same as either the height or width shall constitute similarity;

4. Shape of the front elevation silhouette;

5. Relative location and size of windows on the front elevation;

6. Relative location and dimensions of garage door(s), if included on the front elevation; and

7. Type(s) of exterior building cladding materials on the front elevation. The following differences in construction material shall be deemed sufficient to render buildings containing such changes and built on adjacent lots to be dissimilar.

    a. Four (4) inch exposure horizontal siding;

b. Eight (8) inch exposure horizontal siding;

c. Brick facing;

d. Vertical siding;

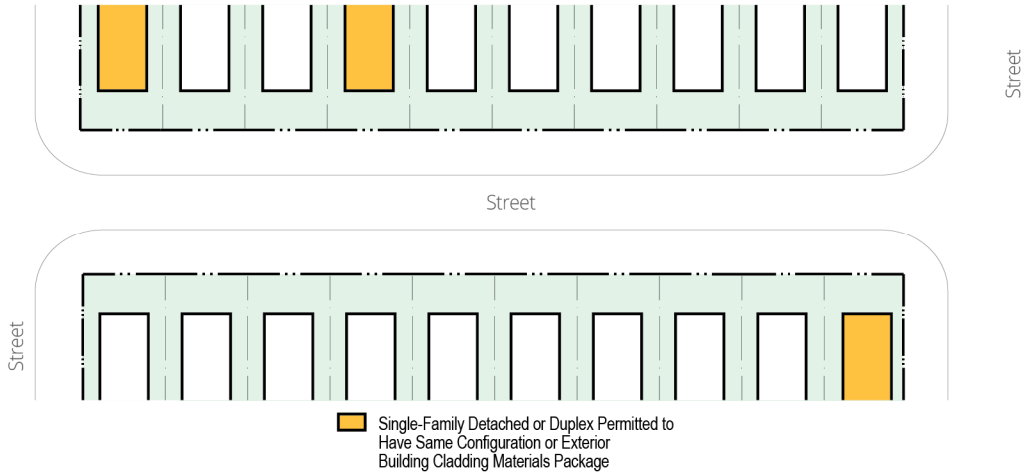
e. Stone facing; and

f. Stucco/staccato board and trim.

g. When materials are changed, the change must occur throughout the front facade or elevation for a minimum of one story in height.

h. Color change shall be made by significant changes in adjacent colors. The change must be one of color rather than merely of the shade.

Figure 7.11. Anti-Monotony Standards



10-7-9. Park and Recreation Land and School Site Dedication

As a condition of approval of a final plat of a subdivision, the developer shall dedicate land for park and recreational purposes and for school sites to serve the needs of residents of the development, or a cash contribution in lieu of the land dedication, or a combination of both, at the discretion of the City, in accordance with the criteria and formula below.

A. **Criteria For Requiring Park and Recreation Land Dedication.**

1. **Requirements and Population Ratio.** The quantity of land required for park dedication shall result directly from the total population of the proposed development. The total requirement shall be five and one half (5 ½) acres of land per one thousand (1,000) residents. The required five and one-half (5 ½) acres shall be allocated into different types of recreation areas as shown in Table 10-7-9(A)(1), or as may be required by City Council at its discretion.

Table 10-7-9(A)(1): Parkland Dedication Requirements

Type of Recreation Area	Size Range	Minimum Acres Per 1,000 People
Play lot	Minimum - 8,000 square feet	n/a
School/park (neighborhood playground)	Minimum - 5 acres	1.25
Neighborhood park	Minimum - 3 1/2 acres	1
District-wide park or play field	Minimum - 4 acres, up to 30 acres	1.25
Community-wide recreation park	Minimum - 12 acres, up to 30 acres	2
Total		5.5

B. **Criteria For School Site Dedication.**

1. **Requirement and Population Ratio.** The required dedication of land for school sites shall depend on the quantity of students projected to be generated within the subdivision. The land dedication requirement shall be determined by obtaining the ratio of the maximum number of students to be served in each such school classification as defined in Table 10-7-9(B)(1) and the minimum number of acres for a school site of each school classification defined in Table 10-7-9(B)(1). The product shall be the number of acres of land required for sufficient school sites to serve the estimated children in each such school classification.

Table 10-7-9(B)(1): School Dedication Requirements

School Classification Grade	Maximum Number of Students For Each School Classification	Minimum Number of Land Acres For Each School Site For Such Classification
Elementary Schools - Grades K-5	600 students	11 acres
Junior High Schools - Grades 6-8	900 students	19 acres
High Schools - Grades 9-12	2,300 students	48 acres

C. **Contribution in Lieu Procedure.** At the City's discretion, it may require the developer to pay a contribution in lieu of the land dedication required. The cash contribution required in lieu of park and recreation and/or school facilities shall be per the City's adopted ordinances. The cash contributions in lieu of park and recreation land dedication shall be held in trust solely for the acquisition of park and recreation land which will be available to serve the needs of the residents of the subdivision.

D. **Estimated Population Per Dwelling Unit.** Table 10-7-9(D) of population density shall be used to calculate the quantity of dedicated acres of land for parkland or schools or to determine the required cash contribution in lieu of.

Table 10-7-9(D): Estimated Population Per Dwelling Unit

Type of Unit	Preschool	Elementary	Junior High	High School	Adults	Total Per Dwelling Unit
	0-4 Years	5-10 Years	11-13 Years	14-17 Years	18+ Years	All Ages
Dwelling, Single-Family						
2 Bedroom	0.113	0.136	0.048	0.020	1.700	2.017
3 Bedroom	0.292	0.369	0.173	0.184	1.881	2.899
4 Bedroom	0.418	0.530	0.298	0.360	2.158	3.764
5 Bedroom	0.283	0.345	0.248	0.300	2.594	3.770
Dwelling Duplex, Dwelling, Townhome						
1 Bedroom	0.000	0.000	0.000	0.000	1.193	1.193
2 Bedroom	0.064	0.088	0.048	0.038	1.752	1.990
3 Bedroom	0.212	0.234	0.058	0.059	1.829	2.392
4 Bedroom	0.323	0.322	0.154	0.173	2.173	3.145
Dwelling, Multi-Family						
Efficiency	0.000	0.000	0.000	0.000	1.294	1.294
1 Bedroom	0.000	0.002	0.001	0.001	1.754	1.758
2 Bedroom	0.047	0.086	0.042	0.046	1.693	1.914
3 Bedroom	0.052	0.234	0.123	0.118	2.526	3.053

Note: Estimated population per dwelling unit formula is based on standards in use in the Village of Sleepy Hollow, Illinois

Chapter 4. Use Standards

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10-4-1. Agricultural Use Standards

A. **Apiary.** Apiaries shall be subject to the applicable provisions of Title 8, Chapter 18 of the City of Yorkville Code of Ordinances.

10-4-2. Residential Use Standards

A. **Dwelling, Duplex**.

1. The main entrances to a duplex shall face the primary street.

2. A minimum of one (1) of the parking spaces, as required in Section 10-5-1(H) of this Title, shall be provided in an attached or detached garage. Attached garages are encouraged to be located on rear or side façades. If attached garages are located on the primary façade they shall comply with the following standards.

   a. Setback a minimum of twenty-five (25) feet from the street right-of-way or the required front yard setback, whichever is greater.

   b. **Garage Set Ahead.**

      (1) The garage may be set ahead a maximum of five (5) feet from the front façade of the home, inclusive of porches, bay windows, or other minor projections.

      (2) If the garage is set ahead from the front façade of the home, as detailed in (a) above, it shall not exceed forty-five (45) percent of the façade's total width.

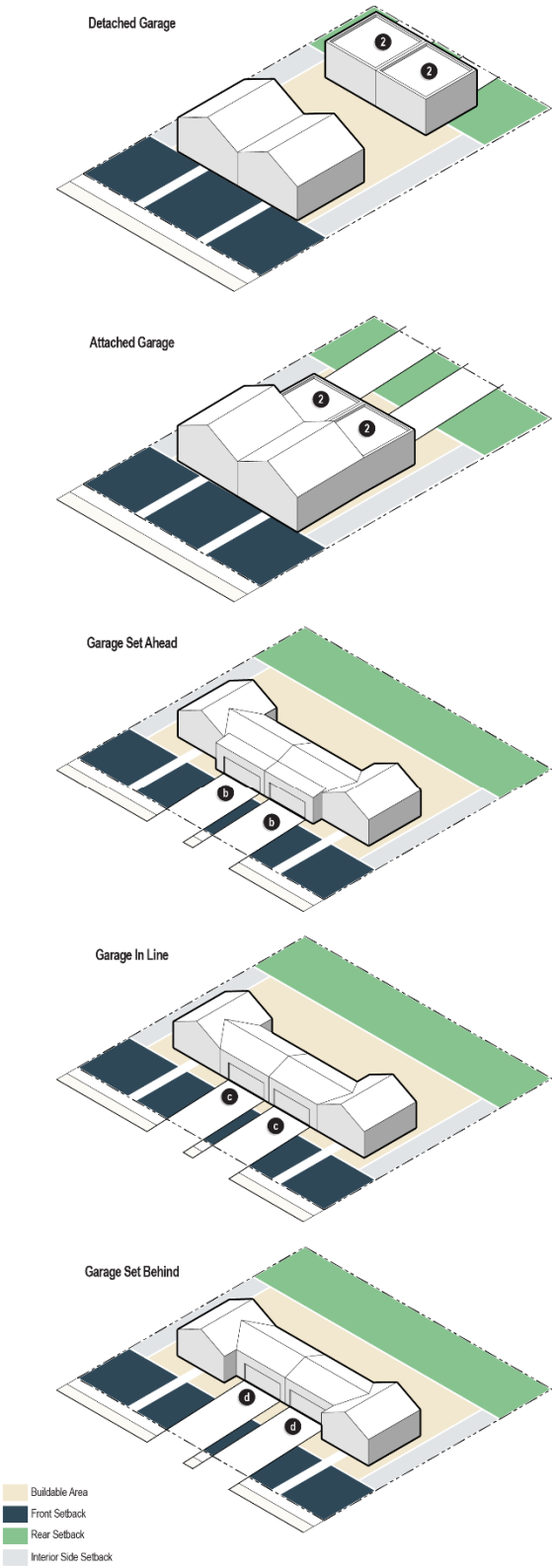
   c. **Garage In Line.** If the garage is in line with the front façade of the home, exclusive of porches, bay windows, or other minor projections, it shall not exceed fifty (50) percent of the façade's total width.

   d. **Garage Set Behind.**

      (1) The garage may be set behind the front façade of the home, exclusive of porches, bay windows, or other minor projections, a minimum of one (1) foot.

      (2) If the garage is set behind the front façade of the home, as detailed in (a) above, it shall not exceed fifty-five (55) percent of the façade's total width.

Figure 4.1. Duplex Dwelling Standards



B. **Dwelling, Multi-Family**.

1. The main entrance to a multi-family dwelling shall face the primary perimeter or internal street, unless otherwise allowed in subsection (5) below.

2. All off-street parking shall be located to the side or rear of the primary building. Off-street parking located to the side of the primary building shall be set back a minimum of one (1) foot from the front elevation of the primary building.

3. A maximum of one (1) curb cut shall be permitted per street frontage unless otherwise recommended by the Public Works Director and approved by the Planning and Zoning Commission.

4. Service areas, dumpsters, utilities and the required nonvegetative screening thereof shall not be visible from rights-of-way.

5. **Multi-Building Developments**. Developments with multiple multi-family dwelling buildings shall meet the following additional standards.

   a. The primary façade shall include a building entrance and be oriented towards the following (listed in priority order). Primary façades shall not be oriented towards off-street parking lots, garages, or carports.

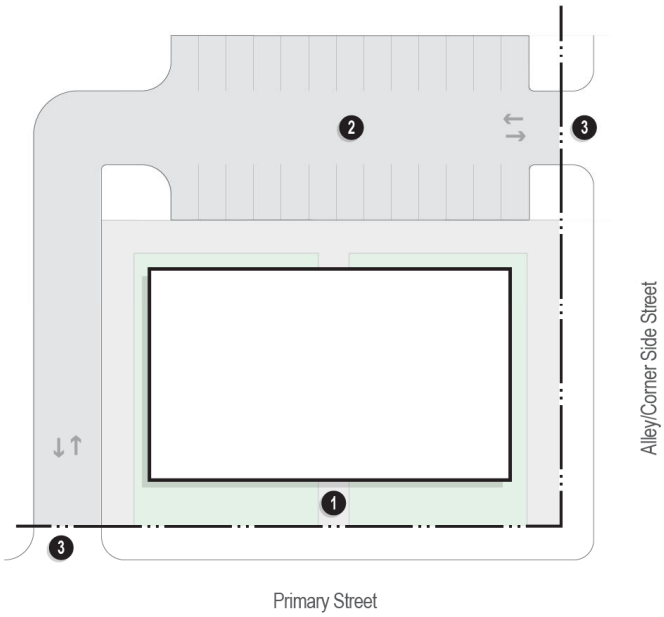
      (1) Perimeter Streets,

      (2) Internal Streets,

      (3) Parks or other common open space, or

      (4) Secondary internal streets.

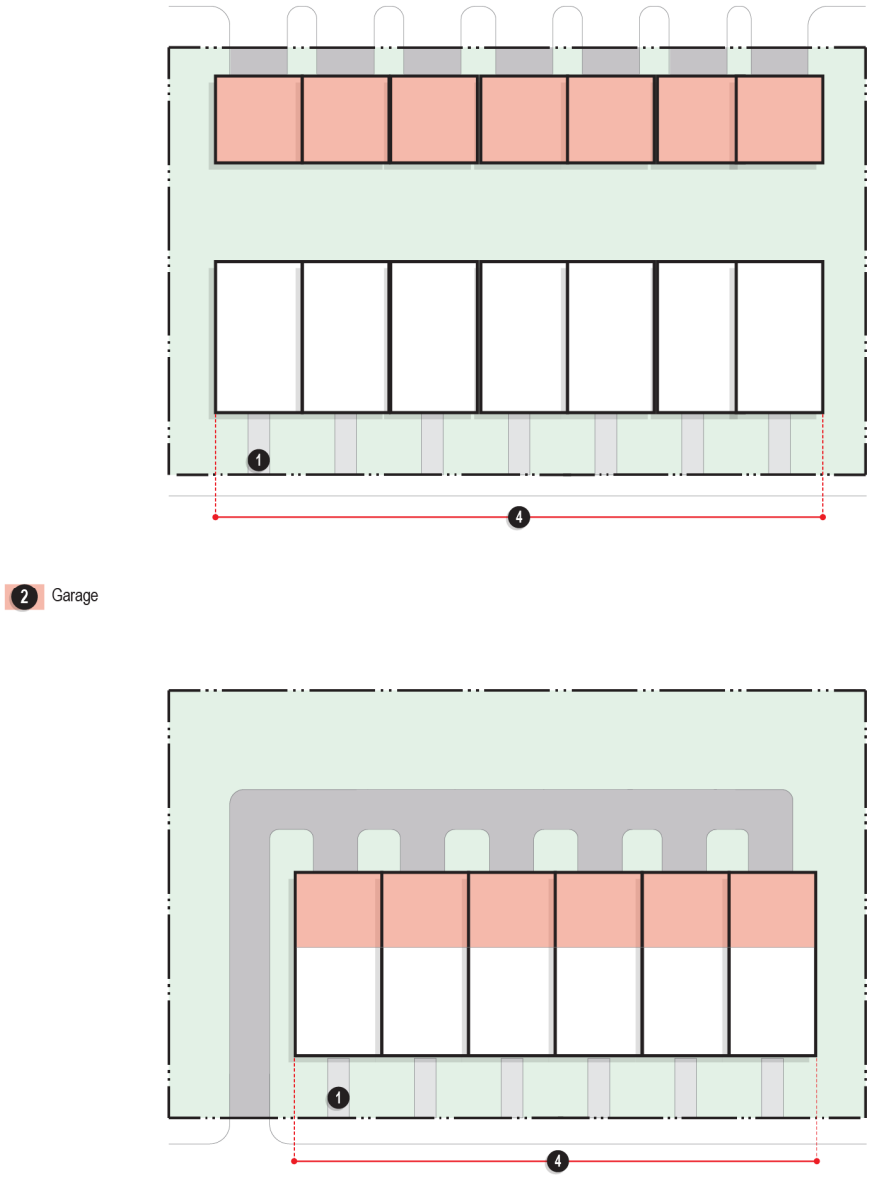
Figure 4.2. Multi-Family Dwelling Standards



C. **Dwelling, Townhouse**.

1. The entrance to a townhouse shall face the primary public street unless otherwise approved.
2. A minimum of one (1) of the parking spaces, as required in Section 10-5-1(H) of this UDO, shall be provided in an attached or detached garage.
3. Attached garages shall be located on rear or side façades unless otherwise approved.
4. A maximum width of a townhome cluster shall be two hundred (200) lineal feet.
5. The siting of the townhouse units in a cluster shall be staggered in order to define street edges, entry points, and public gathering spaces.

Figure 3.3. Townhouse Dwelling Standards



D. **Mobile Home Park.**

1. The minimum site size shall be ten (10) acres.

10-4-3. Lodging Use Standards

A. **Short-Term Rental.** Short-term rentals shall be subject to the hotel tax provisions established in Title 3, Chapter 1, Section 3-2-7 of the City of Yorkville Code of Ordinances.

10-4-4. Commercial Retail Use Standards

A. **Adult Uses**.

1. **Limitations on Adult Uses**.

a. *Distance from another existing adult use*: An adult use shall not be allowed within five hundred (500) feet of another preexisting adult use.

b. *Distance from zoning districts*: An adult use shall not be located within seven hundred (700) feet of any zoning district which is zoned for single-family suburban residence district (R-1), single-family traditional residence district (R-2), two-family attached residence district (R-2D), multi-family attached residence district (R-3), general multi-family residence district (R-4), local business district (B-1), mixed use district (B-2), general business district (B-3), agricultural district (A-1).

c. *Distance from school or place of worship*: An adult use shall not be located within five hundred (500) feet of a preexisting school or place of worship.

d. *Distance from business selling alcoholic beverages and cannabis dispensaries*: An adult use shall not be located in a building which contains another business that sells or dispenses in some manner alcoholic beverages or Cannabis Dispensing Organization as defined in this UDO.

e. *Arterial roadways*: Adult uses which are located next to an arterial roadway, as defined in the City's comprehensive plan, must provide a twenty-five (25) foot setback from any property line.

f. *Nonarterial roadways*: Adult uses which are located next to a nonarterial roadway, as defined in the City's comprehensive plan, must provide a ten (10) foot setback from the side and rear property lines and shall provide a twenty-five (25) foot setback from the front property line.

g. *Traffic study*: A traffic study may be required as part of the special use permit approval process.

2. **Measurement of Distance**. For the purposes of this Section, 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, cannabis dispensary, or district zone for residential use.

3. **Exterior Signage and Display**. No adult use shall be conducted in any manner that permits the observation of any material, depicting, describing, or relating to "specified sexual activities", "specified anatomical areas" or otherwise deemed to be obscene by display, decoration, sign, show window, or other opening from any public way or from any property not licensed as an adult use.

4. **Display of License and Permit**. Every licensee (per Chapter 11 Section 3-11-5 of the City of Yorkville Code of Ordinances) shall display a valid license in a conspicuous place within the adult use business so that same may be readily seen by persons entering the premises.

5. **Employment of Persons Under the Age of Eighteen (18) Prohibited**. It shall be unlawful for any adult use licensee or their manager or employee to employ in any capacity within the adult business any person who is not at least eighteen (18) years of age.

6. **Hours of Operation**. All areas within the premises of an adult use business shall be cleared of customers and secured from customers and the public in general during the time when not permitted open for operation, and no person, other than the licensee or their employees or agents, shall be permitted within the area of such premises during such hours as listed below:

   a. *Monday through Saturday*: 7:00am to 1:00am the next day

   b. *Sunday*: 11:00am to 1:00am the next day

7. **Violation and Penalty**. Each day of violation of the requirements of this Section shall constitute a separate and punishable offense.

10-4-5. Commercial Service Use Standards

A. **Indoor Shooting Gallery/Gun Range**.

1. When located in a multiple-tenant building, shall only be located in an end unit and with the gallery/range not adjacent to an adjoining unit.

2. The minimum building setback for indoor shooting gallery/gun range facilities shall be fifty (50) feet from any property line that abuts a residentially zoned property.

3. The retail operations of any indoor shooting gallery/gun ranges shall occupy not more than twenty-five (25) percent of the total floor area.

B. **Storage, Outdoor Self-Storage**.

1. All storage facilities shall be in completely enclosed buildings or structures when located in a Manufacturing Zoning District or when located within one hundred fifty (150) feet of a property in a Residential Zoning District.

2. There shall be a minimum of twenty (20) feet between buildings.

3. Truck and storage pod rentals are permitted accessory uses.

10-4-6. Commercial Entertainment Use Standards

A. **Commercial Entertainment, Outdoor.**

1. All golf course and driving range perimeters shall be fully enclosed in netting not less than thirty-two (32) feet in height, with the maximum height to be established in the Special Use process as specified in Section 10-8-5.

2. The netting shall be at least ninety (90) percent transparent.

B. **Golf Course**.

1. Regulation size golf courses are permitted provided that no clubhouse or accessory building shall be nearer than five hundred (500) feet to any dwelling on an adjacent zoning lot, with the exception of golf courses in the A-1 District where the minimum separation requirement shall be three hundred (300) feet.

10-4-7. Eating and Drinking Use Standards

A. **Brewpub.**

1. Brewpubs operations will be ancillary to a restaurant or eating establishment, and the brewing component of the facility shall be no more than twenty-five (25) percent of the total floor area. If off-premises consumption is allowed, all sales must be in a sealed container with a total maximum production of one hundred fifty-five thousand (155,000) gallons per calendar year inclusive of on-premises and off-premises.

B. **Microbrewery/Microwinery/Microdistillery**

1. **Microbreweries**.

a. Microbreweries, where if off-premises consumption is allowed, all sales must be in a hand capped, sealed container with a total maximum production of one hundred fifty-five thousand (155,000) gallons per calendar year inclusive of on-premises and off-premises sales.

b. Microbrewery operations will be ancillary to a restaurant or eating establishment, and the brewing component of the facility shall be no more than twenty-five (25) percent of the total floor area.

2. **Microdistilleries and Microwineries**.

a. Outdoor storage of equipment, production waste or product for microdistilleries and microwineries is strictly prohibited when located in a business district. However, outdoor storage of spent grains or grapes may be permitted to be stored outdoors in appropriate silos or containers in the manufacturing districts, provided the storage is screened from public view. Screening may be with fencing, landscaping, or a combination of both.

b. All microdistilleries and microwineries located in business districts must have off-street or rear accessible loading and unloading facilities.

c. Microdistilleries or microwineries located in business districts must include an ancillary tasting room with a minimum of one hundred fifty (150) square feet. Retail sales of the product from a microdistillery or microwinery are permitted on-site and shall be consistent with state and City laws.

10-4-8. Medical Use Standards

RESERVE

10-4-9. Vehicle Related Use Standards

A. **Automobile Rental; Automobile Sales and Service/Open Sales Lot; Boat Sales and Rental; Recreational Vehicle Sales and Rental; and Truck and Trailer Sales/Rental.**

1. Open sales and rental lots shall be exempt from the landscape spacing requirements for the parking area perimeter zone and instead may cluster required landscape elements in order to preserve views to goods offered for sale.

2. Outdoor facilities shall be enclosed by an opaque fence or wall a minimum six (6) feet in height.

10-4-10. Energy Industrial Uses

RESERVE

10-4-11. Industrial Use Standards

A. **Artisan Manufacturing**.

1. Gross floor area shall not exceed ten thousand (10,000) square feet.
2. Outdoor storage and/or outdoor operations or activities shall be prohibited.
3. Retail sales of goods manufactured on-site shall be permitted but shall be limited to twenty-five (25) percent of the total area of the building.
4. A maximum of one (1) residential unit shall be permitted as a special use, but shall be limited to the upper floor or to the rear of the artisan manufacturing use and shall not exceed twenty five (25) percent of the gross floor area.

B. **Assembly, Production, Manufacturing, Testing, Repairing, or Processing**.

1. All related activity shall take place within completely enclosed buildings unless otherwise specified.
2. Within one hundred fifty (150) feet of a residentially zoned property or a property in the B-1, B-2, or PI Districts, all storage shall be in completely enclosed buildings or structures.
3. Storage not located within one hundred (150) feet of a residentially zoned property or a property in the B-1, B-2, or PI Districts may be open to the sky but shall be enclosed by solid walls or fences (including solid doors or gates thereto) with a minimum height of eight (8) feet. In no case shall the solid walls or fences be lower in height than the enclosed storage.
4. Solid fences or walls enclosing storage shall be meet the building foundation landscape requirements per Section 10-5-3(C).

10-4-12. Transportation Use Standards

RESERVE

10-4-13. Alternative Energy Use Standards

A. **General Requirements for all Alternative Energy Uses**.

1. **Applicability**. The provisions of this Section are to establish zoning parameters by which solar and wind energy systems may be installed in the City. Additional renewable energy solutions not mentioned herein may be authorized subject to compliance with the applicable codes and standards of the City.

2. **Use**. Alternative energy systems shall be an accessory to the principal permitted use of a site.

3. **Abandoned Systems**. All alternative energy systems inactive or inoperable for twelve (12) continuous months shall be deemed abandoned. If the system is deemed abandoned, the owner is required to repair or remove the system from the property at the owner's expense within ninety (90) days after notice from the City. If the owner does not comply with said notice, the Building Code Official shall enforce this as a violation of the Yorkville Zoning Ordinance.

4. **Signage**. No attention getting device is permitted on any alternative energy system. One (1) sign shall be permitted to indicate the emergency contact information of the property owner or operator. Said sign shall not exceed two (2) square feet in size. Graphics, colors, corporate logos, and text on wind energy systems located within business or manufacturing zoned properties are permitted, subject to the discretion of the City Council.

5. **Safety**. All wind energy systems shall be equipped with manual and/or automatic controls and mechanical brakes to limit rotation of blades to prevent uncontrolled rotation.

6. **Lighting**. Alternative energy systems shall not be illuminated, except as required by the FAA or those used in commercial applications such as streetlights.

7. **Shadow Flicker**. No habitable portion of an existing adjacent structure shall be subject to shadow flicker from a wind turbine. Shadow flicker onto an adjacent roof and/or exterior wall which does not contain any windows, doors, and like openings shall be acceptable. If shadow flicker occurs, the operation of the wind turbine shall cease during those times which cause the shadow flicker.

8. **Screening**. There shall be no required mechanical screening for alternative energy systems.

9. **Design**. Wind energy systems and associated tower shall be a nonreflective color. The City Council may impose such conditions as are necessary to eliminate, if at all possible, any adverse effects such system may have on surrounding properties.

10. **Compliance**. Wind energy systems shall meet or exceed current standards of the international building code and Federal Aviation Administration (FAA) requirements, any other agency of the state or federal government with the authority to regulate wind energy systems, and all City codes.

11. **Building Code/Safety Standards**. Any owner or operator of an alternative energy system shall maintain said system in compliance with the standards contained in the current and applicable state or local building codes and any applicable standards for said energy systems that are published by the International Building Code, as amended from time to time. If, upon inspection, the United City of Yorkville concludes that an alternative energy system fails to comply with such codes and standards and constitutes a danger to persons or property, the City Code Official shall require immediate removal of the system at the owner's expense.

B. **Solar Farm**.

1. No solar farm shall be erected on any lot less than three (3) acres in size.

2. A solar farm use may occupy up to eight-five (85) percent of a given parcel in the M-1 or M-2 District or up to eighty (80) percent of a given parcel in any other District.

3. A certified professional engineer shall certify that the foundation and design on the solar panels are within accepted professional standards, given local soil and climate conditions.

4. Power and communication lines running between banks of solar panels and to electric substations or interconnections with buildings shall be buried underground.

5. Off-street parking provided on site shall be paved. Gravel or other unpaved materials shall be prohibited.

6. Systems, equipment, and structures shall not exceed thirty feet (30) in height when ground mounted.

7. Groundcover as specified in Section 10-5-3(A)(7) shall be provided beneath all solar panels.

8. Ground mounted solar energy collection systems as part of a solar farm shall have a minimum setback for all equipment, excluding fences, of:

   a. *Front and Corner Yards*: one hundred (100) feet,

   b. *Side and Rear Yards*: fifty (50) feet from nonresidential property lines and one hundred (100) feet from residential property lines.

9. Systems equipment and structures shall be fully enclosed and secured by a fence or wall with a height of eight (8) feet. Knox boxes and keys shall be provided at locked entrances for emergency personnel access.

   a. **Warnings.**

      (1) Warning signs shall be provided at the entrance to the facility and along the perimeter of the solar farm in locations determined necessary by the Zoning Officer.

      (2) The signs shall be less than four (4) square feet and made with letters and numbers at least three (3) inches in height and shall include the 911 address and an emergency phone number of the operator which shall be answered twenty-four (24) hours a day by a live operator. A nonemergency phone number for the operator shall also be displayed.

10. **Outdoor Storage.** Only the outdoor storage of materials, vehicles, and equipment that directly support the operation and maintenance of the wind farm shall be allowed except for outdoor storage that is expressly allowed in the zoning district specified elsewhere in this title.

11. **Materials Handling, Storage, and Disposal.**

    a. All solid wastes related to the construction, operation, and maintenance of the solar farm shall be removed from the site promptly and disposed of in accordance with all federal, state, and local laws.

    b. A list of hazardous fluids that may be used on site shall be provided. All hazardous materials related to the construction, operation, and maintenance of the solar farm shall be handled, stored, transported, and disposed of in accordance with all applicable local, state, and federal laws.

12. **Decommissioning Plan.** Prior to receiving approval, the applicant shall submit a decommissioning plan to ensure that the solar farm project is properly decommissioned, which shall include:

    a. Provisions describing the triggering events for decommissioning the solar farm project. Any nonfunctioning solar panel/array of the project shall be decommissioned within thirty (30) days unless the operator has shown to the Zoning Administrator that it is diligently repairing such solar panel/array or component.

    b. Procedures for the removal of structures, debris, and cabling, including those below the soil surface,

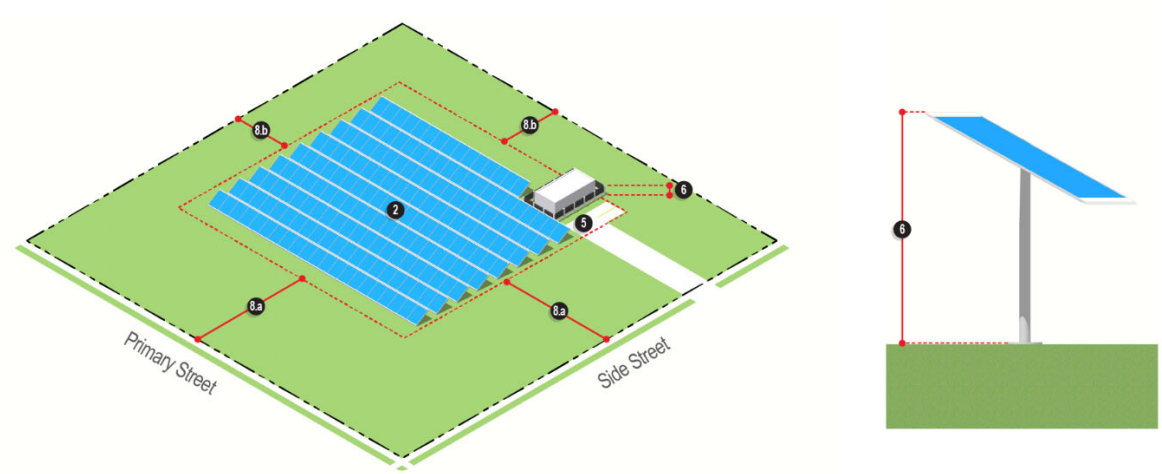
    c. Provisions for the restoration of the natural soil and vegetation,

    d. An estimate of the decommissioning costs certified by a professional engineer, to be updated every three (3) years or as determined necessary by the Zoning Administrator. The Zoning Administrator may request an independent third-party verification of the decommissioning costs at any time. The costs for this verification shall be reimbursed by the applicant and/or operator.

    e. Financial assurance, secured by the owner or operator, for the purpose of performing the decommissioning, in an amount equal to one-hundred and twenty (120) percent of the professional engineer's certified estimate of the decommissioning cost.

    f. A provision that the terms of the decommissioning plan shall be binding upon the owner or operator and any of his successors, assigns, or heirs.

Figure 4.4. Solar Farm Standards



C. **Building-Mounted Solar Energy Systems**.

1. **Location**. Building-mounted solar energy systems are allowed on the principal and accessory structures, any roof face and side and rear building facades. The systems are allowed on the front or exterior side building facades if the following conditions are met:

   a. Solar access is optimized on the front and exterior side facades.

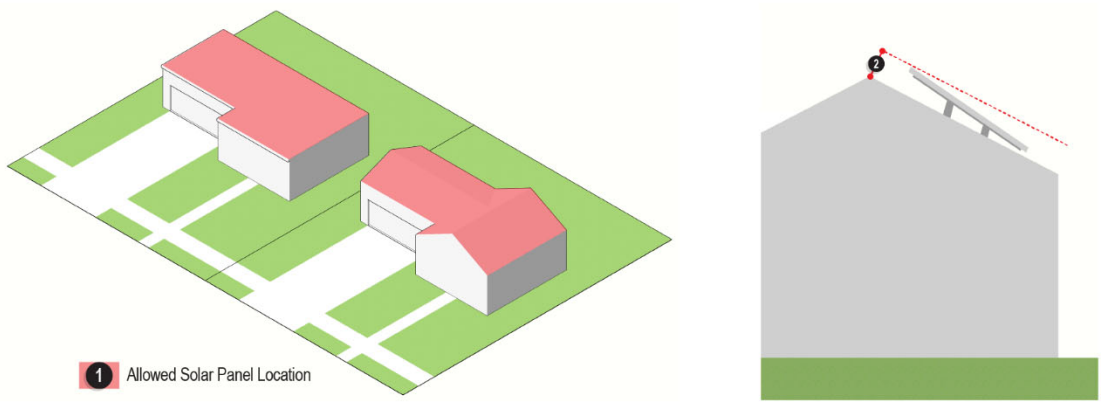
   b. Systems are simultaneously used to shade the structure's doors or windows..

2. **Height**. Systems shall not extend beyond three (3) feet parallel to the roof surface of a pitched roof. Nor shall the system extend beyond four (4) feet parallel to the roof surface of a flat roof unless completely concealed or equal to the height of the parapet wall, whichever is greater. If the system is flush-mounted, the system must be less than eight (8) inches from the roof surface. Refer to Figure 4.5 of this Section.

3. **Quantity**. The total square footage may not exceed the total area of the roof surface of the structure to which the system is attached.

4. **Projection**. The system may project up to four (4) feet from a building facade or roof edge. The system may project into an interior side or interior rear setback but shall be no closer than five (5) feet to the interior side or interior rear property line.

Figure 4.5. Building-Mounted Solar Energy System Standards



D. **Freestanding Solar Energy Systems – Accessory Use**.

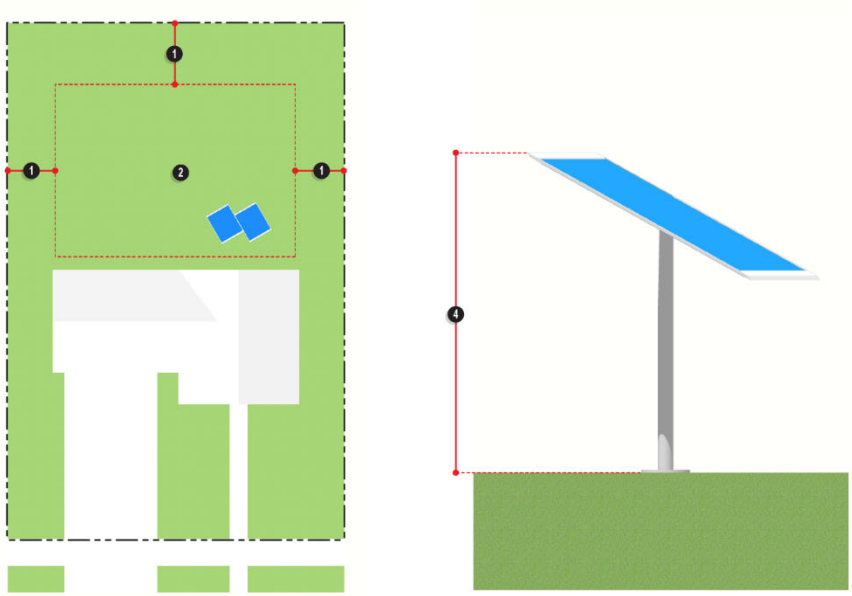
1. **Setbacks**. All parts of any freestanding solar energy system shall be set back eight (8) feet from the interior side and interior rear property lines.

2. **Permitted Yard Locations**. Freestanding solar energy systems shall not be located within the required front yard or corner side yard. They shall not be permitted within any utility, storm or drainage, water, sewer, or other type of public easement. The use of guywires as supports for a freestanding solar energy system shall be prohibited.

3. **Solar Glare**. Solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties or roadways.

4. **Maximum Height**. Maximum height of freestanding solar energy systems shall be fifteen (15) feet unless otherwise approved by the Zoning Administrator.

Figure 4.6. Freestanding Solar Energy System - Accessory Use Standards



E. **Freestanding Solar Energy System - Principal Use**.

1. **Setbacks**. All parts of any freestanding solar energy system shall meet the setbacks established for the district in which the system is located.

2. **Permitted Yard Locations**. A freestanding solar energy system shall not be located closer to the public right-of-way than the front façade of the principal building on the adjacent lot(s). They shall not be permitted within any utility, storm or drainage, water, sewer, or other type of public easement. The use of guywires as supports for a freestanding solar energy system shall be prohibited.

3. **Solar Glare**. Solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties or roadways.

4. **Maximum Height**. Maximum height of a freestanding solar energy system shall be fifteen (15) feet unless otherwise approved.

F. **Wind Farm.**

1. No wind farm shall be erected on any lot less than four (4) acres in size.

2. **Design and Installation.**

a. **Safety Certification.**

(1) Wind farm systems shall conform to applicable industry standards, including those of the American National Standards Institute (ANSI). Applicants shall submit certificates of design compliance that equipment manufacturers have obtained from Underwriters Laboratories (UL), Det Norske Veritas (DNV), Germanischer Lloyd Wind Energic (GL), or an equivalent third party prior to plan approval.

(2) Following plan approval, a professional engineer shall certify, as part of the building permit application, that the foundation and tower design of the wind farm system is within accepted professional standards, given local soil and climate conditions.

b. **Controls and Brakes.** All wind farm systems shall be equipped with a redundant braking system. This includes both aerodynamic overspeed controls (including variable pitch, tip, and other similar systems) and mechanical brakes. Mechanical brakes shall be operated in a fail-safe mode. Stall regulation shall not be considered a sufficient braking system for overspeed protection.

c. **Electrical Components.** All electrical components of the wind farm systems shall conform to applicable local, state, and national codes, and relevant national and international standards (e.g., ANSI and international electrical commission). Utility lines connecting the towers, substations, etc., shall be placed underground where practical.

d. **Turbine Consistency**. To the extent feasible, the project shall consist of turbines of similar design and size, including tower height. Further, all turbines shall rotate in the same direction.

e. **Warnings.**

(1) A reasonable visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.

(2) Visible, reflective, colored objects, such as flags, reflectors, or tape shall be placed on the anchor points of guy wires and along the guy wires up to a height of fifteen (15) feet from the ground.

(3) Warning signs shall be provided at the entrance to the facility and along the perimeter of the solar farm in locations determined necessary by the Zoning Officer.

(4) The signs shall be less than four (4) square feet and made with letters and numbers at least three (3) inches in height and shall include the 911 address and an emergency phone number of the operator which shall be answered twenty-four (24) hours a day by a live operator. A nonemergency phone number for the operator shall also be displayed.

f. **Climb Prevention.** All wind farm towers must be unclimbable by design or protected by anti-climbing devices such as:

(1) Fences with locking portals at least six (6) feet high, or

(2) Anti-climbing devices twelve (12) feet vertically from the base of the wind farm tower.

g. **Setbacks.** Wind farm towers and appurtenant structures shall meet the following minimum setbacks.

(1) Wind farm towers shall be six (6) times the height of the wind farm tower or at least three thousand, two hundred fifty (3,250) feet, whichever is greater, from any principal structure or use on the subject or neighboring property.

(2) Wind farm towers shall be one and one-tenth (1.10) times the wind farm tower height from public roads, third party transmission lines, and communication towers.

(3) Wind farm towers shall be one thousand six hundred forty (1,640) feet from adjacent property lines, as measured from the center of the wind farm tower foundation.

(4) No part of a wind farm tower or foundation shall encroach on a public or private sewage disposal (septic) system

(5) Above ground transmission facilities and poles shall be set back one-hundred fifty (150) feet from any portion any principal structure or use on the subject or neighboring property.

h. **Use of Public Roads.** An applicant, owner, or operator proposing to use any City or County Road for the purpose of transporting and installation of wind farm or substation parts and/or equipment for construction, operation, or maintenance of the wind farm or substations, shall:

(1) Identify all such public roads, and

(2) Obtain applicable weight and size permits from relevant government agencies prior to construction.

(3) To the extent an applicant, owner, or operator must obtain a weight or size permit from the City, County, or State, the applicant shall provide:

(a) Financial assurance, in a reasonable amount agreed to by the relevant parties, for the purpose of repairing any damage to public roads caused by constructing, operating, or maintaining the wind farm prior to the issuance of building permits.

(b) A signed copy of any agreements pertaining to the use of public roads prior to the issuance of building permits.

i. **Outdoor Storage.** Only the outdoor storage of materials, vehicles, and equipment that directly support the operation and maintenance of the wind farm shall be allowed except for outdoor storage that is expressly allowed in the zoning district specified elsewhere in this title.

3. **Operation.**

a. **Maintenance.**

(1) The owner or operator of the wind farm must submit, upon request a summary of the operation and maintenance reports to the City. In addition to the annual summary mentioned in this subsection, the owner or operator must furnish such operation and maintenance reports, as the City reasonably requests.

(2) Any replacement of equipment that is not a like-kind replacement using the same equipment in plan as approved shall require that an amendment to the special use.

b. **Materials Handling, Storage, and Disposal.**

(1) All solid wastes related to the construction, operation, and maintenance of the wind farm shall be removed from the site promptly and disposed of in accordance with all federal, state, and local laws.

(2) A list of hazardous fluids that may be used on site shall be provided. All hazardous materials related to the construction, operation, and maintenance of the wind farm shall be handled, stored, transported, and disposed of in accordance with all applicable local, state, and federal laws.

c. **Decommissioning Plan.** Prior to receiving approval, the applicant shall submit a decommissioning plan to ensure that the wind farm project is properly decommissioned, which shall include:

(1) Provisions describing the triggering events for decommissioning the wind farm project. Any nonfunctioning wind turbine of the project shall be decommissioned within thirty (30) days unless the operator has shown to the Zoning Administrator that it is diligently repairing such wind turbine or component.

(2) Procedures for the removal of structures, debris, and cabling, including those below the soil surface,

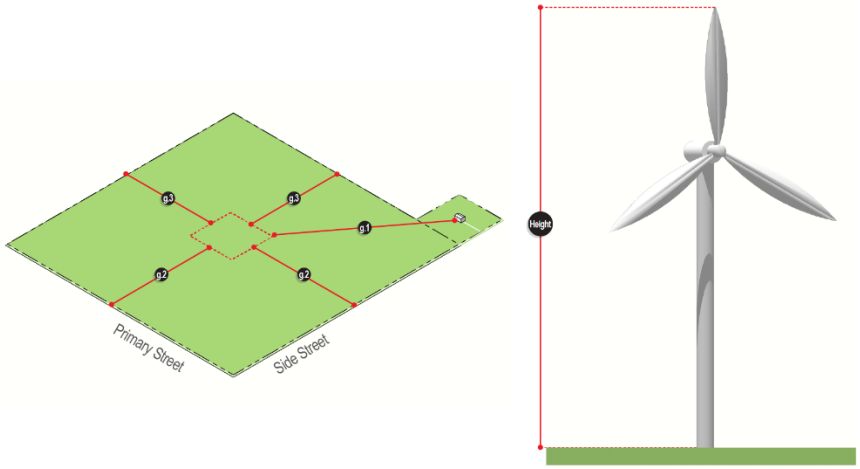
(3) Provisions for the restoration of the natural soil and vegetation,

(4) An estimate of the decommissioning costs certified by a professional engineer, to be updated every three (3) years or as determined necessary by the Zoning Administrator. The Zoning Administrator may request an independent third-party verification of the decommissioning costs at any time. The costs for this verification shall be reimbursed by the applicant and/or operator.

(5) Financial assurance, secured by the owner or operator, for the purpose of performing the decommissioning, in an amount equal to one-hundred and twenty (120) percent of the professional engineer's certified estimate of the decommissioning cost.

(6) A provision that the terms of the decommissioning plan shall be binding upon the owner or operator and any of his successors, assigns, or heirs.

Figure 4.7. Wind Farm Standards



G. **Building-Mounted Wind Energy Systems**.

1. **Location**. Building-mounted wind energy systems are allowed on all principal and accessory structures and shall be affixed to the roof deck of a flat roof or to the ridge or slope of a pitched roof and may not be affixed to the parapet or chimney of any structure.

2. **Setback**. The systems must be set back a minimum of five (5) feet from the edge or eave of the roof.

3. **Quantity**. One (1) turbine is allowed for every five hundred (500) square feet of the combined roof area. For a pitched roof, each surface of the roof shall be included in the roof area calculation.

4. **Noise**. Building-mounted wind energy systems shall not exceed the following:

   a. Fifty-five (55) dBA when in or adjacent to all residential districts.

   b. Sixty (60) dBA when in or adjacent to all nonresidential districts.

5. **Height**. The maximum height for a building-mounted wind energy system is fifteen (15) feet. The system is measured from the roof surface on which the system is mounted to the highest edge of the system with the exception of any roof pitches ten to twelve (10:12) or greater. The system shall not exceed fifteen (15) feet above the maximum permitted height of the zoning district. Refer to Figure 4.8 of this Section.

6. **Design.** All systems shall employ a helix-style design employing airfoil blades mounted on a vertical rotor shaft. Fan- and turbine-style designs shall be prohibited.

7. **Appearance Standards.** Graphics, colors, corporate logos, and text on wind energy systems located within business or manufacturing zoned properties are permitted, subject to the discretion of the City Council.

8. **Warnings.**

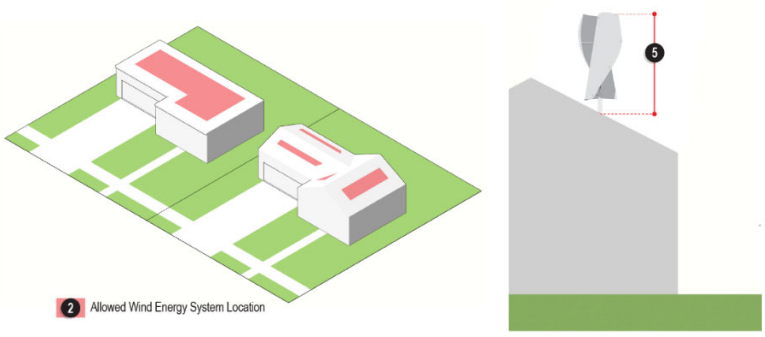
   a. A reasonable visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.

   b. Visible, reflective, colored objects, such as flags, reflectors, or tape shall be placed on the anchor points of guy wires and along the guy wires up to a height of fifteen (15) feet from the ground.

   c. Warning signs shall be provided at the entrance to the facility and along the perimeter of the solar farm in locations determined necessary by the Zoning Officer.

   d. The signs shall be less than four (4) square feet and made with letters and numbers at least three (3) inches in height and shall include the 911 address and an emergency phone number of the operator which shall be answered twenty-four (24) hours a day by a live operator. A nonemergency phone number for the operator shall also be displayed.

Figure 4.8. Building-Mounted Wind Energy Systems



H. **Freestanding Wind Energy System – Accessory Use**.

1. **Clearance**. In all zoning districts, the minimum clearance between the lowest tip of the rotor or blade and the ground is fifteen (15) feet. See Figure 4.9 of this Section.

2. **Permitted Yard Locations**. A freestanding wind energy system shall not be located within the required front yard or corner side yard. They shall not be permitted within any utility, storm or drainage, water, sewer, or other type of public easement. The use of guywires as supports for a freestanding wind energy system shall be prohibited.

3. **Height**. The maximum height for a freestanding wind energy system shall be one hundred seventy-five (175) feet measured from the base to the highest edge of the system.

4. **Setbacks**. The base of the system shall be set back 1.1 times (110 percent) the height of the highest edge of the system from all property lines, overhead utility line poles, communication towers, public sidewalks or trails, public rights-of-way, and other freestanding wind energy systems. Any system or any ancillary equipment shall not be located within any required setbacks of the respective zoning district.

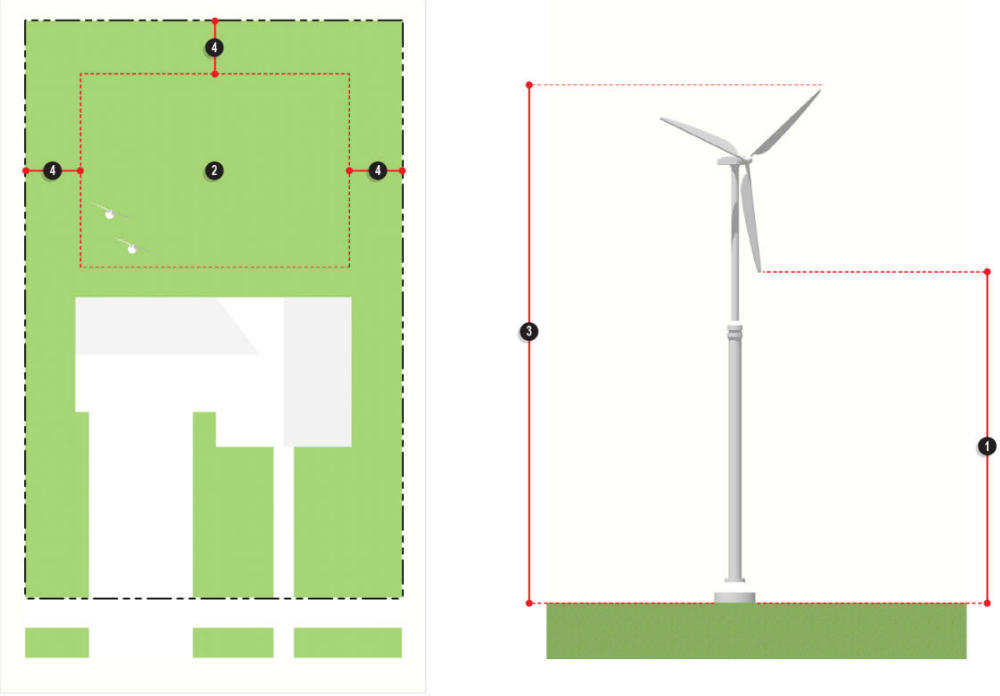
5. **Access**. A freestanding wind energy system and all components shall be protected against unauthorized access by the public. Climbing access to the tower shall not start until twelve (12) feet above grade.

6. **Noise**. A freestanding wind energy system shall not exceed the following:

   a. Fifty-five (55) dBA when in or adjacent to all residential districts.

   b. Sixty (60) dBA when in or adjacent to all nonresidential districts.

Figure 4.9. Freestanding Wind Energy System - Accessory Use Standards



I. **Freestanding Wind Energy System – Principal Use**.

1. **Clearance**. In all zoning districts, the minimum clearance between the lowest tip of the rotor or blade and the ground is fifteen (15) feet. See Figure 4.10 of this Section.

2. **Permitted Yard Locations**. All parts of any freestanding wind energy system shall meet the setbacks established for the district in which the system is located.

3. **Height**. The maximum height for a freestanding wind energy system shall be one hundred seventy-five (175) feet measured from the base to the highest edge of the system.

4. **Setbacks**. The base of the system shall be set back 1.1 times (110 percent) the height of the highest edge of the system from all property lines, overhead utility line poles, communication towers, public sidewalks or trails, public rights-of-way, and other freestanding wind energy systems. Any system or any ancillary equipment shall not be located within any required setbacks of the respective zoning district.

5. **Access**. Freestanding wind energy systems and all components shall be protected against unauthorized access by the public. Climbing access to the tower shall not start until twelve (12) feet above grade.

6. **Noise**. A freestanding wind energy system shall not exceed the following:

   a. Fifty-five (55) dBA when in or adjacent to all residential districts.

   b. Sixty (60) dBA when in or adjacent to all nonresidential districts.

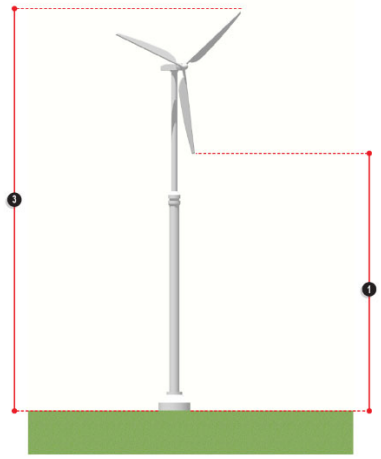
7. **Warnings.**

   a. A reasonable visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.

   b. Visible, reflective, colored objects, such as flags, reflectors, or tape shall be placed on the anchor points of guy wires and along the guy wires up to a height of fifteen (15) feet from the ground.

      (1) Warning signs shall be provided at the entrance to the facility and along the perimeter of the solar farm in locations determined necessary by the Zoning Officer. The signs shall be less than four (4) square feet and made with letters and numbers at least three (3) inches in height and shall include the 911 address and an emergency phone number of the operator which shall be answered twenty-four (24) hours a day by a live operator. A nonemergency phone number for the operator shall also be displayed.

Figure 4.10. Freestanding Wind Energy System - Principal Use Standards



10-4-14. Medical and Adult Use Cannabis Use Standards

A. **General Requirements for all Cannabis Uses**.

1. **Business Hours**. Business hours for all cannabis businesses shall be from 10:00 a.m. to 8:00 p.m. Monday through Saturday and 12:00 p.m. to 5:00 p.m. on Sundays.

2. **On-Premises Consumption**. On-premises consumption of cannabis products in all cannabis businesses operations is prohibited.

3. **Signage**.

   a. Recreational cannabis dispensaries shall be limited to one (1) wall-mounted sign per business.

   b. All cannabis establishments shall be prohibited from having electronic message board signs.

   c. Signage for cannabis establishments shall not contain cannabis imagery such as leaves, plants, smoke, paraphernalia, or cartoonish imageries.

B. **Cannabis Craft Grower**.

1. Facility may not be located within five hundred (500) feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home, residential care home, or religious institutions, regardless of corporate boundary. Commercial/trade schools shall not be classified as a public or private school for purposes of this section.

2. Facility may not be located within two hundred fifty (250) feet of the property line of a pre-existing property zoned or used for residential purposes, unless in the A-1 zoning district where the residential use is owned by the same owner as the adult-use cannabis craft grower, regardless of corporate boundary.

3. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

4. Cannabis craft growers may co-locate with a dispensing organization or a cannabis infuser organization, or both, only on properties zoned within the M-1 or M-2 districts.

5. Cannabis craft grower shall be limited to one (1) facility within the boundaries of the City.

C. **Cannabis Cultivation Center**.

1. Facility may not be located within five hundred (500) feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home, residential care home, or religious institutions, regardless of corporate boundary. Commercial/trade schools shall not be classified as a public or private school for purposes of this Section.

2. Facility may not be located within two hundred fifty (250) feet of the property line of a pre-existing property zoned or used for residential purposes, regardless of corporate boundary.

3. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

4. Cannabis cultivation center shall be limited to one (1) facility within the boundaries of the City.

D. **Cannabis Dispensing Organization**.

1. Facility may not be located within five hundred (500) feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home, residential care home, or religious institutions, regardless of corporate boundary. Commercial/trade schools shall not be classified as a public or private school for purposes of this section.

2. Facility may not be located in a dwelling unit or within two hundred fifty (250) feet of the property line of a pre-existing property zoned or used for residential purposes, regardless of corporate boundary.

3. Facility shall have a maximum gross floor area of five thousand (5,000) square feet, of which at least seventy-five (75) percent of the floor area occupied by a dispensing organization shall be devoted solely to the activities the dispensing cannabis or cannabis products as authorized by the Act and shall not sell food or alcohol for consumption on the premises.

4. Drive-through facilities are prohibited.

5. E-commerce delivery service platforms are prohibited.

6. Cannabis dispensing organizations shall be limited to one (1) facility within the boundaries of the City.

E. **Cannabis Infuser Organization**.

1. Facility may not be located within five hundred (500) feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home, residential care home or religious institutions, regardless of corporate boundary. Commercial/trade schools shall not be classified as a public or private school for purposes of this section.

2. Facility may not be located in a dwelling unit or within two hundred fifty (250) feet of the property line of a pre-existing property zoned or used for residential purposes, regardless of corporate boundary.

3. Infuser organizations may co-locate with a dispensing organization or a cannabis craft grower organizations, or both, only on properties zoned within the M-1 or M-2 Districts. In such instances, the maximum gross floor area dedicated to the dispensing organization shall be five thousand (5,000) square feet of which seventy-five (75) percent of the floor area must be devoted to the activities authorized by the Act.

4. Cannabis infuser organizations shall be limited to one (1) facility within the boundaries of the City.

F. **Cannabis Processing Organization**.

1. Facility may not be located within five hundred (500) feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home, residential care home, or religious institutions, regardless of corporate boundary. Commercial/trade schools shall not be classified as a public or private school for purposes of this section.

2. Facility may not be located in a dwelling unit or within two hundred fifty (250) feet of the property line of a pre-existing property zoned or used for residential purposes, regardless of corporate boundary.

3. At least seventy-five (75) percent of the floor area occupied by a dispensing organization shall be devoted solely to the activities the dispensing cannabis or cannabis products as authorized by the Act, and shall not sell food or alcohol for consumption on the premises.

4. Cannabis processing organizations shall be limited to one (1) facility within the boundaries of the City.

G. **Cannabis Transporting Organization**.

1. Facility may not be located within five hundred (500) feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home, residential care home, or religious institutions, regardless of corporate boundary. Commercial/trade schools shall not be classified as a public or private school for purposes of this section.

2. Facility may not be located in a dwelling unit or within two hundred fifty (250) feet of the property line of a pre-existing property zoned or used for residential purposes, regardless of corporate boundary.

3. The transporting organization shall be the sole use of the space in which it is located. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

4. Cannabis transporting organization shall be limited to one (1) within the boundaries of the City.

10-4-15. Institutional, Public, and Utility Use Standards

A. **Telecommunication Tower and Antennae.**

1. **Applicability.**

a. **New Towers and Antennas.** All new towers or antennas in Yorkville shall be subject to these regulations, except as provided in subsections B through E of this section inclusive.

b. **Amateur Radio Station Operator/Receive Only Antennas.** This chapter shall not govern any tower, or the installation of any antenna, that is under eighty (80) feet in height and is owned and operated by a federally licensed amateur radio station operator or is used exclusively for receive only antennas. No receive only antenna shall exceed the highest point on the nearest residential rooftop of a dwelling by more than ten (10) feet.

c. **Preexisting Towers or Antennas.** Existing towers and existing antennas which predated this chapter, shall not be required to meet the requirements of this chapter other than the requirements of Sections 10-4-15(A)(2)(f), (A)(2)(h), and (A)(2)(r) of this chapter. All preexisting towers and antennas shall be subject to the tower and antenna administrative fee.

d. **AM Array.** For purposes of implementing this chapter, AM array, consisting of one (1) or more tower units and supporting ground system which functions as one (1) AM broadcasting antenna, shall be considered one (1) tower. Measurements for setbacks and separation distances shall be measured from the outer perimeter of the towers included in the AM array. Additional tower units may be added within the perimeter of the AM array by right.

e. **Within Public Right-of-Way:** If the tower and/or antenna is situated within the public right-of-way, such tower and/or antenna must meet the requirements of title 7, chapter 8, "Construction of Utility Facilities in Rights-of-Way", of this Code.

2. **General Requirements.**

a. **Principal or Accessory Use.** Antennas and towers may be considered either principal or accessory uses. A different existing use of an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot.

b. **Lot Size.** For purposes of determining whether the installation of a tower or antenna complies with Yorkville's development regulations, including, but not limited to, setback requirements, lot coverage requirements, and other such requirements, the dimensions of the entire lot shall control, even though the antennas or towers may be located on leased parcels within such lot.

c. **Inventory of Existing Sites.** Each applicant for approval of an antenna and/or tower shall provide to the Zoning Officer an inventory of its existing towers, antennas, or sites approved for towers or antennas, that are either within the jurisdiction of Yorkville or within one (1) mile of the border thereof, including specific information about the location, height, and design of each tower. The Zoning Officer may share such information with other applicants applying for administrative approvals or special use permits under this chapter or other organizations seeking to locate antennas within the jurisdiction of Yorkville, provided, however that the Zoning Officer is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.

d. **Aesthetics.** Towers and antennas shall meet the following requirements:

(1) Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color so as to reduce visual obtrusiveness.

(2) At a tower site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend them into the natural settings and surrounding buildings.

(3) If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.

e. **Lighting.** Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the lighting alternatives and design chosen must cause the least disturbance to the surrounding views.

f. **State or Federal Requirements.** All towers must meet or exceed current standards or regulations of the FAA, the FCC and any other agency of the state or federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this chapter shall bring such towers and antennas into compliance with such revised standards and regulations within six (6) months of the effective date of such standards and regulations, unless a more restrictive compliance schedule is mandated by the controlling state or federal agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense.

g. **Building Codes/Safety Standards.** Any owner or operator of an antenna, antenna structure or tower shall maintain the antenna, antenna structure or tower in compliance with the standards contained in the current and applicable state or local building codes and the applicable standards for towers that are published by the national electrical code NFPA 70 and international building code; radio, television sec. 3108, as amended from time to time. If, upon inspection, the City of Yorkville concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards. Failure to bring the antenna, antenna structure, or tower into compliance within the thirty (30) day period shall constitute grounds for the removal of the antenna, antenna structure or tower at the owner's expense.

h. **Measurement.** For purposes of measurement, tower setbacks and tower separation distances shall be calculated and applied to facilities located in Yorkville irrespective of municipal and county jurisdictional boundaries.

i. **Not Essential Services.** Antennas, antenna structures, and towers shall be regulated and permitted pursuant to this chapter and shall not be regulated or permitted as essential services, public utilities, or private utilities.

j. **Public Notice.** For purposes of this chapter, any special use request, variance request, or appeal of an administratively approved use or special use shall require public notice and individual notice by the City of Yorkville to all abutting property owners and all properties that are located within two hundred fifty feet (250) feet of the zoning lot in question. Streets, alleys and watercourses shall not be considered in the determination of "abutting" nor in calculating the two hundred fifty (250) feet.

k. **Signs.** No signs shall be allowed on an antenna or tower other than those required by the FCC.

l. **Buildings and Support Equipment.** Buildings and support equipment associated with antennas or towers shall comply with the requirements of Section 10-4-15 (A)(4)(k) of this chapter.

m. **Multiple Antenna/Tower Plan.** The City of Yorkville encourages all plans for towers and antenna sites to be submitted in a single application for approval of multiple towers and/or antenna sites. Applications for approval of multiple sites shall be given priority in the review process.

n. **Antenna on Existing Structures.** Any antenna may be approved by the City of Yorkville as an accessory use to any commercial, industrial, professional, institutional, or multi-family structure of eight (8) or more dwelling units, provided:

(1) The antenna does not extend more than thirty (30) feet above the highest point of the structure;

(2) The antenna complies with all applicable FCC and FAA regulations; and

(3) The antenna complies with all applicable building codes and safety standards as referenced in subsection g of this section.

o. **Antennas on Existing Towers.** An antenna which is attached to an existing tower may be approved by the zoning officer and, to minimize adverse visual impacts associated with the proliferation and clustering of towers, collocation of antennas by more than one (1) carrier on existing towers shall take precedence over the construction of new towers, provided such collocation is accomplished in a manner consistent with the following:

(1) **Additional Antenna.** A tower which is modified or reconstructed to accommodate the collocation of an additional antenna shall be of the same tower type as the existing tower, unless the Zoning Officer allows reconstruction as a monopole.

(2) **Height.**

(a) An existing tower may be modified or rebuilt to a taller height, not to exceed thirty (30) feet over the tower's existing height, such height not exceeding one hundred fifty (150) feet in total, to accommodate the collocation of an additional antenna.

(b) The height change referred to in subsection (O)(2)(a) of this section may only occur one (1) time per communication tower.

(c) The additional height referred to in subsection (O)(2)(a) of this section shall not require an additional distance separation. The tower's premodification height shall be used to calculate such distance separations.

(3) **On-Site Location.**

(a) A tower which is being rebuilt to accommodate the collocation of an additional antenna may be moved on-site within fifty (50) feet of its existing location.

(b) After the tower is rebuilt to accommodate collocation, only one (1) tower may remain on the site.

(c) A relocated on-site tower shall continue to be measured from the original tower location for purposes of calculating separation distances between towers. The relocation of a tower hereunder shall in no way be deemed to cause a violation of this chapter.

(d) The on-site relocation of a tower which comes within the separation distances to residential units or residentially zoned lands as established in this zoning ordinance shall only be permitted when approved by the Zoning Officer.

(4) **New Towers in Nonresidential Zoning Districts.** An applicant may locate any new tower as provided in Table 10-3-12(B), provided that: a) a licensed professional engineer certifies the tower can structurally accommodate the number of shared users proposed by the applicant; b) the Zoning Officer concludes the tower is in conformity with the goals set forth in this subsection o and the requirements of this subsection; c)

the tower meets the setback and separation requirements Section 10-4-15(A)(4)(e) of this chapter; and d) the tower meets the following height and usage criteria:

(a) For a single user, up to and including one hundred twenty (120) feet in height;

(b) For two (2) users, up to one hundred fifty (150) feet in height; and

(c) For three (3) or more users, up to and including one hundred eighty (180) feet in height.

p. **Roadway Access.** All sites on which antennas, antenna structures and towers are located must have a passable roadway access of compacted macadam base not less than seven (7) inches thick surfaced with not less than two (2) inches of asphaltic concrete or some comparable dustless material.

q. **Fencing.** The structures upon any site upon which an antenna, antenna structure, or tower is located shall be surrounded by an opaque screen which is no less than six (6) feet in height and equipped with an appropriate anticlimbing device. Screening materials shall include either wooden or chainlink fencing. Shrubbery and bushes shall be required, in addition to the wooden or chainlink fence, unless specifically waived by Yorkville in its discretion in appropriate cases.

r. **Disguised Structures.** The provider of an antenna, antenna structure, or tower may propose to disguise the proposed antenna, antenna structure or tower. Any such disguise must be aesthetically consistent with the character of the surrounding area and environment, and be constructed in such a manner where the health or safety of Yorkville residents shall not be endangered. Yorkville may require the disguise of an antenna, antenna structure or tower as a condition of approval of a building permit or special use permit if the antenna, antenna structure or tower is to be erected on a golf course or other public recreational area.

s. **Annual Administrative Fee and Certifications.**

(1) The annual administration fee payable to the City of Yorkville by any owner and/or operator of an antenna, antenna structure, or tower shall be the sum of thirty-five (35) dollars which shall be due on or before January 10th of each calendar year commencing with calendar year 2001.

(2) In the event a tower is inspected and a certification provided by the owner and/or operator of said tower or related facility showing compliance with all regulations, the above fee shall be the only fee charged. In the event the owner and/or operator of an antenna, antenna structure, or tower fails to have the certification as is required annually to be filed with the City under the terms of this subsection, the owner and/or operator shall reimburse the City for the actual cost of the outside consultant the City deems necessary to conduct said inspection which shall be a minimum of three hundred fifty (350) dollars and any additional cost incurred therein.

(3) The City of Yorkville reserves the right to increase or decrease the amount of the administrative fee as it deems necessary. A separate administrative fee shall be paid by each user or collocator on a tower.

(a) **Permit Required.** Prior to the construction of an antenna, antenna structure or tower the provider of the radio, television, or telecommunications services shall obtain a permit from Yorkville for the erection of such antenna, antenna structure or tower. An applicant for a permit for an antenna, antenna structure, or tower shall pay a fee in accordance with the fee schedule set forth in title 8, chapter 10 of this Code, plus any reasonable legal, engineering, or consulting fees at the conclusion of the review.

(b) **Waiver of Provisions.** An applicant can request a waiver of any provision of this chapter upon the showing of appropriate justification and benefit to the public. Such request shall be treated as a request for a variance and the appropriate procedures thereto shall apply.

3. **Permitted Uses.**

   a. **General.** The following uses listed in this section are deemed to be permitted uses and shall not require a special use permit.

   b. **Uses.** Antennas, antenna structures and towers are permitted as an accessory use as provided in Table 10-3-1(B) except that part of any zoning district which is located in a floodplain, so long as said antennas or towers conform to the following and all other requirements of this title:

      (1) Antennas and towers may be located on property owned, leased, or otherwise controlled by Yorkville, particularly and expressly including Yorkville's water tower sites, and City Hall and police station-sites, provided that a lease authorizing such antenna, antenna structure, or tower has been approved by Yorkville.

      (2) Antennas or towers are permitted to be located on the Burlington Northern Railroad easement running southwest and northeast through Yorkville, subject to Section (A)(2)(a) through (s).

4. **Special Uses and Accessory Uses.**

   a. **General Provisions.**

      (1) Radio and telecommunications and towers used for radio transmission, or television transmission when allowed as a Special Use shall be subject to the special use provisions contained within Section 10-8-5 of this title and applications for special use permits shall be subject to the procedures and requirements of this title, except as modified in this chapter.

      (2) In granting a special use permit, the Plan Commission may impose conditions to the extent the Plan Commission concludes such conditions are necessary to minimize any adverse effect of the proposed tower on adjoining properties.

      (3) Any information of an engineering nature that the applicant submits, whether civil, mechanical, or electrical, shall be certified by a licensed professional engineer.

      (4) An applicant for a special use permit shall submit the information described in this section and a nonrefundable fee as established by resolution of the City Council of Yorkville to reimburse Yorkville for the cost of reviewing the application.

      (5) Antennas, antenna structures and towers shall be allowed as special uses only consistent with all of the requirements of this chapter in the following zoning districts and for the following uses.

         (a) R-1, Single-Family Suburban Residence: For commercial/trade school, place of worship/assembly, golf course, or public utility facilities only;

         (b) R-2, Single-Family Traditional Residence: For commercial/trade school, place of worship/assembly, golf course, or public utility facilities.

   b. **Information Required.** In addition to any information required for applications for special use permits referenced above, each petitioner requesting a special use permit under this chapter for an antenna, antenna structures, and tower shall submit a scaled site plan and a scaled elevation view and other supporting drawings, calculations, and other documentation signed and sealed by appropriate licensed professionals, showing the location, type and dimensions of all improvements, including information concerning topography, radio frequency coverage, tower height requirements, setbacks, drives, proposed means of access, parking, fencing, landscaping, adjacent uses, adjacent roadway, and other information deemed necessary by Yorkville to be necessary to assess compliance for this chapter. In addition, the following information shall be supplied:

      (1) Legal description of the parent track and leased parcel (if applicable);

(2) The setback distance between the proposed structure and the nearest residential unit, platted residentially zoned properties and unplatted residentially zoned property;

(3) The separation distance from other structures in the inventory of existing sites submitted pursuant to Section 10-4-15 (A)(2)(c) shall be shown on an updated site plan or map and the applicant shall also identify the type of construction of the existing structure(s) and the owner/operator of the existing structure(s), if known;

(4) A landscape plan showing specific landscape materials; the method of fencing and finish color and, if applicable, the method of camouflage and illumination;

(a) A description of compliance with Sections 10-4-15 (A)(2)(c)(e)(f)(g)(h)(i)(m) of this chapter and all applicable federal, state or local laws;

(b) A notarized statement by the applicant as to whether construction of the tower will accommodate collocation of additional antennas for future users;

(c) Identification of the entities providing the backhaul network for the structure(s) described in the application and other cellular sites owned or operated by the applicant in Yorkville;

(d) A description of the suitability of the use of existing towers, other structures or alternative technology not requiring the use of towers or structures to provide the services to be provided through the use of the proposed new tower; and

(e) A description of the feasible location(s) of future towers or antennas within Yorkville based upon existing physical, engineering, technological or geographical limitations in the event the proposed tower is erected.

(5) An applicant shall be notified within thirty (30) days if the application is incomplete. The City shall make a decision on collocation within ninety (90) days and all other siting applications within one hundred fifty (150) days of the receipt of a completed application.

c. **Factors Considered in Granting Special Use Permits:** The City of Yorkville shall consider the following factors in determining whether to issue a special use permit above and beyond those factors referenced in Section 10-8-5 of this title. The City of Yorkville may waive or reduce the burden on the petitioner of one (1) or more of these criteria if Yorkville concludes that the goals of this chapter are better served thereby.

(1) Height of the proposed antenna, antenna structure or tower;

(2) Proximity of the antenna, antenna structure or tower to residential structures and residential district boundaries;

(3) Nature of uses on adjacent and nearby properties;

(4) Surrounding topography;

(5) Surrounding tree coverage and foliage;

(6) Design of the antenna, antenna structure or tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;

(7) Proposed ingress and egress.

d. **Height.** No antenna, antenna structure, or tower shall exceed a height of one hundred (100) linear feet in aerial height. Where an arm has been installed to facilitate collocation of an additional antenna on the existing antenna structure or tower, the arm shall not exceed a length of twelve (12) linear feet.

e. **Setbacks and Separation.**

(1) **Setbacks.** Antennas, antenna structures or towers must be set back a distance equal to the height of the antenna, antenna structure, or tower from any off-site, residential structure. Antenna structures, guylines, and equipment shelters must satisfy the minimum setback requirements for the governing zoning district.

(2) **Separation.** The following separation requirements shall apply to all towers and antennas for which a special use permit is required; provided, however, that the Plan Commission may reduce the standard separation requirements if the goals of this chapter would be better served thereby, or if enforcement of said setback would effectively prohibit said tower:

(a) **Separation From Off-Site Uses/Designated Area.**

(i) Tower separation shall be measured from the base of the tower to the lot line of the off-site uses and/or designated areas as specified in Table 10-4-15(A)(4)(e)(2) of this section.

(ii) Separation requirements for towers shall comply with the minimum standards established in Table 10-4-15(A)(4)(e)(2) of this section.

Table 10-4-15 (A)(4)(e)(2): Separation Requirements

Off-Site Use/Designated Area	Separation Distance
Single-family or duplex principal use	500 feet
Vacant single-family or duplex use on residentially zoned land which is either platted or has preliminary subdivision plan approval which is not expired	500 feet
Vacant unplatted residentially zoned lands, including unplatted residential use property without a valid preliminary subdivision plan or valid development plan approval and any multifamily residentially zoned land	500 feet
Existing multi-family residential	100 feet or 100 percent of the tower height, whichever is greater
Nonresidentially zoned land or nonresidential uses	None
The Fox River or any watercourse	500 feet as measured from the shore
Major highways (as defined in the Yorkville comprehensive plan)	500 feet from the right-of-way

(3) **Separation Distances Between Towers**. Separation distances between towers shall be applicable for and measured between the proposed tower and preexisting towers. The separation distances shall be measured by drawing or following a straight line between the base of the existing tower and the proposed base, pursuant to a site plan, of the proposed tower. The separation distances shall be as shown in Table 10-4-15(A)(4)(e)(3) of this section.

Table 10-4-15 (A)(4)(e)(3): Existing Tower Separation Requirements

Existing Tower Type	Separation Distance (feet)			
	Lattice	Guyed	Monopole (Taller Than 75 Feet)	Monopole (Shorter Than 75 Feet)
Lattice	1,000	1,500	500	250
Guyed	1,000	1,750	1,500	1,250
Monopole (Taller than 75 feet)	500	1,500	250	250
Monopole (Shorter than 75 feet)	250	1,250	250	250

f. **Siting on Wetland Prohibited.** No antenna, antenna structure, or tower shall be located in an area which has been designated as a wetland either by the City of Yorkville, Kendall County, the State of Illinois Department of Natural Resources, the United States Department of the Interior or the United States Army Corps of Engineers, and any and all governmental bodies and agencies having jurisdiction.

g. **FCC Signage.** To the extent that signage is required by the FCC on an antenna structure, or tower, that signage shall constitute no more than five (5) percent of the square footage of the antenna, antenna structure, or tower or shall be no larger than is required by the FCC, whichever shall constitute the smallest signage area.

h. **Preservation of Landscape.** Existing mature tree growth and natural landforms on the proposed antenna, antenna structure, or tower site shall be preserved to the maximum extent possible.

i. **Utilities and Access Required.** Radio and telecommunications antennas, antenna structures, and towers, including, but not limited to, those used for small wireless services, small wireless facilities, and unlicensed wireless services, shall be required to include adequate utilities, access, and/or other facilities necessary for the servicing of the antenna, antenna structure or tower. All such utilities shall be buried.

j. **Signal Interference.** No signal transmission from any antenna, antenna structure, or tower shall interfere with police, fire, public works or any other governmental radio band signals. In the case of the possibility of such interference based upon the frequencies selected for the proposed antenna, antenna structure, or tower, the petition for special use shall be denied.

k. **Equipment Shelter and Equipment Cabinets.** A provider of a radio, television, or telecommunications antenna, antenna structure, or tower may provide an equipment shelter on the site of the antenna, antenna structure, or tower. The square footage of the equipment shelter may not exceed more than twenty (20) percent of the total square footage of the antenna, antenna structure or tower ground site or four hundred fifty (450) square feet, whichever is greater. At any antenna, antenna structure, or tower site in which more than one (1) antenna has been collocated, no more than three (3) equipment shelters shall be allowed. Multiple equipment shelters shall be contained under one (1) roof if at all practicably possible. No equipment shelter shall be approved as part of the site plan unless appropriate electrical power and road ingress and egress facilities are planned for inclusion at the equipment shelter site.

l. **Equipment Cabinets.**

(1) In residential districts, the equipment cabinet or structure may be located in a front or side yard provided the cabinet or structure is no greater than four (4) feet in height or twenty-four (24) square feet of gross floor area and the cabinet/structure is located a minimum of six (6) feet from all lot lines. The cabinet/structure shall be screened by hedging or shrubbery with an ultimate height of at least forty-two (42) inches to forty-eight (48) inches and a planted height of at least thirty-six (36) inches.

(2) In a rear yard, provided the cabinet or structure is no greater than six (6) feet in height or sixty-four (64) square feet in gross floor area. The structure or cabinet shall be screened by hedging or shrubbery with an ultimate height of eight (8) feet and a planted height of at least thirty-six (36) inches. In all other instances, structures or cabinets shall be screened from view of all residential properties which abut or are directly across the street from the structure or cabinet by a solid fence six (6) feet in height or a hedge with an ultimate height of eight feet (8') and a planted height of thirty-six (36) inches.

(3) In business and manufacturing districts the equipment cabinet or structure shall be no greater than six (6) feet in height or sixty-four (64) square feet in gross floor area. The structure or cabinet shall be screened by a hedge or shrubbery with an ultimate height of eight (8) feet and a planted height of at least thirty-six (36) inches. In all other instances, structures or cabinets shall be screened from view of all residential properties which abut or are directly across the street from the structure or cabinet by a solid fence six (6) feet in height or a hedge with an ultimate height of eight (8) feet and a planted height of at least thirty-six (36) inches.

m. **Code Requirements.** Any antenna, antenna structure, or tower must meet code requirements established by the National Electrical Code, NFPA 70 and International Building Code; Radio, Television Towers Codes currently in effect as required by Yorkville and all applicable marking and lighting standards as established by the Federal Aviation Administration.

n. **Removal of Abandoned Antennas, Antenna Structures, or Towers.** Any antenna, antenna structure, or tower that is not operated for a continuous period of twelve (12) months or for which the annual administrative fee is not paid within a twelve (12) month period shall be considered abandoned, and the owner of such antenna, antenna structure, or tower shall remove same from within ninety (90) days of receipt of written notice from Yorkville notifying the owner of such abandonment. If such antenna, antenna structure, or tower is not removed within said ninety (90) days Yorkville shall remove such antenna, antenna structure, or tower at the owner's expense and file a lien against the real estate for the cost of removal or such other action as provided by law. If there are two (2) or more users of a single antenna, antenna structure, or tower, then this provision shall not become effective until all users cease using the antenna, antenna structure, or tower.

o. **Collocation.** A request for approval of a special use permit for the installation of an antenna, alternative antenna, antenna structure or tower, the Zoning Board may by express condition require that the applicant shall allow, on a commercially reasonable basis, other providers of small wireless telecommunications services to collocate additional antennas or antenna structures on a freestanding pole which is part of applicant's proposed small wireless facility, where collocation is technologically feasible.

7. **Nonconforming Uses.**

a. **Prohibited Expansion of Nonconforming Use.** Towers that are constructed and antennas that are installed in accordance with the provisions of this chapter shall not be deemed to constitute the expansion of a nonconforming use or structure.

b. **Preexisting Towers.** Preexisting towers shall be allowed to continue their usage as they presently exist. Routine maintenance (including replacement with a new tower of like construction and height) shall be permitted on such preexisting towers. New construction other than routine maintenance on a preexisting tower shall comply with the requirements of this chapter.

c. **Rebuilding Damaged or Destroyed Nonconforming Antennas, Antenna Structures or Towers.** Notwithstanding any provision in this chapter to the contrary, bona fide nonconforming antennas, antenna structures or towers or antennas that are damaged or destroyed may be rebuilt without having first obtained administrative approval or a special use permit and without having to meet the separation requirements specified elsewhere in this chapter. The type, height, and location of the tower on-site shall be of the same type and intensity as the original facility approved. Building permits to rebuild a facility shall comply with the then applicable building codes and shall be obtained within one hundred eighty (180) days from the date the facility is damaged or destroyed. If no permit is obtained within the time specified or if said permit expires, the tower or antenna shall be deemed abandoned as specified in Section 10-4-15 (A)(4)(n) of this chapter.

8. **Annual Reporting of Information.** Each owner of an antenna, antenna structure, or tower regulated under this chapter, and including those previously existing structures which would have been regulated under this chapter, shall, on an annual basis, furnish Yorkville with such information as is required by Yorkville to aid with the administration of this chapter, such as changes in availability of space on any tower for collocation of additional antennas, plans to abandon a position on a tower, thereby leaving space for the possible collocation of another antenna, plans and/or willingness to modify said tower and antenna structure so as to provide for the possibility of collocation, or intentions to abandon a tower structure, or other nonproprietary information as may be required by Yorkville. Upon written notice from the City of Yorkville to the owner thereof, the effective date of this chapter, which tower and/or antenna structure would otherwise be regulated by this chapter, shall register with Yorkville, and shall provide such nonproprietary information as is deemed useful by Yorkville for administration of this chapter. This section is specifically deemed to have retroactive effect.

10-4-16. Accessory Use Standards

A. **Accessory Buildings and Accessory Structures, Permanent**.

1. **Location**. Accessory buildings and structures shall be subject to the following locational requirements:

   a. If located entirely within the required rear or side yard the accessory building or structure shall be located a minimum of five (5) feet from side and rear property lines.

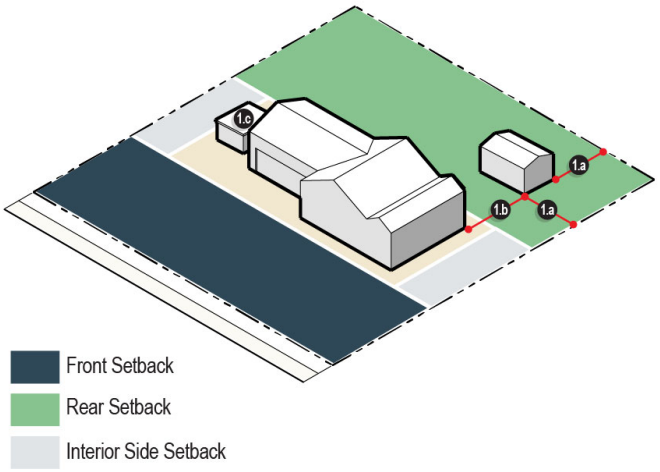
   b. Only accessory buildings shall be located at least ten (10) feet from the principal building, however, accessory structures may be attached to or located adjacent to the principal building.

   c. If located entirely within the buildable area of the lot, the accessory building or structure shall not be located between the primary building and the front property line.

   d. No permanent accessory building or structure shall be located within a public utility easement or within a designated stormwater overflow route.

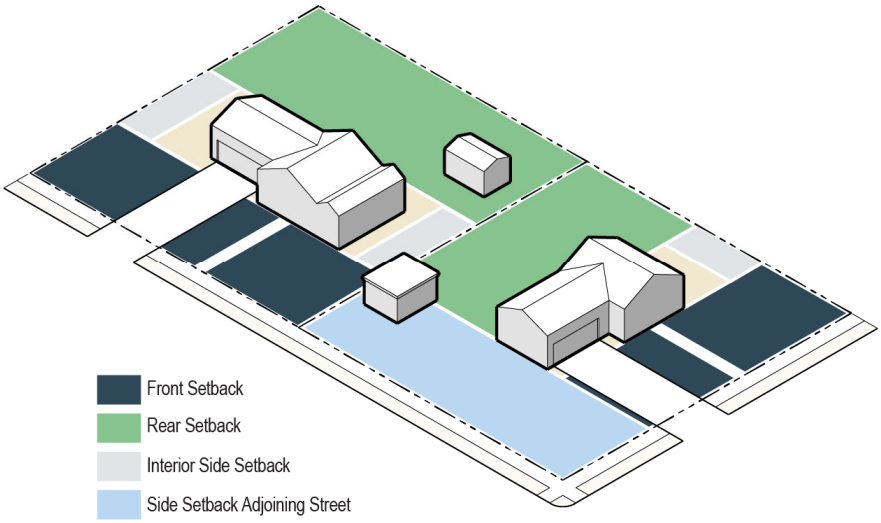
   e. If located partially in a required yard and partially in the buildable area of the lot, the accessory building or structure shall maintain the required side setback for the full length of the property and be a minimum of five (5) feet from the rear property line.

Figure 4.11. Permanent Accessory Buildings and Accessory Structures Standards



2. **Location on Reversed Corner Lots**. On a reversed corner lot in a residence district and within fifteen (15) feet of any adjacent property to the rear in a residence district, no accessory building or permanent accessory structure or portion thereof shall be closer to the side lot line abutting the street than a distance equal to sixty (60) percent of the minimum depth required in Table 10-3-9(A) for the front yard on such adjacent property to the rear. Further, in the above instance, no such accessory building or structure shall be located within five (5) feet of any part of a rear lot line which coincides with a side lot line or portion thereof of property in a residence district.

Figure 4.12. Permanent Accessory Building and Accessory Standards - Location on Reversed Corner Lots



3. **Time of Construction**. No accessory building or permanent accessory structure with a connected water supply shall be constructed on any zoning lot prior to the start of construction of the principal building to which it is accessory, or as provided in section 10-3-3 of this title for contiguous parcels.

4. **Height of Accessory Buildings or Structures in Required Rear Yards**. No accessory building or permanent accessory structure or portion thereof shall exceed fifteen (15) feet in height when located within the required rear yard.

B. **Accessory Commercial Unit**

1. Only one (1) ACU may be allowed per lot.
2. An accessory commercial unit (ACU) shall be located in a permanent accessory building or structure subject to all standards in Section 10-4-16(A).
3. Outdoor seating, drive-throughs, outdoor display areas, and rooftop decks associated with an ACU shall be prohibited.
4. An ADA-compliant pedestrian circulation system shall connect the primary entrance of the ACU building with the sidewalk in a way that does not require out-of-direction travel.
5. The hours of operation shall be limited to between 7 am and 9 pm daily.
6. The City Council may limit the number of customers or clientele served by the ACU per day during the Special Use Permit process.
7. The ACU shall use the same mailbox, water meter, and trash containers as the principal use. The use of additional mailboxes, water meters, or trash containers by the secondary dwelling unit separate from the principal use shall be prohibited.
8. The owner of the property on which the ACU is situated shall continue to occupy the principal residential structure on-site as their primary residence.

C. **Domestic Hens.** The keeping of domestic hens shall be subject to the provisions of Title 8, Chapter 19 of the City of Yorkville Code of Ordinances.

D. **Drive Throughs.**

1. Drive throughs shall be permitted a maximum of four (4) menu boards per lane.
2. Each menu board or pre-order board shall not exceed sixty (60) square feet in area and ten (10) feet in height. Menu boards and pre-order boards may utilize electrically activated changeable copy message centers for one hundred (100) percent of the permitted menu board or pre-order board area and must follow all regulations of Section 10-6-5(B).
3. Any structural element of a drive through, including pavement, speaker boxes, or menu signs shall be located a minimum distance of five hundred (500) feet from the property line of any residentially zoned parcel.
4. Any speaker or intercom associated with a drive through shall not be audible beyond the boundaries of the property.
5. Stacking spaces and lanes for drive through stations shall not impede on- and off-street traffic movement, shall not cross off-street parking areas or drive aisles and shall not impede pedestrian access to a public building entrance.
6. Drive through lanes shall be separated from off-street parking areas. Individual lanes shall be striped, marked, or otherwise delineated, subject to City Engineer approval.
7. Drive through facilities shall be provided with a bypass lane with a minimum width of twelve (12) feet unless an alternative means of exit is approved by the City Engineer.
8. Stacking lanes shall have a minimum depth of twenty (20) feet per stacking space and the following minimum lane widths:
    a. One (1) lane: twelve (12) feet.
    b. Two (2) or more lanes: ten (10) feet per lane.
    c. Drive through facilities shall be required to provide a minimum number of stacking spaces as detailed in Table 10-4-16 (D).

Table 10-4-16(D) Drive Through Stacking Requirements		
Use	**Minimum Stack**	**Measure From**
Automated Teller Machine	3 per machine	teller machine
Bank Teller Lane	2 per lane	teller or window
Restaurant	6 per order box	order box [1]
Carwash Stall, Automatic	5 per stall	stall entrance
Carwash Stall, Manual	3 per stall	stall entrance
Oil Change Shop	3 per service bay	service bay entrance
Pharmacy	4 per lane	machine or window
Other	as determined by the Zoning Officer	
1. Four (4) of the required stacking spaces are to be located between the order-box and pick-up window, including the stacking space at the order box.		

E. **Dwelling, Accessory**.

1. One (1) accessory dwelling unit shall be permitted on a lot. The accessory dwelling shall only be allowed on a lot on which the sole principal use is a single-family dwelling.

2. Detached accessory dwelling units shall not exceed nine hundred (900) square feet or ten (10) percent of size of the lot, whichever is less.

3. Attached accessory dwelling units shall not exceed nine hundred (900) square feet or thirty (30) percent of the size of the principal building, whichever is less.

4. Detached and attached secondary dwelling units shall be located to the rear of the primary building.

5. Only one (1) entrance shall be located on the front façade of the primary building. Entrances to secondary dwelling units must be located on the side or rear façade.

6. Both the principal structure and the accessory dwelling unit shall be served by one (1) common driveway connecting the principal and accessory dwelling units to a public or private road.

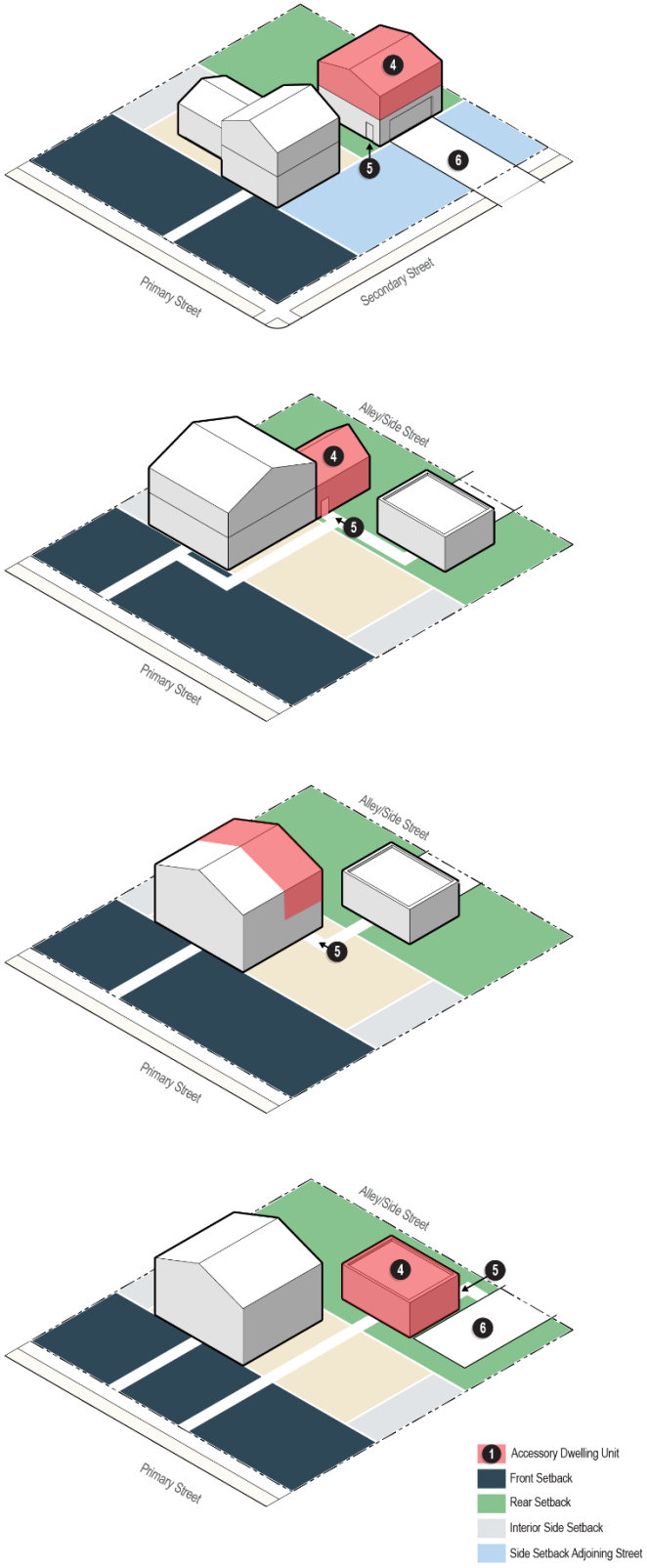
7. Parking for the accessory dwelling unit shall be in addition to the parking space(s) required for the primary dwelling unit. The parking for the accessory dwelling unit shall not be located in the required front yard setback. A tandem parking space, where one (1) car is parked behind another within the driveway, with the spaces required for the primary building shall be prohibited.

~~7.~~8. The primary dwelling or accessory dwelling unit shall be the primary residence of the owner of the property.

~~8.~~9. The accessory dwelling shall use the same mailbox, water meter, and trash containers as the principal dwelling unit. The use of additional mailboxes, water meters, and trash containers by the accessory dwelling unit separate from the principal dwelling unit shall be prohibited.

~~9.~~10. Accessory dwelling units shall be similar in character to the primary building and to abutting properties including roof pitch, eaves, exterior building cladding materials, windows, trim, color, and landscaping.

Figure 4.13. Accessory Dwelling Unit Standards



F. **Recreational Vehicle, Trailer, and Boat Parking**.

1. **Permanently Affixing to Ground Prohibited**. Recreational vehicles, trailers, and other recreational equipment shall not be permanently affixed to the ground as principal or accessory structures on a lot in any district.

2. **Improved Hard Surface**. Recreational vehicles, trailers, boats, and other recreational equipment shall be parked on a driveway or a parking pad as specified in Section 10-5-2(B)(4) if constructed in a front or side yard but may be parked on the grass if located in the rear yard as approved only by the City Engineer.

3. **Number**. A maximum of one (1) recreational vehicle, trailer, boat, or other recreational equipment shall be parked on a lot any given time, in addition to any automobiles permitted by the Zoning Ordinance.

4. **Location**. Recreational vehicles, trailers, boats, and other recreational equipment shall be located per the following:

   a. If located entirely within the required rear yard the recreational vehicle, trailer, boat, or other recreational equipment shall be located a minimum of five (5) feet from side and rear property lines,

   b. If located entirely within the buildable area of the lot the recreational vehicle, trailer, boat, or other recreational equipment shall not be located between the primary building and the front property line, or

   c. If located partially in the required rear yard and partially in the buildable area of the lot the recreational vehicle, trailer, boat, or other recreational equipment shall maintain the required side yard setback for the full length of the property and be a minimum of five (5) feet from the rear property line.

5. **Screening**. If a recreational vehicle, trailer, boat, or other recreational equipment is parked on a driveway located within the required side yard setback it shall be screened from the adjacent property with a six (6) foot high opaque fence.

G. **Home Occupations**. The standards for home occupations are intended to ensure compatibility with other permitted uses and maintain the existing character of the surrounding area. Any gainful activity which is not a permitted home occupation as defined in this title shall be considered a business use and shall not be allowed under the provisions of this Section. Any such use existing on the effective date of this title shall be subject to provisions of Chapter 9 for the elimination of a nonconforming use.

1. Any customary home occupation shall be permitted provided that:

   a. It is conducted entirely within the dwelling by the residents of the dwelling and when such home occupation is clearly incidental and secondary to the use of the dwelling for residential purposes.

   b. It does not require internal or external alteration;

   c. It does not involve construction features or use of equipment not customary in a dwelling;

   d. The entrance to the space devoted to such occupation shall be from within the dwelling;

   e. Not more than twenty-five (25) percent of the floor area, including the lookout basement, of the dwelling shall be devoted to such home occupation. If more than one (1) home occupation is operated in a residence, the combined total square footage devoted to all such home occupations shall not exceed twenty-five (25) percent of the floor area of the dwelling;

   f. There is no display or activity that will indicate from the exterior of the dwelling that it is being used in part for any use other than a dwelling.

   g. No electrical or mechanical equipment is used, except such as is customarily used for purely domestic or household purposes;

   h. Off-street parking is provided in accordance with the provisions of Section 10-5-1(H), of this title;

i. Limited amounts of goods, commodities or stock in trade shall be received, retained, used, or stored on, or physically transferred from the premises;

j. Teaching of musical instruments and dancing shall be conducted only in a single-family detached dwellings; It does not interfere with the reasonable use and enjoyment of adjacent properties, such as, but not limited to, those home occupations that create any form of electromagnetic interference or cause fluctuation in line voltage outside of the dwelling in which the home occupation is conducted;

k. It does not generate any solid waste or sewage discharge in a volume or type which is not normally associated with a residential use in the zoning district; and

l. In-home daycare/childcare services shall meet the following provisions:

(1) Any person operating an in-home daycare/childcare service shall obtain a license from the Illinois Department of Children and Family Services before commencing the operation of such service.

(2) Any person operating an in-home daycare/childcare service shall obtain an operational permit from the Bristol Kendall Fire District.

(3) In home daycare/childcare services are limited to no more than twelve (12) children under the age of twelve (12) at any one (1) time, unless approved through a special use permit pursuant to Section 10-8-5 of this title.

2. Any home occupation requiring a local, state, or federal license shall be obtained.

3. The following home occupations are prohibited:

a. Selling or manufacturing of firearms;

b. Automobile repair services;

c. Jobbing, wholesale, or retail businesses, unless conducted entirely by mail, electronically, or telephone;

d. Manufacturing business;

e. Medical clinic or hospital;

f. Animal hospital or kennel (animal grooming services are permitted);

g. Restaurant;

h. Mortuary and funeral parlors; and

i. Commercial automobile repair;

j. Any activity that produces noxious matter or employs or produces flammable matter.

H. **Outdoor Displays**. In the business and manufacturing districts outdoor displays are permitted accessory uses provided that the following provisions are met. However, nothing in this section shall waive the prohibition of outdoor storage as defined and regulated in this title.

1. **Accessory Use**. Outdoor displays shall be permitted only as an accessory use on the same lot as a permitted or special use of the business or operation located there and shall not operate as a separate enterprise.

2. **Nature of Merchandise**. The goods, merchandise, or products offered for sale in an outdoor display area must be of such a nature that they are not typically located within a permanent building or structure, such as vehicles, trailers, farming equipment, landscape supplies, propane or other material contained in a pressurized tank, ice/vending machines, recycling containers and automated teller machines (ATM). Goods, merchandise or products that are

typically located within a permanent building or structure, such as clothing and prepared food, shall not be offered for sale in a permanent outdoor display area.

3. **Location**.

   a. **Setbacks**. Outdoor display areas may be located in front of, on the side of, or behind the primary building, but shall not encroach upon the required minimum yard setbacks for the zoning district in which it is located.

   b. **Parking**. Outdoor display areas may be located within existing parking spaces but only if there is a sufficient number of other parking spaces available to meet the minimum parking requirements of the use(s) on the property, as provided in Section 10-5-1(H)(5) of this title.

   c. **Pedestrian Walkways**. Outdoor display areas may be located on a pedestrian walkway if an unobstructed portion of the walkway measuring not less than three (3) feet in width shall be continuously maintained for pedestrian access and no point of ingress or egress from any building or any individual unit within any building shall be blocked at any time.

   d. **Right-of-Way**. Unless otherwise provided by this title, outdoor display areas shall not be located on any public or private right-of-way.

   e. **Lawn**. Outdoor display areas may be located on concrete, asphalt, or brick paver areas and shall not be located on lawn areas or required landscape areas.

   f. **Near Single-Family Residence District**. No outdoor display areas shall be located within fifty (50) feet of any single-family residentially zoned district, exclusive of rights-of-way.

4. **Size**. Outdoor display areas shall be limited to thirty-five (35) percent of the gross floor area of the primary building or tenant space to which the outdoor display area is an accessory, with the exception of vehicle, trailer and farming equipment dealerships.

5. **Visibility**. Outdoor display areas shall comply with the Vision Clearance requirements of section 10-5-6 of this title.

6. **Maintenance**. All outdoor display areas must be maintained and displayed in a neat, orderly, and safe manner at all times.

10-4-17. Temporary Use Standards

A. **Accessory Structures, Temporary.**

1. Temporary accessory structures shall be allowed for between thirty (30) days and six (6) months as approved through a temporary use permit as specified in Section 10-8-3(F).

2. If located entirely within the required yard the accessory building or structure shall be located a minimum of five (5) feet from side and rear property lines.

3. Temporary accessory structures may be attached to or located adjacent to the principal building.

4. If located entirely within the buildable area of the lot the temporary accessory structure shall not be located between the primary building and the front property line.

5. If located partially in the required rear yard and partially in the buildable area of the lot, the temporary accessory structure shall maintain the required side yard setback for the full length of the property and be a minimum of five (5) feet from the rear property line.

6. **Time of Construction**. No temporary accessory structure with a connected water supply shall be constructed on any zoning lot prior to the start of construction of the principal building to which it is accessory.

B. **Mobile Food Vendor Vehicles and Retail Vendor Vehicles**.

1. **Purpose**. The purpose of this section is to encourage and regulate the operation of mobile food vendor and retail vendor vehicles subject to operational standards, on public and private property within the City. These operational standards and application procedures are intended to recognize the opportunity for unique outdoor portable fare and added convenience to persons living and working within Yorkville, while protecting the health, safety and welfare of the general public.

2. **General Provisions**.

   a. Mobile food vendor vehicles and mobile retail vendor vehicles shall obtain a certificate of registration from the office of the City Clerk in accordance with title 3, chapter 5 of the City of Yorkville Municipal Code.

   b. Mobile food vendor vehicles and mobile retail vendor vehicles must comply with all federal, state, county, and local business tax, sales tax, and other tax requirements.

   c. It shall be a violation to operate a mobile food vendor vehicle or mobile retail vendor vehicle at any location except in compliance with the requirements of this section.

   d. Mobile food vendor vehicles and mobile retail vendor vehicles are permitted in all zoning districts of the City, subject to the location and operational standards established in this title.

   e. Mobile food vendor vehicles and mobile retail vendor vehicles shall not:

      (1) obstruct or interfere with the free flow of pedestrian or vehicular traffic, including but not limited to, access to or from any business, public building, or dwelling;

      (2) conflict with the vision clearance requirements of section 10-5-6 of this title; or

      (3) prevent access of emergency vehicles.

   f. Drive-through vending is prohibited. No vendor shall make sales to any person in a vehicle.

   g. No amplified music or loudspeakers shall be permitted.

h. Any exterior lighting provided on the mobile food vendor vehicles or mobile retail vendor vehicles shall comply with the standards of Section 10-5-7.

i. No sales or service of alcohol shall be allowed by mobile food vendor vehicles.

j. Mobile food vendor vehicles and mobile retail vendor vehicles shall provide at least one (1) trash receptacle for use by patrons and in a convenient location that does not impede pedestrian or vehicular traffic. All litter or debris generated immediately within the vicinity of the mobile food vendor vehicle or mobile retail vendor vehicle shall be collected and removed by the mobile operator.

3. **Location and Operational Standards**.

a. **Mobile Food Vendor Vehicles and Mobile Retail Vendor Vehicles Operating within the Public Right-of-Way**.

(1) Mobile food vendor vehicles and mobile retail vendor vehicles shall be legally parked in full compliance with all State and local parking provisions which apply to the location at which it is parked, including any sign prohibiting the parking or standing of a vehicle or indicating a parking time limit.

(2) Operation of mobile food vendor vehicles and mobile retail vendor vehicles within City parks shall be subject to rules and regulations established by the Park Board.

(3) No unattended mobile food vendor vehicle or mobile retail vendor vehicle shall be parked or left overnight within a public right-of-way or on any other public property.

(4) Mobile food vendor vehicles or mobile retail vendor vehicles shall not operate within the public right-of-way within five hundred (500) feet from any K-12 school building, as defined by the State of Illinois, between the hours of 7:00 a.m. and 4:00 p.m. on regular school days, unless as part of a permitted special event or rally.

(5) Mobile food vendor vehicles or mobile retail vendor vehicles shall not be parked within twenty-five (25) feet from a street intersection with a crosswalk, traffic light, or stop sign, or within twenty-five (25) feet from a railroad crossing.

(6) Mobile food vendor vehicles or mobile retail vendor vehicle operators shall be responsible for organizing customer queuing in a manner that maintains a clear path along the sidewalk that is at least four (4) feet wide and does not interfere with or obstruct the free passage of pedestrians.

(7) All sales and service shall be limited solely to that side of the mobile food vendor vehicle or mobile retail vendor vehicle facing away from the public street.

(8) Mobile food vendor vehicles and mobile retail vendor vehicles shall not encroach onto a public sidewalk with any part of the vehicle, or any other equipment or furniture related to the operation of its business, except for required refuse receptacles.

(9) Mobile food vendor vehicles greater than thirty-five (35) feet in length, or that occupy more than two (2) on-street parking spaces, are not permitted to operate in the public right-of-way adjacent to residentially zoned properties.

(10) Mobile food vendor vehicles or mobile retail vendor vehicles shall not block a lawfully placed monument sign of another business.

b. **Mobile Food Vendor Vehicles and Retail Vendor Vehicles Operating on Private Property**.

(1) Mobile food vendor vehicles and retail vendor vehicles may be permitted to operate on private property as a temporary accessory use in all zoning districts.

(2) Mobile food vendor vehicles and retail vendor vehicles shall not occupy more than eight (8)of the required parking spaces on an improved lot or exceed the maximum lot coverage for the district in which it is located on an unimproved lot.

(3) The maximum number of mobile food vendor vehicles and retail vendor vehicles permitted on a site shall be determined as follows:

(a) One (1) mobile food vendor vehicle or retail vendor vehicle may operate on the site for every five hundred twenty-five (525) square feet of paved area (at least thirty-five (35) feet by fifteen (15) feet in dimension); except that mobile food vendor vehicles or retail vendor vehicles greater than thirty-five (35) feet in length require a space at least seventy feet (70) by fifteen (15) feet.

(b) Mobile food vendor vehicle and retail vendor vehicle operations shall occur upon a paved, level parking area or surface.

(c) Mobile food vendor vehicles and retail vendor vehicles parked within required parking areas shall not impede pedestrian or vehicle ingress or egress through the remainder of the parking area or adjacent public right-of-way.

(d) Mobile food vendor vehicles and retail vendor vehicles may be permitted to have canopies and outdoor seating areas, provided these additional outdoor accessories may not occupy more than two (2) parking spaces per mobile food vendor vehicle or retail vendor vehicle.

c. **Canteen Trucks Operating on Private Property**.

(1) Canteen trucks may operate on an unimproved lot or parcel, only if such lot or parcel or an adjoining lot or parcel is undergoing permitted construction activity.

(2) Canteen trucks shall not block fire lanes, designated construction traffic lanes for ingress or egress, or access to or from the construction site.

(3) No unattended canteen truck shall be parked overnight on any property.

d. **Private Vendor Service by Mobile Food Vendor Vehicles and Mobile Retail Vendor Vehicles**.

(1) Mobile food vendor vehicles and mobile retail vendor vehicles may provide private sales service within the public right-of-way and on private property in residential districts only.

(2) Private vendor services by mobile food vendor vehicles and mobile retail vendor vehicles shall be limited to private guests of the event host only. No walk-up customers are permitted.

(3) Payment shall occur directly between the event host and the mobile food vendor vehicle and retail vendor vehicle. No payment transactions shall occur for individual orders.

(4) All operational standards for operating a mobile food vendor vehicle and mobile retail vendor vehicle as provided in this section shall apply.

C. **Storage of Roadway Construction Materials**.

1. A temporary use permit and building permit shall be required prior to the establishment of a storage area for roadway construction materials. In addition to all required permit application materials, the following shall be required:

   a. A site plan depicting the location of proposed construction material storage locations, site ingress and egress, stormwater runoff control measures, other stormwater management practices, and any other information requested by the Zoning Officer shall be required; and

   b. A traffic plan.

2. Roadway construction material storage areas shall be utilized between the hours of 7:00am and 10:00pm only.

D. **Portable Outdoor Storage Device**. Portable outdoor storage devices are allowed in any district provided they are issued a temporary use permit and meet the following conditions:

1. Only one portable outdoor storage device may be located on a lot at a time.

2. No portion of any portable outdoor storage device may extend onto the public right-of-way, including but not limited to sidewalks, parkways, streets, or alleys unless otherwise approved through the temporary use permit.

3. The portable outdoor storage device shall not exceed eight (8) feet in width, twelve (12) feet in length and eight (8) feet in height, or seven-hundred sixty-eight (768) cubic feet.

4. The portable outdoor storage device must be located on an impervious surface.

5. Placement of a portable outdoor storage device shall be limited to thirty (30) days per residential lot, per calendar year.

6. Placement of a portable outdoor storage device shall be limited to sixty (60) days per business, manufacturing, institutional, open space, or agricultural lot, per calendar year.

7. Every portable outdoor storage device must be locked and secured when not being loaded or unloaded.

8. The temporary use permit shall be prominently displayed during the approval period.

9. The Planning and Zoning Commission may approve containers that exceed the allowable number, size, surface, or length of time.

E. **Temporary and Seasonal Uses**.

1. **Purpose**. To further encourage the revitalization of the downtown and other areas within the City, these standards are intended to provide a temporary but unique environment for relaxation, social interaction, and food or beverage consumption within public rights-of-way and public sidewalks without impeding the free and safe flow of pedestrian or vehicular traffic.

2. **General Provisions**.

   a. **Encroachment**. A sidewalk cafe or parklet cafe shall not be considered an "encroachment" so long as all outdoor facilities related thereto are temporary in nature, are not permanently affixed so as to extend below or above the sidewalk or public right-of-way, involve no penetration of the sidewalk surface or public right-of-way, are not attached to any building and are readily removable without damage to the surface of the sidewalk or public right-of-way.

   b. **Time Period**. Sidewalk cafes and parklet cafes may be permitted from April 1st through October 31st. Time extensions may be granted for sidewalk cafe and parklet cafe operations per the discretion of the Zoning Administrator on a case-by-case basis. Parklet cafes not removed after October 31st and without an approved extension may be removed by the City at the owner's expense.

c. **Permit**.

(1) Sidewalk cafes and parklet cafes shall require a permit pursuant to the standards established in 10-4-16(E) of this title.

(2) Outdoor dining on a public sidewalk or within the right-of-way may occur only pursuant to the issuance of a permit.

(3) A sidewalk cafe or parklet cafe permit is non-transferrable.

d. **Prohibited Locations**. Outside dining will not be permitted on sidewalks or within the public right-of-way designated by the City Council as shared bicycle and pedestrian trails or paths.

e. **Seating**. Seating in the sidewalk cafe or parklet cafe shall not be included to meet the required guest seating capacity for any license classification.

f. **Indemnification**. The permittee shall defend, indemnify, and hold the City, and its employees harmless from and against any loss or damage arising from the use or existence of the improvements or encroachment authorized under the sidewalk cafe or parklet cafe permit.

3. **Development and Design Standards**. The following standards, criteria, conditions and restrictions shall apply to all sidewalk cafes and parklet cafes, provided, however, that the Zoning Administrator or designee may impose additional conditions and restrictions to protect and promote the public health, safety, or welfare to prevent a nuisance from developing or continuing, and to comply with all other City ordinances and applicable state and federal laws.

a. **Sidewalk Café**.

(1) **Design Elements**.

(a) Elements of a typical sidewalk cafe may include, but are not limited to, the following: barriers, planters, tables, chairs, umbrellas, menu display, heat lamps and ingress/egress access point.

(b) The design, material, and colors used for the furniture and fixtures within the sidewalk cafe shall complement the architectural style and colors of the building facade and public street furniture, if any, and withstand inclement weather.

(2) **Setbacks**.

(a) No element of the sidewalk cafe, as described above, may obstruct the pedestrian way in a manner which reduces the depth of the pedestrian way to less than five (5) feet. Light poles, tree wells, fire hydrants and other such items may fall within the pedestrian path allowed between the curb and the leading edge of the sidewalk cafe.

(b) A sidewalk cafe shall not unreasonably obstruct the visibility of neighboring businesses. In such cases a sidewalk cafe operator may be required to adjust the layout of the outdoor dining area per the recommendation of the Zoning Administrator or designee.

(c) Sidewalk cafes must be located a minimum distance of one hundred (100) feet from the nearest residential zoned district.

(d) The width of the sidewalk cafe must not extend beyond the frontage of the business establishment unless written notarized consent of the adjacent business and property owner has been provided to the Zoning Administrator.

(e) Sidewalk cafes located at a street corner must maintain a ten (10) foot setback from the corner of the building along both frontages.

(f) For sidewalk cafes located adjacent to a driveway or an alley, setback distances will be at the discretion of the Zoning Administrator in locations where unusual circumstances exist or where public safety would be jeopardized.

(3) **Barriers**.

(a) The perimeter of sidewalk cafes that extend more than three (3) feet into the public right-of-way shall be enclosed by barriers that are durable, removable, and maintained in good condition.

(b) Sidewalk cafes that extend three (3) feet or less into the public right-of-way and do not serve alcohol are not required to be enclosed by a barrier.

(c) Sidewalk cafes that serve alcohol must be surrounded by a barrier in all cases. Barrier access point must be controlled by the sidewalk cafe operator/business establishment. Business establishment owners should maintain compliance with Yorkville's Liquor Control Ordinance standards for serving alcohol outside of enclosed businesses.

(d) Moveable barriers and all furniture shall be removed at the end of each business day unless otherwise approved by the Zoning Administrator or designee. Moveable barriers shall be capable of being removed through the use of recessed sleeves and posts, wheels that can be locked in place, and/or weighted bases. Barrier segment bases should be flat with tapered edges that are between one-fourth (0.25) inch and one-half (0.5) inch thick.

(e) The maximum height of any barrier shall not exceed three (3) feet six (6) inches. The lowest point in the barrier should be no more than six (6) inches in height above the ground to comply with ADA detectable warning regulations.

(f) Rigid fence sections may be placed end-to-end to create the appearance of a single fence. Sectional fencing shall be composed of metal or wood and shall be painted or finished in a complementary color to the building color or accent materials. Sectional fencing may be constructed from other materials such as but not limited to aircraft cable, fabric, steel or iron elements if approved by the Zoning Administrator or designee.

(g) **Planters**.

(i) Planters may also be used as a barrier or planter boxes as barrier components.

(ii) Planters must be no more than three (3) feet in height and plant materials may be up to three (3) feet tall.

(iii) Planters shall be kept in clean condition, contain living plants, and be removed at the end of each business day.

(h) Access openings must be kept clear of all materials and should measure no less than forty-four (44) inches wide.

(4) **Awnings and Umbrellas**.

(a) The use of awnings over the outdoor dining area or removable table umbrellas may be permitted provided they do not interfere with street trees.

(b) No portion of the awning shall be less than eight (8) feet above the sidewalk and no portion of the umbrella shall be less than seven (7) feet above the sidewalk.

(c) Awnings may extend up to five (5) feet from the front of the building's facade or cover up to fifty (50) percent of the outdoor dining area, whichever is less.

(d) Awnings shall have no support posts located within the public right-of-way.

(e) A separate building permit must be obtained prior to the installation of the awning.

(f) Notwithstanding any provisions in this Code, signs and logos shall be permitted on umbrellas or awnings in outdoor dining areas.

(5) **Prohibited Items**.

(a) Permanently affixed furniture to the public sidewalk is prohibited.

(b) Shelves, serving stations, flimsy plastic tables and chairs, unfinished lumber or splintering wooden materials, rusted metal, and loudspeakers, are prohibited.

(c) Tying or otherwise securing sidewalk cafe elements to trees, lamp posts, street signs, streetlights, and/or hydrants is prohibited.

(d) Chain link, rope rails, and chain are prohibited as barrier materials.

(e) Rails, buckets, flag poles, and newspaper stands are prohibited.

(f) No alterations or coverings should be made to the sidewalks or placed over the sidewalk cafe space. Platforms, artificial turf, paint, or carpet in sidewalk cafe areas is prohibited.

(g) If wait service is not provided in the sidewalk cafe area, the business establishment is required to supply a waste receptacle. If wait service is provided, the business establishment is prohibited from placing a waste receptacle in the sidewalk cafe.

b. **Parklet Café**.

(1) The parklet cafe site shall be located on at least one (1) parking spot within the public way and appurtenances thereof shall be a minimum of two (2) feet from the nearest edge of sidewalk. Parklet cafes are restricted to City of Yorkville public streets and shall not be permitted on any state, county or township roadways.

(2) Tables, chairs, umbrellas or other fixtures in the parklet cafe:

(a) Shall not be placed within five (5) feet of fire hydrants, alleys or bike racks.

(b) Shall not be placed within five (5) feet of a pedestrian crosswalk.

(c) Shall not block designated ingress, egress, or fire exits from or to the business establishment or any other structures.

(d) Shall not be physically attached, chained, or in any manner affixed to any structure, tree, signpost, or light pole.

(e) May be removed by the City at owner's expense if not installed per approved plans or installed after permit expiration.

(f) Shall be maintained in a clean, sanitary, and safe manner.

(g) Shall consist of commercial-grade furniture.

(h) Shall not be placed outside or hang over the designated parklet cafe area.

(3) The parklet cafe shall be located in such a manner that a distance of not less than four (4) feet is maintained at all times as a clear and unobstructed pedestrian path. For the purpose of the minimum clear path, traffic signs, trees, light poles and all similar obstacles shall be considered obstructions.

(4) The parklet cafe, along with the sidewalk and roadway immediately adjacent to it, shall be maintained in a neat and orderly manner at all times. Debris shall be removed as required during the day and again at the close of each business day. Maintenance details shall include access panels and how drainage will be provided along the existing drainage way.

(5) Parklet cafe decking must be flush with the curb and may not have more than a one-half (0.5) inch gap from the curb.

(6) The parklet cafe platform shall allow for access underneath the platform and curbside drainage may not be impeded.

(7) All rails around the parklet cafe must be capable of withstanding a two hundred (200) pound horizontal force.

(8) The parklet cafe shall be required to have reflective tape, soft hit posts, wheel stops and, depending on the proposed location, may be required by the Zoning Administrator or designee to have edging such as planters, railing or cables.

(a) If cables are used, vertical spacing between cables may not exceed six (6) inches.

(9) Umbrellas and other decorative material shall be made of treated wood, canvas, cloth, or similar material that is manufactured to be fire-resistant. No portion of an umbrella shall be less than six (6) feet eight (8) inches above the sidewalk. Umbrellas must be secured.

(10) Temporary signage such as menu boards or easels may be permitted in parklet cafes.

(11) No food preparation, food or beverage storage, refrigeration apparatus or equipment shall be allowed in the parklet cafe unless authorized by the Zoning Administrator or designee as part of a special event.

(12) No amplified entertainment shall be allowed in the parklet cafe unless authorized by the Zoning Administrator or designee as part of a special event.

(13) Parklet cafes shall meet the vision clearance requirements of Section 10-5-6 of this title.

Chapter 3. District Standards

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10-3-1. Establishment of District

A. For the purpose and provisions of this title, Yorkville is organized into thirteen (13) base districts and one (1) overlay district.

B. **Residential Districts**.

1. R-1 Single-Family Suburban Residence District
2. R-2 Single-Family Traditional Residence District
3. R-2D Duplex, Two-Family Attached Residence District
4. R-3 Multi-Family Attached Residence District
5. R-4 General Multi-Family Residence District

C. **Business and Manufacturing Districts**.

1. B-1 Local Business District
2. B-2 Mixed Use District
3. B-3 General Business District
4. M-1 Limited Manufacturing District
5. M-2 General Manufacturing District

D. **Institutional and Open Space Districts**.

1. PI Public Institutional District
2. A-1 Agricultural District
3. OS Open Space District

E. **Overlay Districts**.

1. D-O Downtown Overlay District
2. PUD Planned Unit Development

10-3-2. District Map and Boundaries

A. **Zoning Map**. The boundaries of the zoning districts designated in Section 10-3-1 of this chapter are hereby established as shown on the latest edition of the map entitled "Zoning Map: The United City Of Yorkville", which said map shall have the same force and effect as if the zoning map, together with all notations, references and other information shown on the zoning map, were fully set forth and described in this title.

B. **District Boundaries**. When uncertainty exists with respect to the boundaries of the various districts shown on the zoning map, the following rules shall apply:

1. District boundary lines are either the centerlines of railroads, highways, streets, alleys or easements or the boundary lines of sections, quarter sections, divisions of sections, tracts or lots, or such lines extended or otherwise indicated.
2. In areas not subdivided into lots and blocks, wherever a district is indicated as a strip adjacent to and paralleling a street or highway, the depth of such strips shall be in accordance with the dimensions shown on the map measured at right angles from the centerline of the street or highway, and the length of frontage shall be in accordance with dimensions shown on the map from section, quarter sections or division lines, or centerlines of streets, highways or railroad rights of way unless otherwise indicated.
3. Where a lot held under single ownership and of record on the effective date hereof is divided by a district boundary line, the entire lot shall be construed to be within the less restricted district; provided, that this construction shall not apply if it increases the lot width of the lot by more than twenty-five (25) feet.

10-3-3. Zoning of Streets, Alleys, Public Ways, Waterways, and Railroad Rights-of-Way

All streets, alleys, public ways, waterways, and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such alleys, streets, public ways, or waterways and railroad rights-of-way. Where the centerline of a street, alley, public way, waterway, or railroad right-of-way serves as a district boundary, the zoning of such areas, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such centerline.

10-3-4. Zoning of Annexed Land

Any territory or land annexed to the city after the adoption of this title shall automatically, upon such annexation, be classified within the R-1 Single-Family Suburban Residential District and be subject to all conditions and regulations applicable to land in such district until such land is subsequently rezoned.

10-3-5. Purpose of Residential Districts

A. **General Purpose of Residential Districts**. Residential zoning districts are established, designed, and intended to provide a comfortable, healthy, safe, and pleasant environment in which to live and shall:

1. Provide appropriately located areas for residential development that are consistent with the Comprehensive Plan, as amended; and
2. Ensure adequate light, air, privacy, and open space for residents; and
3. Provide for a variety of neighborhoods with a range of housing types with varying characters and patterns of development; and
4. Protect neighborhoods from the harmful effects of excessive noise, traffic congestion, and other potential adverse impacts; and
5. Provide amenities while protecting residents from incompatible uses and activities.

B. **R-1 Single-Family Suburban Residence District**. The R-1, single-family suburban residence zoning designation is intended to create a spacious suburban residential neighborhood. To protect the character of the district, permitted uses are limited to single-family detached housing yet accommodate other compatible and complementary cultural, religious, educational, and public uses.

C. **R-2 Single-Family ~~Unit~~ Traditional Residence District**. The R-2, single-family traditional residence zoning designation is intended to accommodate smaller, more conventional suburban residential neighborhoods. The primary permitted uses are single-family detached housing in addition to compatible and complementary cultural, religious, educational, and public uses.

D. **R-2D Duplex, Two-Family Attached Residence District**. The R-2D, duplex, two-family attached residence zoning designation is intended for moderate density duplex dwelling structures. This district is primarily located off of a major thoroughfare or as a transitional land use adjacent to single-family residences. Therefore, the R-2D, duplex district is intended to accommodate single-family attached dwelling structures of a size and character that are compatible with the surrounding single-family detached residential districts and adjacent to commercial, office and retail space.

E. **R-3 Multi-Family Attached Residence District**. The R-3, multi-family attached residence zoning designation is intended for moderate density residential developments near commercial areas and transportation corridors, and to promote economically mixed housing developments and the provision of a range housing types including multi-family buildings such as duplexes or townhomes.

F. **R-4 General Multi-Family Residence District**. The R-4, general multi-family residence zoning designation is intended for moderate to high density multi-family buildings and complexes. This district may accommodate other compatible and complementary cultural, religious, educational, and public uses.

10-3-6. Purpose of Business and Manufacturing Districts

A. **General Purpose of Business and Manufacturing Districts**. Business and Manufacturing Districts are established, designed, and intended to provide a comfortable, healthy, safe, and pleasant environment in which to work, shop, dine, recreate, and shall:

1. Accommodate retail, commercial, service, and mixed uses needed by Yorkville residents, businesses, visitors, and workers; and

2. Maintain and enhance the City's economic base and provide employment opportunities, shopping, entertainment, restaurant, service and other nonresidential uses close to where people live and work; and

3. Create suitable environments for various types of business and manufacturing uses and protect them from the adverse effects of incompatible uses; and

4. Allow flexibility to encourage redevelopment and positive improvements to existing uses; and

5. Help ensure that the appearance and operational impacts of business and manufacturing developments do not adversely affect the character of the areas in which they are located.

B. **B-1 Local Business District**. The B-1, local business district zoning designation is intended for the location of commercial and professional facilities that are especially useful in proximity to residential areas. The district is designed to provide convenient shopping and services that meet the needs and enhance the quality of life for surrounding residential neighborhoods. This district also encourages dwelling units located above the first floor of a permitted use to create mixed use buildings.

C. **B-2 Mixed-Use Business District**. The B-2, mixed-use business zoning designation is intended to accommodate pedestrian oriented mixed-use corridors and districts with a range of business, service, office, and residential uses including the Downtown.

D. **B-3 General Business District.** The B-3, general business district zoning designation is intended for the location of a broad range of commercial uses, including small-scale and large-scale businesses. These uses are usually oriented toward automobile access and visibility; therefore, they are typically set along major arterial roads. The businesses in this district are meant to serve regional as well as local customers. This district also encourages dwelling units located above the first floor of a permitted use to create mixed use buildings.

E. **M-1 Limited Manufacturing District**. The M-1 limited manufacturing district zoning designation is intended to provide for the location of a broad range of warehousing, manufacturing, and industrial uses of minimal environmental impact. The intensity and impact of uses shall be controlled through the special use permitting process to ensure compatibility with adjacent land uses through the minimization of off-site impacts. Related uses such as indoor event or recreation conversions or employee supporting educational, service or limited commercial uses may also be appropriate.

F. **M-2 General Manufacturing District.** The M-2 general manufacturing district zoning designation is intended to provide for the location of manufacturing, industrial, and related uses that have greater off-site impacts than those in the M-1 limited manufacturing district. The district is intended to ensure the compatibility of the manufacturing and industrial uses with surrounding residential and commercial uses and to minimize off-site impacts such as noise, traffic, and visual qualities.

10-3-7. Purpose of Open Space and Institutional Districts

A. **A-1 Agricultural District**. The A-1, Agricultural district zoning designation is intended to accommodate areas where the conditions are best suited for agricultural pursuits or where essential community facilities or utilities do not yet or are not reasonably expected to serve the property.

B. **OS Open Space District**. The OS, open space district designation is intended to govern the use of city owned green space and park land in the city of Yorkville. This zoning district shall apply to all existing and newly annexed land currently used or intended for use as open space, recreational areas, and parks identified in Yorkville's park and recreation master plan. These regulations are also intended to provide for the protection, conservation and utilization of high quality natural resources; preservation of wildlife habitats; creation of scenic vistas; provision of public gathering areas or facilities for safe and accessible outdoor space; connectivity between other green infrastructure via bike and hiking trails and paths; and to maintain or establish appropriate buffers between differing land use types or intensities.

C. **PI Public Institutional District**. The PI, Public Institutional district zoning designation is intended to provide for the location of properties used or operated by a public entity or private institution. The purpose of the PI District is to recognize that public and institutional facilities provide necessary services to the community.

10-3-8. Overlay Districts

A. All provisions of this title, to the extent that they do not conflict with the standards delineated in this section, shall remain in full force and effect for all properties subject to the provisions of this section.

B. The standards found in this section shall be used by property owners, developers, City staff members, the Planning and Zoning Commission and the City Council during the design and review of development and redevelopment proposals within the overlay districts. These standards and criteria complement and add to those contained within the City's Comprehensive Plan, as amended, Yorkville Downtown Overlay District Form-Based Code, this title and other land use regulations.

C. **D-O Downtown Overlay District**. The D-O, Downtown Overlay district designation is intended to guide the development of a mix of uses and a pedestrian oriented environment, to provide for a mix of housing types for people of all ages and lifestyles, and to achieve development that is appropriate in scale and intensity for the overlay district and adjacent neighborhoods.

D. **Planned Unit Development**. The Planned Unit Development designation signifies that a Planned Unit Development has been approved as provided in Section 10-8-8.

10-3-9. Bulk and Dimensional Standards

A. Table 10-3-9(A) Bulk and Dimensional Standards establishes the requirements applicable to the development or use of a lot in a given district.

Table 10-3-9(A) Bulk and Dimensional Standards

Zone	Min. Lot Size	Min. Lot Size per DU (For Single-Unit Attached Uses)	Maximum Density (For Multi-Unit Uses)	Min. Lot Width	Max. Lot Coverage	Setbacks			Max. Building Height	Dwelling Unit Max. Height
						Min. Front	Min. Side* [5]	Min. Rear [5]		
A-1	-	-	-	-	-	100' [1]	50'	-	80' [3]	30'
R-1	18,000 sq. ft.	-	-	100'	50%	40'	15' (40')	50'	30'	30'
R-2	12,000 sq. ft.	-	-	80'	45%	30'	10' (30')	40'	30'	30'
R-2D	15,000 sq. ft.	9,000 sq.ft.	-	100'	50%	30'	10' (30')	30'	30'	30'
R-3	9,000 sq. ft. [2]	7,000 sq.ft.	5 dwelling units/acre [2]	70' (90' for attached units)	70%	30'	10' (20')	30'	80'	30'
R-4	15,000 sq. ft. [2]	5,000 sq.ft.	8 dwelling units/acre	70' (90' for attached units)	70%	30'	12' or 60% of building height (20')	40'	80'	40'
B-1	8,000 sq. ft.	-	-	-	80%	30'	20'	20'	80'	-
B-2	-	-	-	-	85%	0'	-	20'	80'	-
B-3	10,000 sq. ft.	-	-	-	80%	50'	20' (30')[4]	20'	80'	-
M-1	-	-	-	-	85%	25'	Min. 10% of lot and max. 20'	-	-	-
M-2	-	-	-	-	85%	25'	Min. 10% of lot and max. 20'	-	-	-
PI	-	-	-	-	85%	25'	20' (25')	20'	80'	-
OS	-	-	-	-	-	30'	10'	20'	80'	-

Notes:

* Dimensions within ( ) = requirement for side yards adjoining a street.

1. 200 feet along Illinois Routes 34, 47, 71 and 126.

2. Nonresidential principal uses shall have a minimum lot size of 15,000 square feet and 100 foot width. A one-story structure shall have a minimum of 1,200 square feet and a two-story structure shall have a minimum of 1,400 square feet of livable space.

3. 100 foot structure height shall be allowed for silos on sites with agricultural uses.

4. Parking lots in the B-3 district located adjacent to an arterial roadway, as defined in the city's comprehensive plan, must maintain a minimum setback of 20 feet from the property line and 10 feet from nonarterial roadways.

5. The minimum setback required may be less than the width of the transition yard required by use as specified in Section 10-5-3(F)(3), in which instance, the more stringent width required by the transition yard shall apply.

B. Minimum building separations in the R-3 District shall be as detailed in Table 10-3-9(B) below.

Table 10-3-9(B) Building Separation Requirements in R-3	
Separation Type	*Requirement*
Side to side	20 feet
Side to rear	40 feet
Rear to rear	60 feet
Front to side	50 feet
Front to front	50 feet
Rear to front	100 feet

10-3-10. Calculating Bulk and Dimensional Standards

A. **Lot Width**. Minimum lot width shall be measured at the required front yard setback line.

Figure 3.1. Lot Width

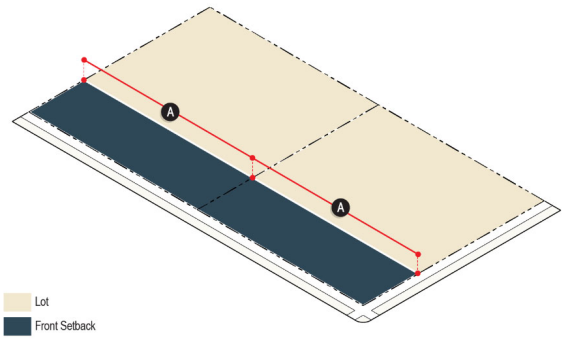
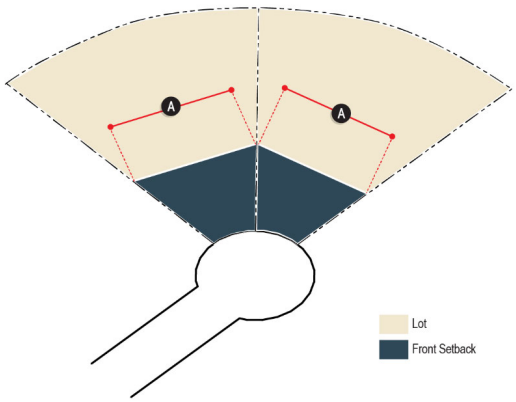
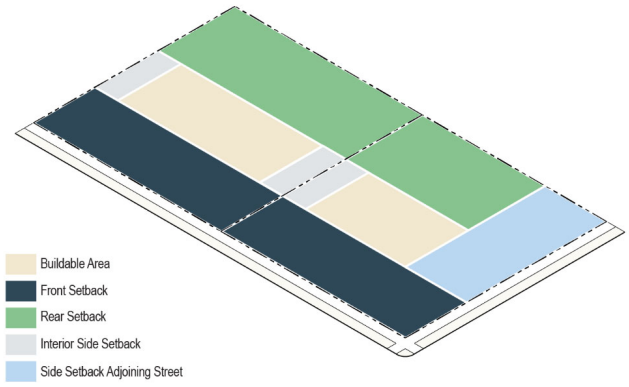


Figure 3.2. Lot Width For Lots Abutting a Cul-De-Sac



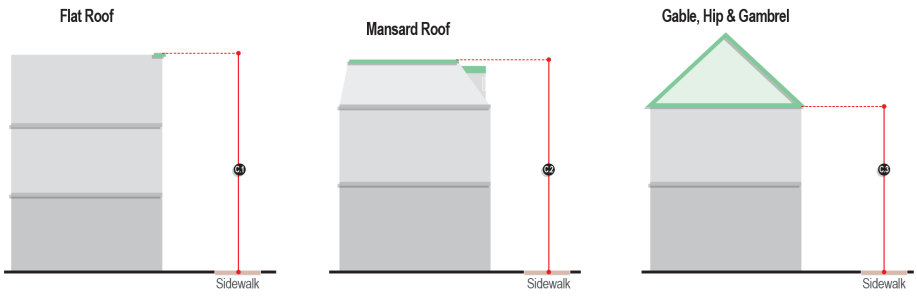
B. **Setbacks**. A required setback shall be measured by the shortest distance between the applicable lot line and nearest point of the principal use or building or any required yards or fences, except any building features specified in section 10-3-11, which shall not be subject to required setbacks.

Figure 3.3. Setbacks



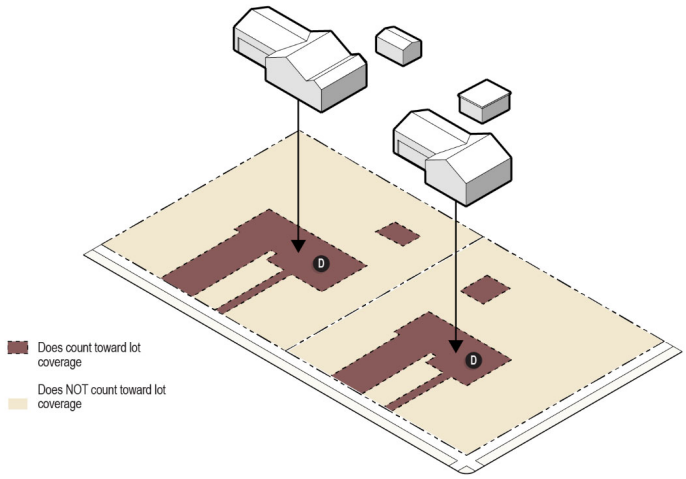
C. **Height**. Building and dwelling unit height shall be the vertical distance measured from the sidewalk level or its equivalent established grade opposite the middle of the front of the building to the:
1. *Flat Roof*: highest point of the roof,
2. *Mansard Roof*: deck line of roof, or
3. *Gable, Hip, or Gambrel Roof*: lowest point at which the rafters meet the top of the exterior wall.

Figure 3.4. Height



D. **Lot Coverage**. Lot coverage shall be that portion of the lot occupied by the principal building or buildings, accessory buildings, and all other impervious areas such as driveways, roads, sidewalks, parking lots and structures, and any area of concrete asphalt.

Figure 3.5. Lot Coverage



10-3-11. Permitted Yard Setback Obstructions

Every part of a required yard setback shall be open and unobstructed from finished grade upward, except as specified in Table 10-3-11 below or as allowed for accessory buildings and structures as detailed in Section 10-4-15(A).

Table 10-3-11 Permitted Yard Setback Obstructions					
Permitted Obstruction	**Required Yards**				
	All	*Front*	*Side*	*Rear*	*Regulation*
Permanent Structures					
Accessory Structures	P	P	P	P	*Shall maintain a minimum distance of 5 feet from*
Arbors and trellises	P	P	P	P	-
Awnings and canopies	P	P	P	P	*Must adjoin a principal structure and may project 3 feet into required yard.*
Balconies and breezeways	-	-	-	P	*May proejct 3 feet into the required yard.*
Chimneys	P	P	P	P	*May project 18 inches into the required yard.*
Enclosed, attached or detached off-street parking	-	-	-	P	-
Flagpoles	P	P	P	P	-
Landscaping	P	P	P	P	Landscaping obstructions within dedicated stormwater overflow routes may be limited or restricted, per the approval of the City Engineer.
One-story bay windows	P	P	P	P	*May project 3 feet or less into the required yard.*
Open porches	P	-	-	-	*May project 5 feet into the yard.*
Open terraces and decks	P	P	P	P	*Shall not project over 4 feet above the average level of the adjoining ground but not including a permanently roofed over terrace or porch.*
Ornamental light standards	-	P	P	-	-
Overhanging eaves and gutters	-	P	P	P	*May project 3 feet or less into the yard. May project into a required side yard for a distance not exceeding 40 percent of the required yard width.*
Steps	P	P	P	P	*Steps 4 feet or less above grade which are necessary for access to zoning lot from a street or alley.*
Temporary Structures					
Air conditioning units	-	-	P	P	*May project for a distance not exceeding 10 percent of the required yard width, but in no case exceeding 12 inches.*
Recreational equipment	-	-	-	P	-
Temporary accessory structures	P	P	P	P	-

10-3-12. Permitted and Special Uses

A. The following key shall be used in the interpretation of Table 10-3-12(B) Permitted and Special Uses below.

1. **Permitted Uses**. Uses which are marked as "P" in the tables shall be allowed subject to all applicable regulations of this title.
2. **Special Uses**. Uses which are marked as "S" in the tables shall be allowed upon the approval of a special use permit, as detailed in Section 10-8-5 of this title.
3. **Temporary Uses**. Uses which are marked as "T" in the tables shall be allowed upon the approval of a temporary use permit, as detailed in Section 10-8-3(F) of this title.
4. **Prohibited Uses**. Uses which are marked as "-" shall be prohibited in the respective district unless it is otherwise expressly allowed by other regulations of this title.
5. **Uses Not Listed**. If a proposed use is not listed in the tables, the Zoning Administrator shall determine if the use is substantially similar to a use listed in the tables. If it is, the use shall be treated in the same manner as the substantially similar use. If not, the use shall be regarded as prohibited.
6. **Additional Regulation**. If a use has use specific standards, they are referenced in this column. Use specific standards shall apply to permitted and special uses.

B. Table 10-3-12(B) Permitted and Special Uses establishes the allowed uses in the City's zoning districts.

Table 10-3-12(B) Permitted and Special Uses

Use Category	Additional Regulation	Zoning Districts												
		Ag	Open Space	Residential					Business			Mfg.		Inst.
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
Agricultural Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Agricultural uses		P	S	-	-	-	-	-	-	-	-	-	-	P
Apiaries	10-4-1(A)	P	P	-	-	-	-	-	-	-	-	-	-	P
Commercial feeding of fish, poultry, livestock		S	-	-	-	-	-	-	-	-	-	-	-	-
Cultivation of nonfood crops and seeds used of cellulosic biofuels production		P	-	-	-	-	-	-	-	-	-	-	-	-
Farming /Cultivation		P	T	-	-	-	-	-	-	-	-	-	-	-
Forestation		P	-	-	-	-	-	-	-	-	-	-	-	-
Grain elevators and storage		P	-	-	-	-	-	-	-	-	-	-	-	-
Nursery/greenhouses		S	-	-	-	-	-	-	-	-	P	P	P	P
Recreational camp – private		S	S	-	-	-	-	-	-	-	-	-	-	-
Riding academies with stables		S	-	-	-	-	-	-	-	-	-	-	-	-
Roadside stand		P	-	-	-	-	-	-	-	-	-	-	-	-
Stables or paddocks		P	-	-	-	-	-	-	-	-	-	-	-	-
Residential Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Dwelling, duplex	10-4-2(A)	-	-	-	-	P	P	P	-	-	-	-	-	-
Dwelling, multi-family	10-4-2(B)	-	-	-	-	-	P	P	P	S	S	-	-	-
Dwelling, single-family		P	-	P	P	P	P	P	-	-	-	-	-	-

Table 10-3-12(B) Permitted and Special Uses

Use Category	Additional Regulation	Zoning Districts												
		Ag	Open Space	Residential					Business			Mfg.		Inst.
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
Dwelling, townhouse	10-4-2(C)	-	-	-	-	-	P	P	-	-	-	-	-	-
Mobile home park	10-4-2(D)	-	-	-	-	-	S	S	-	-	-	-	-	-
Senior housing, dependent		S	-	S	S	S	S	S	P	P	-	-	-	P
Senior housing, independent		S	-	P	P	P	P	P	P	P	-	-	-	P
Lodging Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Bed and breakfast inn		S	-	S	-	-	-	-	S	P	P	-	-	-
Hotel/Motel		-	-	-	-	-	-	-	-	P	P	-	-	-
Short-term rental	10-4-3(A)	-	-	P	P	P	P	P	-	-	-	-	-	-
Commercial Retail Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Adult uses	10-4-4(A)	-	-	-	-	-	-	-	-	-	-	S	S	S
Building material sales		-	-	-	-	-	-	-	-	P	P	P	P	-
Liquor store		-	-	-	-	-	-	-	P	P	P	-	-	-
Pawnbrokers/pawnshops		-	-	-	-	-	-	-	P	P	P	S	-	-
Retail store, general - less than one (1) acre		-	-	-	-	-	-	-	P	P	P	S	-	-
Retail store, general greater than one (1) acre		-	-	-	-	-	-	-	-	-	P	-	-	-
Commercial Service Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Adult daycare facility		-	-	S	S	S	S	-	P	P	P	S	S	S
Animal hospital		S	-	-	-	-	-	-	-	-	P	S	-	-
Art galleries/art studio		-	-	-	-	-	-	-	-	P	P	P	-	P
Auction house		P	-	-	-	-	-	-	-	-	-	-	-	-
Bank		-	-	-	-	-	-	-	P	P	P	-	-	S
Campground		S	S	-	-	-	-	-	-	S	S	-	-	-
Commercial laboratory		-	-	-	-	-	-	-	P	P	P	P	-	-
Commercial/trade school		-	-	-	-	-	-	-	P	P	P	S	-	-
Daycare facility		-	-	S	S	S	S	-	P	P	P	S	S	S
Dry Cleaning Establishment		-	-	-	-	-	-	-	P	P	P	-	-	-
Entertainment production studios		-	-	-	-	-	-	-	P	P	P	P	-	-
Financial institutions and services		-	-	-	-	-	-	-	P	P	P	-	-	-
Funeral home/mortuary/crematorium		-	-	-	-	-	-	-	P	P	P	-	-	-
Health and fitness club/center		-	-	-	-	-	-	-	-	P	P	P	-	-
Indoor shooting gallery/range	10-4-5(A)	-	-	-	-	-	-	-	S	S	S	S	S	-
Kennel, commercial or private dog kennels		S	-	-	-	-	-	-	-	-	P	S	-	-
Massage establishment	3-9	-	-	-	-	-	-	-	S	S	S	-	-	-
Casino and Off track betting (OTB)		-	-	-	-	-	-	-	-	S	S	-	-	-

Table 10-3-12(B) Permitted and Special Uses

Use Category	Additional Regulation	Zoning Districts												
		Ag	Open Space	Residential					Business			Mfg.		Inst.
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
establishments														
Professional care services		-	-	-	-	-	-	-	P	P	P	-	-	-
Professional services/offices		-	-	-	-	-	-	-	P	P	P	-	-	P
Storage, single-building climate controlled		-	-	-	-	-	-	-	-	-	P	P	P	-
Storage, outdoor self-storage	10-4-5(B)	-	-	-	-	-	-	-	-	-	-	S	S	-
Tattoo and body piercing establishment	3-10	-	-	-	-	-	-	-	P	P	P	P	P	-
Veterinary clinic		-	-	-	-	-	-	-	-	P	P	S	S	-
Commercial Entertainment Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Amusement park		S	S	-	-	-	-	-	-	-	S	S	S	S
Commercial entertainment, indoor		-	-	-	-	-	-	-	T	P	P	S	S	P
Commercial entertainment, outdoor	10-4-6(A)	-	-	-	-	-	-	-	S	S	S	S	S	P
Community / Recreation center		-	-	-	S	S	S	S	P	P	P	S	S	P
Golf course, miniature		S	-	-	-	-	-	-	-	-	P	-	-	-
Golf course	10-4-6(B)	S	-	P	P	P	P	P	-	-	-	-	-	-
Golf driving range		S	-	-	-	-	-	-	-	P	P	S	-	-
Indoor Event/Recreation Conversion		-	-	-	-	-	-	-	-	-	P	P	P	P
Outdoor music venues		-	-	-	-	-	-	-	S	S	S	S	-	-
Skating rink		-	-	-	-	-	-	-	-	P	P	S	S	-
Stadium		-	-	-	-	-	-	-	-	-	S	S	-	P
Swimming pool - indoor		-	P	-	-	-	-	-	P	P	P	S	-	P
Theater, live performance		-	-	-	-	-	-	-	P	P	P	-	-	-
Theater, motion picture		-	-	-	-	-	-	-	P	P	P	-	-	-
Eating and Drinking Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Brewery/Winery/Distillery tasting room		-	-	-	-	-	-	-	P	P	P	P	P	-
Brewpub	10-4-7(A)	-	-	-	-	-	-	-	P	P	P	P	P	-
Microbrewery	10-4-7(B)(1)	-	-	-	-	-	-	-	P	P	P	P	P	-
Microdistillery/Microwinery	10-4-7(B)(2)	-	-	-	-	-	-	-	P	P	P	P	P	-
Prepared Food Service Establishment		-	-	-	-	-	-	-	P	P	P	-	-	-
Restaurant		-	-	-	-	-	-	-	P	P	P	-	-	-
Tavern - nightclub or lounge		-	-	-	-	-	-	-	P	P	P	-	-	-
Medical Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Hospital		S	-	S	S	S	S	S	P	P	P	-	-	P
Medical clinic / office		-	-	-	-	-	-	-	P	P	P	-	-	-

Table 10-3-12(B) Permitted and Special Uses

Use Category	Additional Regulation	Zoning Districts												
		Ag	Open Space	Residential					Business			Mfg.		Inst.
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
Treatment center		-	-	-	-	-	-	-	P	P	P	-	-	-
Vehicle Related Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Automobile parts/accessories sales		-	-	-	-	-	-	-	-	P	P	-	-	-
Automobile rental	10-4-9(A)	-	-	-	-	-	-	-	-	P	P	-	-	-
Automobile repair		-	-	-	-	-	-	-	-	-	P	P	P	-
Automobile sales and service, enclosed	10-4-9(A)	-	-	-	-	-	-	-	-	-	P	P	P	-
Automobile sales and service, open sales lot	10-4-9(A)	-	-	-	-	-	-	-	-	-	S	S	S	-
Boat sales and rental	10-4-9(A)	-	S	-	-	-	-	-	P	P	P	P	-	P
Boat storage	10-4-9(B)	-	S	-	-	-	-	-	S	S	S	P	P	P
Car wash		-	-	-	-	-	-	-	-	-	P	P	P	-
Gasoline service station		-	-	-	-	-	-	-	-	S	S	S	S	-
Heavy machinery and equipment rental		-	-	-	-	-	-	-	-	S	P	P	P	-
Recreational vehicle sales and service	10-4-9(A)	-	-	-	-	-	-	-	-	-	P	P	P	-
Semi-truck repair		-	-	-	-	-	-	-	-	-	S	P	P	-
Truck and trailer sales/rental	10-4-9(A)	-	-	-	-	-	-	-	-	-	S	P	P	-
Truck, truck-tractor, truck trailer, car trailer or bus storage yard - not include motor freight terminal		-	-	-	-	-	-	-	-	-	S	P	P	-
Energy Industrial Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Battery Uses		-	-	-	-	-	-	-	-	-	-	P	P	-
Data Center		-	-	-	-	-	-	-	-	-	-	P	P	-
Refrigerated Warehouse (Cold Storage)		-	-	-	-	-	-	-	-	-	-	P	P	-
Industrial Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Aggregate materials extraction, processing and site reclamation (stone and gravel quarries)		-	-	-	-	-	-	-	-	-	-	-	S	-
Artisan manufacturing	10-4-11(A)	-	-	-	-	-	-	-	P	P	P	S	-	-
Assembly, production, manufacturing, testing, repairing, or processing, light	10-4-11(B)	-	-	-	-	-	-	-	-	-	S	P	-	-
Assembly, production, manufacturing, testing, repairing, or processing, heavy	10-4-11(B)	-	-	-	-	-	-	-	-	-	-	P	P	-
Bakery (wholesale)		-	-	-	-	-	-	-	S	S	S	P	P	-
Blacksmith or welding shop		S	-	-	-	-	-	-	-	-	P	P	P	-
Brewery/winery/distillery		-	-	-	-	-	-	-	S	S	P	P	P	-
Contractor facilities with outdoor storage		-	-	-	-	-	-	-	-	-	S	P	P	-

Table 10-3-12(B) Permitted and Special Uses

Use Category	Additional Regulation	Zoning Districts												
		Ag	Open Space	Residential					Business			Mfg.		Inst.
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
Dry cleaning plant		-	-	-	-	-	-	-	-	-	-	S	S	-
Manufacturer / sales of firearms and ammunition		-	-	-	-	-	-	-	-	-	-	P	P	-
Newspaper publishing		-	-	-	-	-	-	-	-	P	P	P	P	P
Research laboratories		-	-	-	-	-	-	-	-	-	-	P	P	-
Salvage Yards		-	-	-	-	-	-	-	-	-	-	-	S	-
Wholesaling and warehousing - local cartage express facilities - including motor freight terminal		-	-	-	-	-	-	-	-	-	-	P	P	-
Transportation Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Airport		S	-	-	-	-	-	-	-	-	-	S	S	S
Bus or truck garage		-	-	-	-	-	-	-	-	-	-	P	P	-
Bus or truck storage yard		-	-	-	-	-	-	-	-	-	-	P	P	-
Motor freight terminals		-	-	-	-	-	-	-	-	-	-	S	S	S
Railroad passenger station		S	-	S	S	S	S	S	S	S	S	S	S	S
Railroad repair shops, maintenance buildings and switching yards		S	-	S	S	S	S	S	S	S	S	S	S	S
Alternative Energy Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Solar farm	10-4-13(B)	S	S	-	-	-	-	-	-	-	-	S	S	S
Building mounted solar energy systems	10-4-13(C)	P	-	P	P	P	P	P	P	P	P	P	P	P
Freestanding solar energy systems - accessory use	10-4-13(D)	P	P	P	P	P	P	P	P	P	P	P	P	P
Freestanding solar energy systems - principal use	10-4-13(E)	S	S	S	S	S	S	S	S	S	S	S	S	S
Wind farm	10-4-13(F)	S	-	-	-	-	-	-	-	-	-	S	S	S
Building mounted wind energy system	10-4-13(G)	P	P	P	P	P	P	P	P	P	P	P	P	P
Freestanding wind energy system - accessory use	10-4-13(H)	P	P	P	P	P	P	P	P	P	P	P	P	P
Freestanding wind energy system - principal use	10-4-13(I)	S	S	S	S	-	-	-	-	-	-	S	S	S
Medical and Adult Use Cannabis Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Cannabis Craft Grower	10-4-14(B)	S	-	-	-	-	-	-	-	-	-	S	S	-
Cannabis Cultivation Center	10-4-14(C)	S	-	-	-	-	-	-	-	-	-	S	S	-
Cannabis Dispensing Organization	10-4-14(D)	-	-	-	-	-	-	-	-	-	S	S	S	-
Cannabis Infuser Organization	10-4-14(E)	-	-	-	-	-	-	-	-	-	S	S	S	-
Cannabis Processing Organization	10-4-14(F)	-	-	-	-	-	-	-	-	-	-	S	S	-

Table 10-3-12(B) Permitted and Special Uses

Use Category	Additional Regulation	Zoning Districts												
		Ag	Open Space	Residential					Business			Mfg.		Inst.
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
Cannabis Transporting Organization	10-4-14(G)	-	-	-	-	-	-	-	-	-	-	S	S	-
Institutional, Public, and Utility Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Antennae and Antennae Structures (other)		P	P	P	P	P	P	P	P	P	P	P	P	P
Antennae and Antennae Structures (For Radio or Television Transmission)		S	S	S	S	S	S	S	S	S	S	S	S	S
Cemetery		S	S	S	S	S	S	S	-	-	-	-	-	P
College, university or junior college		S	-	S	S	S	S	S	P	P	P	-	-	P
Communications use		S	-	-	-	-	-	-	-	-	-	-	-	P
Electric substation		S	S	S	S	S	S	S	P	P	P	P	P	P
Filtration plant		S	-	S	S	S	S	S	-	-	-	P	P	P
Fire station		P	-	P	P	P	P	P	P	P	P	P	P	P
Library		-	-	P	P	P	P	P	P	P	P	-	-	P
Parks		P	P	P	P	P	P	P	P	P	P	P	P	P
Place of worship/assembly		S	-	S	S	S	S	S	P	P	P	S	S	P
Playground		-	P	P	P	P	P	P	P	P	P	-	-	P
Police station		P	-	P	P	P	P	P	P	P	P	P	P	P
Post office		-	-	-	-	-	-	-	P	P	P	-	-	P
Preschool		-	-	P	P	P	P	P	-	-	-	-	-	P
Public utility - electric substations and distribution centers, gas regulation centers and underground gas holder stations		S	S	-	-	-	-	-	-	-	-	P	P	P
Public utility facilities (other)		S	-	P	P	P	P	P	-	-	-	P	P	P
Radio and television towers - commercial	10-4-15(A)	P	-	-	-	-	-	-	P	P	P	P	P	S
Sanitary landfill		S	-	-	-	-	-	-	-	-	-	S	S	S
School, public or private		-	-	P	P	P	P	P	-	-	-	S	S	P
Sewage treatment plant		-	-	S	S	S	S	S	-	-	-	P	P	P
Solid waste disposal site		-	-	-	-	-	-	-	S	S	S	P	P	P
Towers		P	-	-	-	-	-	-	P	P	P	P	P	-
Utility company maintenance yard		-	-	-	-	-	-	-	-	-	-	P	P	P
Utility service yard or garage		-	-	-	-	-	-	-	-	-	-	P	P	P
Accessory Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Accessory Building	10-4-16(A)	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory Commercial Unit	10-4-16(B)	S	-	S	S	S	S	-	-	-	-	-	-	-
Accessory Structures, Permanent	10-4-16(A)	P	P	P	P	P	P	P	P	P	P	P	P	P

Table 10-3-12(B) Permitted and Special Uses														
Use Category	Additional Regulation	Zoning Districts												
		Ag	Open Space	Residential					Business			Mfg.		Inst.
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
Antennae and Antennae Structures (other)	10-4-15(A)	P	P	P	P	P	P	P	P	P	P	P	P	P
Antennae and Antennae Structures (For Radio or Television Transmission)	10-4-15(A)	P	P	P	P	P	P	P	P	P	P	P	P	P
Community Garden		P	P	P	P	P	P	P	P	P	P	P	P	P
Daycare Facility, Part-Day		-	-	P	P	P	P	-	P	P	P	P	P	P
Domesticated Hens	8-19	-	-	P	P	-	-	-	-	-	-	-	-	-
Drive Throughs	10-4-16(D)	-	-	-	-	-	-	-	P	P	P	-	-	-
Dwelling, Accessory, Attached/Internal	10-4-16(E)	P	-	P	P	P	P	-	-	-	-	-	-	-
Dwelling, Accessory, Detached	10-4-16(E)	S	-	S	S	S	S	-	-	-	-	-	-	-
Recreational vehicle, trailer, and boat parking	10-4-16(F)	P	P	P	P	P	P	-	-	-	-	-	-	-
Home occupations	10-4-16(G)	P	-	P	P	P	P	P	-	P	-	-	-	-
Outdoor displays	10-4-16(H)	P	P	-	-	-	-	-	P	P	P	P	P	-
Towers	10-4-15(A)	P	-	P	P	-	-	-	P	P	P	P	P	-
Vehicle Charging Stations		P	P	P	P	P	P	P	P	P	P	P	P	P
Temporary Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Accessory Structures, Temporary	10-4-17(A)	T	T	T	T	T	T	T	T	T	T	T	T	T
Mobile food vendor vehicles and retail vendor vehicles	10-4-17(B)	T	T	T	T	T	T	T	T	T	T	T	T	T
Storage of roadway construction materials and equipment	10-4-17(C)	T	T	T	T	T	T	T	T	T	T	T	T	T
Portable Outdoor Storage Device	10-4-17(D)	T	T	T	T	T	T	T	T	T	T	T	T	T
Temporary and seasonal uses	10-4-17(E)	-	-	-	-	-	-	-	T	T	T	-	-	-
Tents		T	T	T	T	T	T	T	T	T	T	T	T	T

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10-3-13. Downtown Overlay District

A. **Introduction.**

1. **Title.** This Section shall be known, cited, and referred to as the United City of Yorkville Downtown Overlay District Code. Any reference to this chapter following its effective date shall mean this entire chapter as it may hereafter be amended.

2. **Intent.** It is the intent of this chapter to provide development standards to the United City of Yorkville for downtown and adjacent redevelopment areas that promote public health, safety, and general welfare of the community, including, but not limited to the specific purposes set forth below.

a. To guide the development of a mix of uses and a pedestrian-oriented environment as established in the United City of Yorkville 2016 Comprehensive Plan, adopted September 2016, and the 2019 Yorkville Downtown Overlay District Streetscape Master Plan.

b. To provide for a mix of housing types within the downtown overlay district and adjacent areas for people of all ages and lifestyles.

c. To achieve development that is appropriate in scale and intensity for the downtown overlay district and adjacent neighborhoods.

3. **Overview of the code.**

a. **Districts.** These regulations are organized within street types for adoption into the City's existing code. These zoning districts shall be mapped on the City's zoning map; however, the primary streets designation shall be referenced from Figure 10-21-2G (4). The following districts are established for mixed use, commercial, and residential development within downtown and adjacent redevelopment areas. Figure 10-21-1B (1) illustrates the locations for the districts.

(1) Bridge Street District

(2) S2: Hydraulic Street District

(3) S3: Van Emmon Street District

(4) S4: "B" Street District

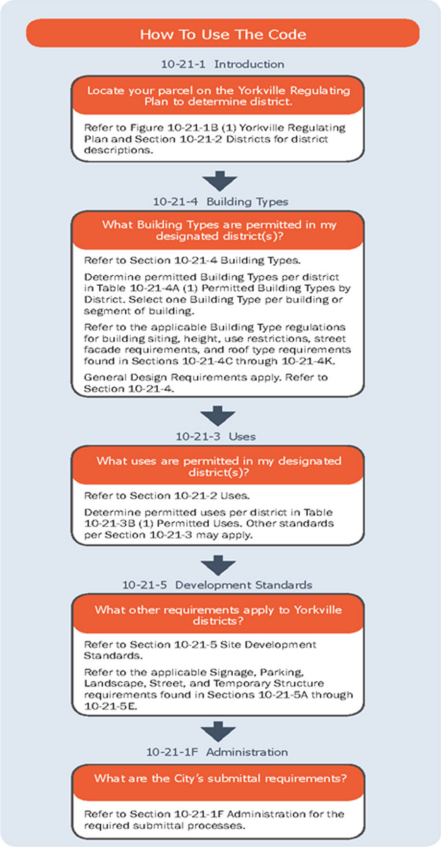
(5) S5: "B" Street-Residential District

b. **Building Types.** Six (6) building types are defined for use in the street districts. A mix of building types are typically permitted per district. These building types outline the desired building forms for the new construction and renovation of structures and contain regulations that determine physical building elements such as build-to-zones, transparency levels, entrance location, and parking location. Refer to Figure 10-21-4A (1) for a typical building type page layout.

c. **Site Development Standards**. The site development standards provide references to other City ordinances or parts of the zoning ordinance and may include additional information or revision to those ordinances applicable only to the street districts. These include signage, parking, and landscape.

4. **Applicability.** These regulations apply to the downtown and adjacent redevelopment areas within the City as mapped on the City's zoning map. Refer to Figure 10-21-1B (1) for affected parcels.

5. **Conflicting Provisions.** In any instance in which the provisions of this section overlap or conflict with other areas of the UDO, the requirements of this section shall govern.



6. **How to use the code**. Refer to Figure 10-21-1D (1) for a step by step illustration about applying the code to a parcel. Throughout this section, call out boxes titled "How to Use the Code" appear with code application instructions.

7. **Development approval process.**

   a. **Site plan review.** An approved site plan is required for the development or redevelopment of all parcels in any district (refer to 10-4 of the zoning ordinance) with the following revisions:

      (1) The Zoning Administrator may approve a major site plan if the site plan complies with all requirements of the City's zoning ordinance. If the Zoning Administrator denies approval of a major site plan, including the provision of written comments as to the reason for such denial, the denial may be appealed by the applicant to the Planning and Zoning Commission for review. The Planning and Zoning Commission shall then recommend approval to City Council the major site plan, recommend approval to City Council of the major site plan with conditions, or recommend denial of the site plan to City Council.

b. **Deviations.** The applicant shall submit requested deviations to the Zoning Administrator with the site plan application. The Zoning Administrator may approve deviations to a site plan for the following:

(1) **Minor deviations.** The Zoning Administrator may approve minor deviations to any dimension or percentage as follows:

(a) The location of the building within up to one (1) foot from any minimum yard requirement or build-to zone width/location.

(b) Up to five percent (5%) increase in total impervious coverage, not to exceed the total amount of permitted impervious plus semi-pervious coverage.

(c) Up to five percent (5%) decrease in front property line coverage.

(d) Additional height of any story up to two (2) feet, as long as the overall building height does not exceed the allowable height of all floors at their maximum permitted height.

(2) **Design deviations.** The Zoning Administrator shall review and make a recommendation for the following deviations:

(a) **Alternative building materials.** The Zoning Administrator may approve alternative building materials from the requirements of section 10-21-5, with the exception of the prohibited materials. For approval, the applicant shall submit samples and local examples of the material a minimum of four (4) weeks prior to the review, to allow site visits to the location.

(b) **Facade variety alternative.** The Zoning Administrator may approve a reprieve from the facade variety requirements in section 10-21-4. The applicant shall submit fully rendered elevations and three (3) dimensional drawings of all street facades with materials samples for all surfaces to prove a higher quality building design with variation and relief from monotony.

(3) **Existing building deviations.** The Planning and Zoning Commission shall review and make a recommendation to City Council for the following deviations, when applied to the renovation of an existing building(s):

(a) For renovation of existing buildings, the maximum front property line coverage may be waived with an existing coverage of sixty percent (60%); however, any expansion on the ground story shall contribute to the extension of the front property line coverage.

(b) For renovation of existing buildings, the location of the building within up to five (5) feet from any minimum yard requirement or build-to zone width/location.

(c) For renovation of existing buildings, the minimum height of the ground story and upper story may be increased or decreased by up to two (2) feet for existing stories.

(d) For renovation of existing buildings, other required dimensions may be modified up to five (5) feet or ten percent (10%), whichever is less, unless otherwise modified by this section.

(4) **Nonconforming structures.**

(a) Nonconforming uses. Refer to chapter 10-15 of this title for nonconforming uses requirements with the following exception and addition.

(b) Nonconforming structures. The following regulations allow for the continuation of occupation of a structure that was legally constructed prior to the adoption or amendment to this chapter, but that could not occur under the provisions of this chapter.

(i) All building type standards apply to all new construction and renovation of existing structures, where the renovation includes an addition of more than sixty percent (60%) in gross building square footage.

(ii) When the existing front or corner facade is located within the build-to zone and a renovation of the front facade occurs with or without any added building square footage, the street facade requirements and entrance type requirements of any permitted building type shall be met when the renovation includes any of the following:

1. Installation of additional doors or a change in location of a door;

2. Expansion or change in location of thirty percent (30%) of windows on any street façade; or

3. Replacement of thirty percent (30%) or more of facade materials on any street facade with a different facade material.

(iii) When the existing building front or corner facade is located within the build-to zone and a renovation of the shape or style of the roof occurs with or without added building square footage, the roof type requirements of any permitted building type shall be met.

(iv) Under all circumstances, no portion of the building type standards must be met in the case of normal repairs required for safety and continued use of the structure, such as replacement of window or door glass.

(5) **Definitions.** For the purposes of this chapter, the following terms shall have the following meanings:

(a) **Applicant.** The owner of a subject property or the authorized representative of the owner on which a land development application is being made.

(b) **Block.** Refer to section 10-2-3 for definition.

(c) **Block depth**. A block measurement that is the horizontal distance between the front lot line on a block face and the front lot line of the parallel or approximately parallel block face.

(d) **Block ends.** The lots located on the end of a block; these Lots are often larger than the lots in the interior of the block or those at the opposite end of the block and can be located on a more intense street type. They are typically more suitable for more intensive development, such as multiple family or mixed use development.

(e) **Block face.** The aggregate of all the building facades on one (1) side of a block.

(f) **Block length.** A block measurement that is the horizontal distance along the front lot lines of the lots comprising the block.

(g) **Building type.** The facade of a structure defined by the combination of configuration, form, and function as it relates to the adjacent street. Refer to 10-21-4.B building type standards for more information and the list of permitted building types.

(h) **Build-to zone**. An area in which the front or corner side facade of a building shall be placed; it may or may not be located directly adjacent to a lot line. The zone dictates the minimum and maximum distance a structure may be placed from a lot line. Refer to Figure 10-21-1H (3).

(i) **Courtyard.** An outdoor area enclosed by a building on at least three (3) sides and is open to the sky.

(j) **Coverage, building.** The percentage of a lot developed with a principal or accessory structure.

(k) **Coverage, impervious site**. The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, and patios. Refer to "lot coverage" in section 10-2.

(l) **Eave.** The edge of a pitched roof, typically overhangs beyond the side of a building.

(m) **Entrance type.** The permitted treatment types of the ground floor facade of a building type. Refer to section 10-21-41 for more information and a list of permitted entrance types.

(n) **Expression line.** An architectural feature consisting of a decorative, three (3) dimensional, linear element, horizontal or vertical, protruding or indented at least two (2) inches from the exterior facade of a building typically utilized to delineate the top or bottom of floors or stories of a building.

(o) **Facade.** The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and design elements such as expression lines. The front facade is any building face adjacent to the front lot line.

(p) **Frontage district.** A type of zoning district specific to this article, where the location, height and bulk of structures is defined by building types. Refer to section 10-21-4.

(q) **Landscape area**. Area on a Lot not dedicated to a structure, parking or loading facility, frontage buffer, side and rear buffer, or interior parking lot landscaping. Landscape areas may include landscape, sidewalks, patios, or other pedestrian amenities.

(r) **Lot, flag.** Refer to section 10-2-3 for definition. Refer to Figure 10-21-1H (2).

(s) **Lot, interior.** For the purposes of this chapter, a parcel of land abutting a vehicular right-of-way, excluding an alley, along one (1) lot line; surrounded by lots along the remaining lot lines.

(t) **Lot, through.** Refer to section 10-2-3 for definition. Refer to Figure 10-21-1H (2).

(u) **Lot area.** Refer to section 10-2-3 for definition; it is typically denoted in square feet or acres.

(v) **Lot depth.** For the purposes of this chapter, the smallest horizontal distance between the front and rear lot lines measured approximately parallel to the corner and/or side lot line. Refer to Figure 10-21-1H (2).

(w) **Lot frontage.** Refer to section 10-2-3 for definition.

(x) **Lot line, corner.** for the purposes of this chapter, a boundary of a lot that is approximately perpendicular to the front lot line and is directly adjacent to a public right-of-way, other than an alley or railroad. Refer to Figure 10-21-1H (2).

(y) **Lot line, front.** For the purposes of this chapter, the boundary abutting a right-of-way, other than an alley, from which the required setback or build-to zone is measured, with the following exceptions:

  (i) Corner and through lots that abut a primary street (refer to Figure 10-21-2G (4)) shall have the front lot line on that primary street.

  (ii) Corner and through lots that abut two (2) primary streets or do not abut a primary street shall utilize the orientation of the two (2) directly adjacent lots, or shall have the front lot line determined by the Zoning Administrator.

(z) **Lot line, rear.** Refer to section 10-2-3 for definition. Refer to Figure 10-21-1H (2).

(aa) **Occupied space.** Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

(bb) **Open space**. Refer to section 10-2-3 (Public open space and usable open space) for definitions. Open space may also be utilized to host temporary private or community events, such as a farmer's market or art fair.

(cc) **Pedestrianway.** A pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter.

(dd) **Pervious surface.** Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.

(ee) **Primary street.** A street that receives priority over other streets in terms of setting front lot lines and locating building entrances. Refer to Figure 10-21-2G (4) for mapped primary streets.

(ff) **Roof type.** The detail at the top of a building that finishes a facade, including a pitch roof with various permitted slopes and a parapet. Refer to 10-21-41 for more information and a list of the permitted roof types.

(gg) **Scale.** The relative size of a building, street, sign, or other element of the built environment.

(hh) **Semi-pervious surface.** Also referred to as semi-pervious material. A material that allows for at least forty percent (40%) absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.

(ii) **Setback.** For the purposes of this chapter, the horizontal distance from a lot line inward, beyond which a structure may be placed. For the purposes of this chapter, structures and parking lots are not permitted within a setback, unless specifically stated otherwise in this chapter. Refer to Figure 10.21.1H (1).

(jj) **Solar reflectance index (SRI).** A measure of a constructed surface's ability to reflect solar heat, as shown by a small temperature rise. The measure utilizes a scale from zero (0) to one hundred (100) and is defined so that a standard black surface is zero (0) and a standard white surface is one hundred (100). To calculate for a given material, obtain the reflectance value and emittance value for the material; calculate the SRI according to ASTM E 1980-01 or the latest version.

(kk) **Story.** For the purposes of this chapter, a habitable level within a building measured from finished floor to finished floor. Refer to section 10-21-4 for dimensions.

(ll) **Story, ground.** Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.

(mm) **Story, half.** For the purposes of this chapter, a story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.

(nn) **Story, upper.** Also referred to as upper floor. The floors located above the ground story of a building.

(oo) **Street face.** The facade of a building that faces a public right-of-way.

(pp) **Street frontage.** Also refer to lot frontage. The portion of a building or lot directly adjacent to a vehicular right-of-way.

(qq) **Street termini.** At a three-way or "T" intersection, it is the location where one (1) street terminates at the other street.

(rr) **Streetwall.** The vertical plane created by building facades along a street. A continuous streetwall occurs when buildings are located in a row next to the sidewalk without vacant lots or significant setbacks.

(ss) **Transparency.** The measurement of the percentage of a facade that has highly transparent, low reflectance windows. Mirrored glass is not permitted.

(tt) **Visible basement.** A half story partially below grade and partially exposed above with required transparency on the street facade.

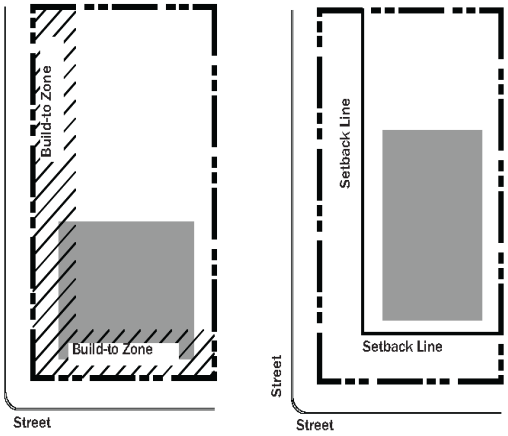
(uu) **Yard.** Refer to section 10-2-3 for definition. Refer to Figure 10-21-1H (3) Illustration of Yards. Note that the rear yard is fully screened from the street by the structure.

(i) **Yard, corner side.** A yard extending from the corner side building facade along a corner side property line between the front yard and rear property line.

(ii) **Yard, front.** Refer to section 10-2-3 for definition.

(iii) **Yard, rear.** Refer to section 10-2-3 for definition.

(iv) **Yard, side.** Refer to section 10-2-3 for definition.



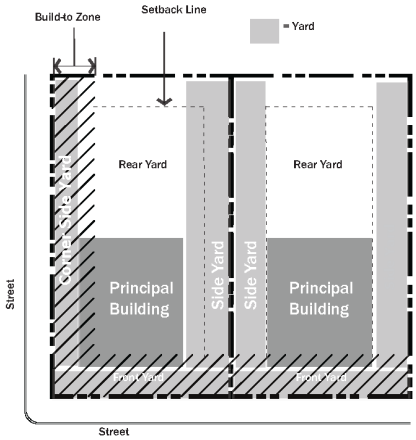


Figure 10-21-1H (3). Illustration of Yards.

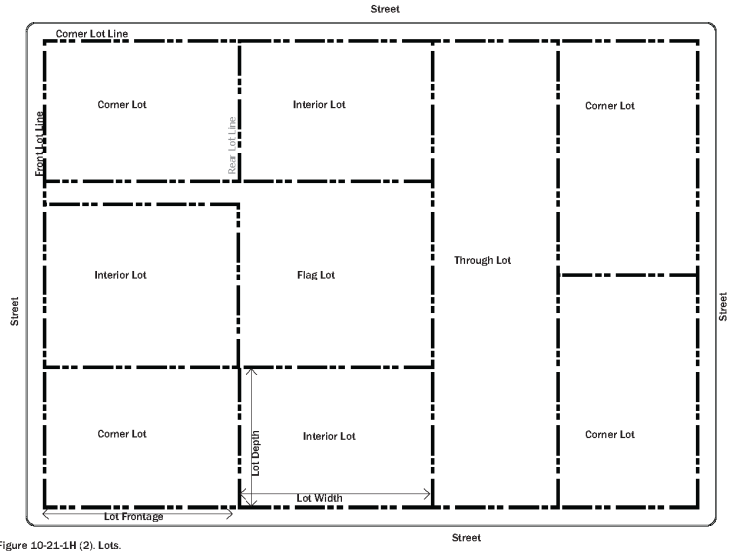


Figure 10-21-1H (2). Lots.

Figure 10-21-1B (1). Yorkville Form-Based Districts Regulating Plan.

8. **Districts**

a. The following districts are established for mixed use, commercial, and residential development within downtown and adjacent redevelopment areas. Figure 10-21-1B (1) illustrates the locations for the districts.

(1) S1: Bridge Street District

(2) S2: Hydraulic Street District

(3) S3: Van Emmon Street District

(4) S4: "B" Street District

(5) S5: "B" Street - Residential District

Bridge Street	
Building Placement	
Build-to Zone	0' to 10'
Space Between Buildings	
Attached	0'
Detached	5' to 10'
Building Volume	
Maximum Building Height	80'
Maximum Stories	6
Minimum Ground Floor Height	14'
Typical Street Attributes	
Typical ROW Width	72'
Number of Travel Lanes	4
Lane Width	10' to 13'
Dedicated Turn Lanes	1
Parking Lanes	none
Pavement Width	60'
Dedicated Bicycle Facilities	none
Pedestrian Realm	
Pedestrian Facilities	6' wide sidewalk
Street Buffer	concrete barrier

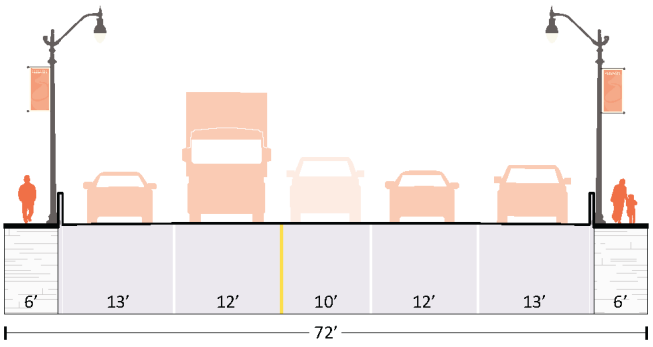


Figure 10-21-2A (1). Bridge Street (Long-term).

b. **S1: Bridge Street District.** The Bridge Street District may be considered the gateway into downtown Yorkville and retains potential to become the iconic stretch that helps draw people into local businesses and displays an attractive image that represents the people of Yorkville. The form of this retail and service-centered area establishes a street wall of storefront style-building facades with shallow build-to-zones along the sidewalk and parking in the rear or off-site. It focuses pedestrian-friendly retail and service uses on the ground story with office uses in upper stories.

Hydraulic Street	
Building Placement	
Build-to Zone	0' to 15'
Space Between Buildings	
Attached	0'
Detached	10'
Building Volume	
Maximum Building Height	60'
Maximum Stories	5
Minimum Ground Floor Height	14'
Typical Street Attributes[1]	
Typical ROW Width	48' to 66'
Number of Travel Lanes	2
Lane Width	10' to 12'
Dedicated Turn Lanes	none
Parking Lanes	1 lane of parallel parking on south side of street
Pavement Width	22'
Dedicated Bicycle Facilities	Multi-purpose lane on north side of street
Pedestrian Realm	
Pedestrian Facilities	6' to 8' wide sidewalk
Street Buffer	1 lane of parallel parking on south side of street; 4' planter on north side of multi-purpose street

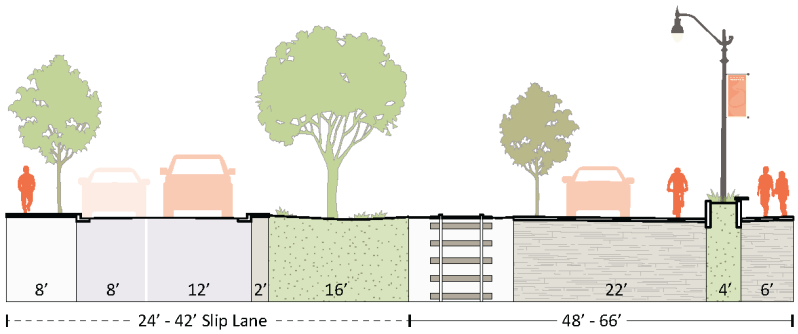


Figure 10-21-2B (1). Hydraulic Street (Long-term).

c. **S2: Hydraulic Street District:** The Hydraulic Street District includes complex conditions, including a tapering right-of-way that narrows from west to east and an active freight rail line that runs parallel to the street surface within the right-of-way. Hydraulic Street features short, utilitarian buildings, as well as an inoperable grain elevator, that create an eclectic mix of land uses and character. The form of this area remains pedestrian-centered but storefront-style buildings focus a broader spectrum of retail and service uses on the ground story with residential and/or office uses in upper stories.

(1) Notes: The streetscape master plan includes a proposed slip lane on the south side of Hydraulic Street between Bridge Street and Heustis Street. This table includes dimensions for the public right-of-way section of the street.

Van Emmon Street	
Building Placement	
Build-to Zone	0' to 20'
Space Between Buildings	
Attached	0'
Detached	10'
Building Volume	
Maximum Building Height	60'
Maximum Stories	5
Minimum Ground Floor Height	12'
Typical Street Attributes	
Typical ROW Width	60'
Number of Travel Lanes	2
Lane Width	12'
Dedicated Turn Lanes	none
Parking Lanes	1 lane of parallel parking on each side of street; permeable paving 1 lane of parallel parking each side of street (intermittent planting on south side to accommodate parking)
Pavement Width	24' to 40'
Dedicated Bicycle Facilities	none
Pedestrian Realm	
Pedestrian Facilities	8' to 12' wide sidewalk
Street Buffer	1 lane of parallel parking on north side of street; street trees or 1 lane of parallel parking on south side of street

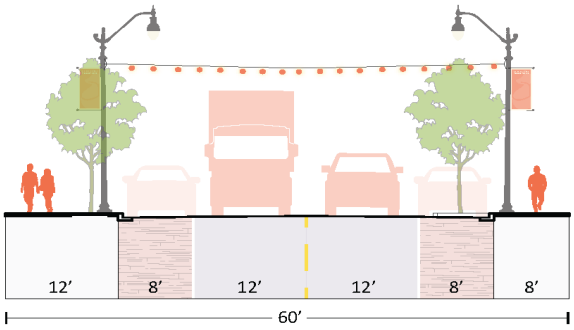


Figure 10-21-2C (1). Van Emmon Street (Long-term).

d. **S3: Van Emmon Street District.** The Van Emmon Street District is a lower scale district. Commercial, residential, and mixed use buildings make up this district in variety of building types. A broader spectrum of retail, service, and office uses support the Bridge Street and Hydraulic Street Districts and ground floor residential is permitted. The form of this area is pedestrian-centered, but allows for more vehicular access and off-street parking options.

'B' Street	
Building Placement	
Build-to-line Location	0' to 20'
Space Between Buildings	
Attached	0'
Detached	10'
Building Volume	
Maximum Building Height	60'
Maximum Stories	5
Minimum Ground Floor Height	9'
Typical Street Attributes	
Typical ROW Width	50'-60'
Number of Travel Lanes	2
Lane Width	11'
Dedicated Turn Lanes	none
Parking Lanes	1 lane of parallel parking each side of street (reduce planting where appropriate to accommodate parking)
Pavement Width	26'
Dedicated Bicycle Facilities	none
Pedestrian Realm	
Pedestrian Facilities	5' wide sidewalk
Street Buffer	13' swale and/or stormwater buffer; optional parking

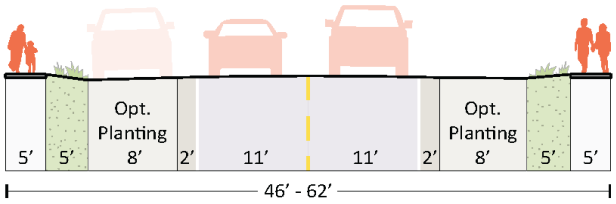


Figure 10-21-2D (1). 'B' Street (Long-term).

e. **S4: "B" Street District.** The "B" Street District is a lower scale commercial district designed to serve adjacent neighborhoods and the greater community. Flanked by the Hydraulic and Van Emmon Districts, a wider range of residential uses is permitted. As one of the main street types between primary thoroughfares, pedestrian access and safety remains a priority.

'B' Street - Residential	
Building Placement	
Build-to-line Location	0' to 15'
Space Between Buildings	
Attached	0'
Detached	10'
Building Volume	
Maximum Building Height	40'
Maximum Stories	3.0
Minimum Ground Floor Height	9'
Typical Street Attributes	
Typical ROW Width	50' to 60'
Number of Travel Lanes	2
Lane Width	11'
Dedicated Turn Lanes	none
Parking Lanes	1 lane of parallel parking each side of street (reduce planting where appropriate to accommodate parking)
Pavement Width	26'
Dedicated Bicycle Facilities	none
Pedestrian Realm	
Pedestrian Facilities	4' wide sidewalk
Street Buffer	13' swale and/or stormwater buffer; optional parking

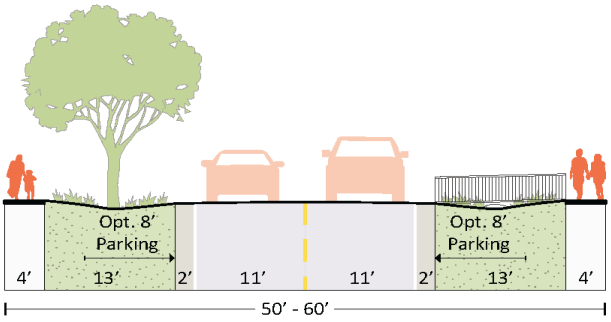


Figure 10-21-2E (1). 'B' Street - Residential (Long-term).

f. **S5: "B" Street - Residential District.** The "B" Street Residential District is a lower-scale residential district with a mix of townhouses and yard buildings. With a maximum height of six (6) stories under the general provision of the zoning code, this area provides for a mix of housing types adjacent to downtown for people of all ages and lifestyles.

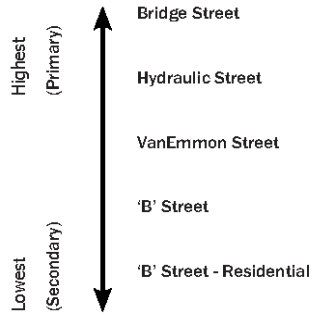


Figure 10-21-2G (1). Hierarchy of Street Types.

g. **Hierarchy of districts.** Development under this code is regulated by street type. The various street types are related to each other in a hierarchical manner. When these streets intersect, the primary street frontage is determined by its higher order in the hierarchy. The front of a building and its main entrance must face the primary street. Figure 10.21.2G (1) illustrates the hierarchy of street types.

h. **Primary streets.** The primary streets map designates primary, secondary, and tertiary streets within the downtown overlay district. These designations prioritize the street frontages for locating the front lot line for required amounts building frontage and allowable amounts of parking frontage. Refer to Figure 10.21.2G (4).

(1) **Vehicular access.** Vehicular access is also managed through this street prioritization within the building type requirements (refer to section 10-21-4). See Figure 10.21.2G (2) and Figure 10.21.2G (3) for illustration of permitted vehicular access locations.

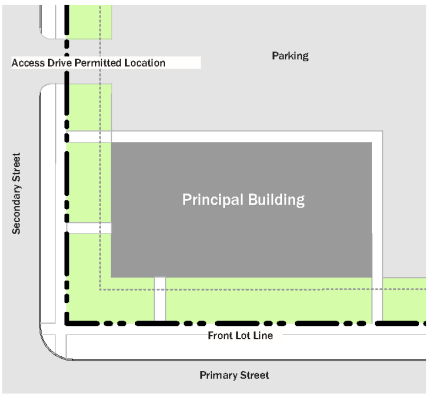


Figure 10-21-2G (2). Secondary Street Frontage: Access Drive Permitted Location

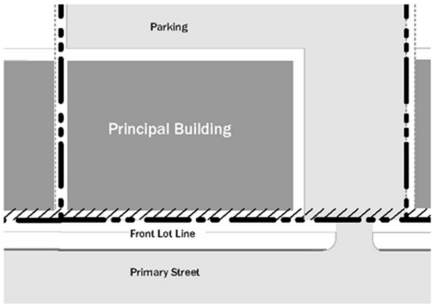


Figure 10-21-2G (3). Primary Street Frontage Only: Access Drive Permitted Location

(a) The order of access is typically as follows, unless otherwise permitted by building type:

(i) Lane (Tertiary Street) or alley (un-mapped) permits unlimited access.

(ii) If no lane or alley exists, one (1) driveway per secondary street frontage is permitted.

(iii) If no tertiary or secondary street abuts the parcel, one (1) driveway is permitted off the primary street and shared access with adjacent properties is encouraged.

(b) Refer to the subdivision control ordinance for additional requirements of vehicular access off adjacent streets. Interparcel access requirements shall be met.

(2) **Primary, secondary, and tertiary street designations.**

(a) **Primary streets.** Primary streets require the most intact and continuous streetwall with few, if any, driveway access. The front lot line shall always be located on the primary street. When a parcel is fronted by more than two (2) primary streets, the Zoning Administrator shall determine which is the appropriate street for the front lot line. The determination should be based on locations of existing and other proposed development front lot lines.

(i) Vehicular access should not be located off a primary street, unless no other options exists. Refer to section 10-21-4 Building type requirements for allowances of vehicular access, if applicable.

(b) **Secondary streets.** Secondary streets are intended to have a fairly continuous streetwall, but will likely have a driveway for each parcel. If no tertiary street exists, access will likely be off the secondary street.

(c) **Tertiary streets.** Tertiary streets typically have no streetwall requirements and could be fronted by parking structures and parking lots with multiple drives and/or vehicular access points.

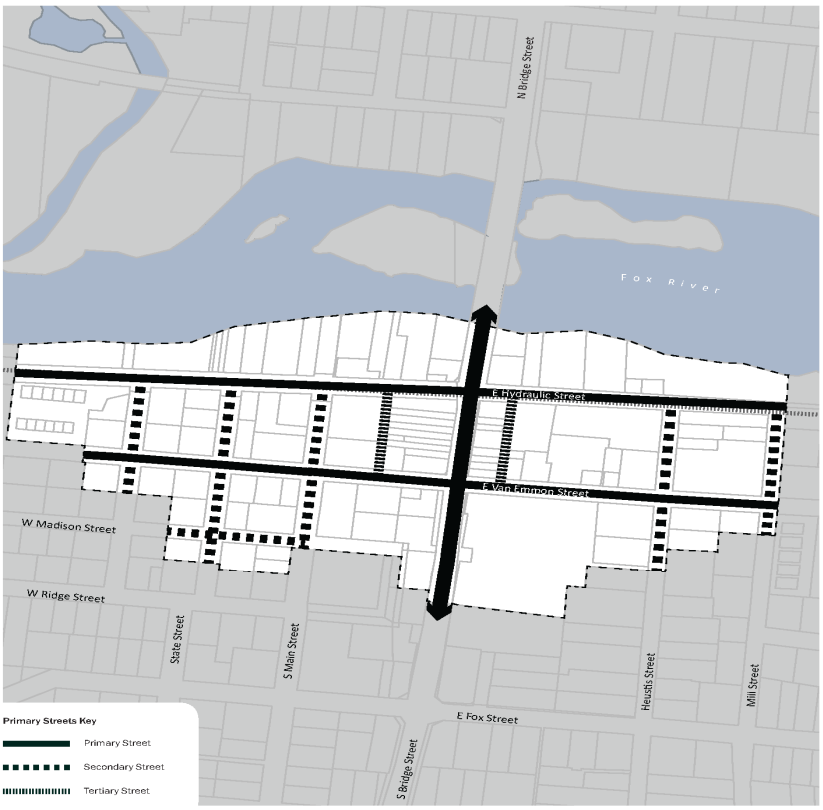


Figure 10-21-2G (4). Primary Streets Map.

9. **Building Types**

a. **Introduction to building type standards.** The buildings detailed in this section outline the building types permitted for new construction and renovated structures within the districts defined in section 10-21-2.

(1) **General.** All building types shall meet the following requirements to achieve the intents defined for the districts.

(a) **Zoning districts.** Each building type shall be constructed only within its designated districts. Refer to Table 10-21-4A (1) Permitted Building Types by Districts.

(i) **Uses.** Each building type can house a variety of uses depending on the district in which it is located. Refer to 15.3 for uses permitted per district. Some building types have additional limitations on permitted uses.

(ii) **No other building types.** All buildings constructed shall meet the standards of one (1) of the building types within the zoning district of the lot.

(iii) **Permanent structures.** All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.

1. **Accessory structures.**

a. Attached accessory structures are considered part of the principal structure.

b. Detached accessory structures are allowed per each building type and shall comply with all setbacks except the following:

i. Detached accessory structures are not permitted in the front yard.

ii. Detached accessory structures shall be located behind the principal structure in the rear yard.

iii. Detached accessory structures shall not exceed the height or size (area) of the principal structure.

(b) **Page layout.** Document pages are laid out to provide the maximum amount of information for each building type on one (1) spread of two (2) pages. Refer to Figure 10-21-4A (1) for a typical building type layout page.

(i) Tables. Refer to section 10-21-4.B for further information on each table.

(ii) Graphics typically represent one (1) example of a building that could be developed utilizing the standards for that building type. Graphics are provided to illustrate general intent. In all cases, tables and text supercede graphic representations.

10. **Explanation of building type table standards.** The following explains and further defines the standards outlined on the tables for each building type, refer to sections 10-21-4.C through 10-21-4.H.

a. **Building siting.** The following explains the line item requirements for each building type table within the first section entitled "building siting". Table 10-21-4B (1) illustrates an example of a building siting table from a typical building type.

(1) **Multiple principal structures.** The allowance of more than one (1) principal structure on a lot.

(2) **Minimum front lot line coverage.** Refer to Figure 10-21-4B (1). Measurement defining the minimum percentage of street wall or building facade along the street. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone (BTZ).

(a) Certain buildings have this number set to also allow the development of a courtyard along the front lot line.

(b) Some frontage types allow side yard parking to be exempted from the front lot line coverage calculation. If such an exemption is permitted, the width of up to one (1) double-loaded aisle of parking, located with the drive perpendicular to the street and including adjacent sidewalks and landscaping, may be exempted, to a set maximum in feet.

(c) When driveway is located at the front lot line (Figure 10-21-4B (1)) and a side yard parking is not utilized, a driveway width of twenty (20) feet may be deducted from the width of the BTZ and is not included in the calculation of the minimum front lot line.

(3) **Occupation of corner**. Occupying the intersection of the front and corner build-to zones with a principal structure.

(4) **Front build-to zone.** The build-to zone or setback parallel to the front lot line. Building components, such as awnings or signage, are permitted to encroach beyond the build-to zone.

(a) All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space.

(5) **Corner build-to zone.** The build-to zone or setback parallel to the corner side property line.

(a) All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space.

(6) **Minimum side yard setback.** The minimum required setback along a side property line.

(a) All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space.

(7) **Minimum rear yard setback.** The minimum required setback along a rear property line.

(a) All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space.

(8) **Minimum lot width.** The minimum width of a lot, measured at the build-to zone.

(9) **Maximum building width.** The maximum width of a building, measured across the front facade.

(10) **Maximum impervious coverage.** (Refer to Figure 10-21-4B (2).) The maximum percentage of a lot permitted to be covered by principal structures, accessory structures, pavement, and other impervious surfaces.

(11) **Additional semi-pervious coverage.** The additional percentage of a lot beyond the maximum impervious coverage, which may be surfaced in a semi-pervious material, including a green roof or pavers.

(12) **Parking and loading location.** The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.

(13) **Entry for parking within building.** Permitted garage door location for parking entrance when parking is located within building.

(14) **Vehicular access.** The permitted means of vehicular ingress and egress to the lot.

(a) Alleys, when present, shall always be the primary means of access.

(b) When alleys are not present, a driveway may be permitted per building type and, if an alternative is available, shall not be located off a primary street.

b. **Height.** The following explains the line item requirements for each building type table within the second section entitled "height". Table 10-21-4B (2), illustrates an example of a height requirements table from a typical building type.

B. **Uses**

How To Use The Code

Permitted Use Table

The Permitted Use Table contains all the uses permitted in the Downtown Overlay District. It is organized by district, so only the information in a parcel's district is applicable to that parcel. The other columns do not apply.

For example, a parcel in CC1 only applies the standards from that column, illustrated below.

Key

- ● Permitted
- ◓ Permitted in Upper Stories Only
- ◐ Permitted with Development Standards
- ◌ Requires Special Use Permit

	Districts				
	CC1: Core	CC2: Shopping	CC3: Core Support	CC4: Residential / Office	CC5: Gateway
Residential & Lodging Uses					
Residential	◓	◓	●	●	◓
Bed & Breakfast				◌	
Hotel/Motel	◐	●	●	●	●
Care Facilities	◓	◓	●	◌	●
Senior Housing	◐	◐	◐	◐	◐
Civic / Institutional Uses					
Assembly Uses			●	●	●
Civic Offices & Services	●	●	●	●	
Library/Museum	●	●	●	●	●
School: Elementary, Secondary			●	●	●
School: High School				●	●
School, Private or Special				◌	◌
Retail Uses					
Neighborhood Retail	●	●	●	◐	●
General Retail		●			●
Adult Establishments		◐	◐		◐
Service Uses					
Neighborhood Service	●	●	●	◐	●
General Service		●			●
Automotive Specialty Shop					◐
Service Station					◐
Commercial Amusement, Outdoor					◌
Daycare Facility			●	●	●
Hospital			●		●
Veterinary Clinic/Hospital or Kennel (Enclosed)		◐	◐		◐

EXAMPLE

Figure 10-21-3A (1). Yorkville Code Permitted Uses How-To.

1. ***General provisions.*** The following establishes a simplified set of uses permitted within the building forms of each downtown form-based zoning district.

   a. ***Uses by district***. Permitted and special uses available in each form-based district are shown in Table 10-21-3B (1).

   b. ***Use definitions***. Uses listed in Tables 10-21-3C (1)—10-21-3C (4) are defined in section 10-2-3 of the zoning ordinance. Further definitions applicable only to the Yorkville Form-Based Districts are located in subsection 10-21-3.C.

   c. ***Permitted use*** *("●")*. These uses are permitted by-right in the form districts in which they are listed.

   d. ***Permitted in upper stories only*** *("◓")*. These uses are permitted by-right in the districts in which they are listed, provided that the uses are located in the upper stories of a structure. These uses may also be located in the ground story provided that they are located beyond a depth of at least twenty feet (20') from the front primary facade.

   e. ***Requires a special use permit*** *("○")*. These uses require a special use permit (refer to chapter 10-6 Special Use Regulations) in order to occur in the districts in which they are listed and must follow any applicable development standards associated with the use as well as meet the requirements of the special use.

   f. ***Permitted with development standards*** *("◐")*. These uses are permitted in the districts in which they are listed, provided that they are developed utilizing the listed development standards. These standards, combined with the building type requirements, are intended to alleviate any negative impacts associated with the use, making it appropriate in a district where it otherwise might not have been appropriate.

   g. ***Prohibited use.*** A blank cell or an unlisted use in the use table indicates that the land use is prohibited in that district.

   h. ***City determination.*** When a proposed land use is not explicitly listed in Table 10-21-3B (1), the Zoning Administrator shall determine whether or not it is included in the definition of a listed use or is so consistent with the size, scale, operating characteristics and external impacts of a listed use that it should be treated as the same use. Any such determination may be appealed to the Planning and Zoning Commission.

   i. ***Temporary accessory uses.*** Temporary accessory uses are permitted in all downtown overlay districts, including outdoor displays, seasonal displays and sales, festivals, and vendors. The following requirements apply:

   j. Outdoor displays are permitted up to eight (8) hours per day, no more than three (3) consecutive days in any one (1) month.

   k. **Build-to zone.** Temporary outdoor displays of merchandise are permitted in the build-to zone without a permit, subject to all other requirements of section 10-21-3.

   l. **Right-of-way.** Any temporary outdoor display or occupation in the right-of-way requires a review approval by the Zoning Administrator.

	Districts				
	S 1: Bridge Street	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street	S 5: 'B' Street - Residential
Residential & Lodging Uses Category					
Residential Dwelling	◓	●	●	●	●
Hotel/Motel	◐	◐	◐	●	
Bed & Breakfast Inn	◓	◓	○	○	○
Residential Care Facility				○	○
Senior Housing		◐	◐	◐	○
Civic & Institutional Uses Category					
Civic Offices & Services	●	●	●	●	●
Library/Museum	●	●	●	○	○
Police & Fire	◐	◐	◐		
Post Office (no distribution)	●	●	●		
Religious & Organization Assembly	●	●	●	●	●
School: Public or Private	○	○	○	○	○
School: College	○	○	○	○	○
Retail & Service Uses Category					
Neighborhood Retail (<8,000 sf)	●	●	●	●	○
General Retail	◐	◐	◐		
Neighborhood Service	●	●	●	○	○
General Service	◐	◐	◐		
Recreation/Entertainment	●	●	◐	○	
Automotive Services		○	○	○	
Food Services & Drinking Places	●	●	●	●	○
Office & Industrial Uses Category					
Office	◓	●	●	●	
Small-Scale Industry	◐	◐	◐	●	
Infrastructure Uses Category					
Communication Antennae & Towers	○	○	○	○	○
Parking Lot	◐	◐	◐	◐	◐
Parking Structure	◐	◐	◐	◐	◐
Public Utility & Infrastructure	●	●	●	●	●
Open Space Uses Category					
Open Space	◐	◐	◐	◐	◐

	Districts				
	S 1: Bridge Street	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street	S 5: 'B' Street - Residential
Accessory Uses					
Alternative Energy Generation	◐	◐	◐	◐	◐
Amphitheater		○		○	
Car Washes, Detail Shops, and/or Service Stations		○	○	○	
Drive Through Facility		○	○	○	
Home Occupation	●	●	●	●	●
Outdoor Storage of Goods		◐	◐	◐	
Outdoor Restaurant Dining	●	●	●	●	
Parking Lot (Accessory)	◐	◐	◐	○	
Parking Structure (Accessory)	◐	◐	◐		
Roadside Produce Stand/Vending		◐		◐	
Sidewalk Sales	◐	◐	◐	○	○
Temporary Storage Containers		◐	◐	◐	◐
Mobile Food Vendors	◐	◐	◐	◐	◐
Temporary Structures	◐	◐	◐	◐	◐

Key

- ● Permitted
- ◓ Permitted in Upper Stories Only
- ◐ Permitted with Development Standards
- ○ Requires Special Use Permit

C. **Permitted use table.** See Table 10-21-3B (1) for a list of permitted and special uses.

D. **Use requirements.**

1. **Residential and lodging uses.** A category of uses that include several residence types.

   a. Refer to 10-2-3 for the following definitions.

      (1) Residential.

      (2) Bed and breakfast inn.

   b. **Hotel/motel.** Refer to 10-2-3 for definition. In the districts where a hotel/motel requires development standards ("◐"), rooms shall be located in the upper stories. Lobbies and eating facilities shall be located on the ground floor.

   c. **Residential care facility.** A facility offering temporary or permanent lodging to the public consisting of an unlimited number of sleeping rooms with or without in-room kitchen facilities. Includes such uses as independent and assisted living facilities, nursing homes, residential care homes, and transitional treatment facilities.

Assistance with daily activities may be provided for residents. Secondary service uses may also be provided, such as dining and meeting rooms. Rooms shall be accessed from the interior of the building. In the districts where this use requires a special use permit "○", refer to section 10-21-1.F for procedure and development standards.

d. **Senior housing.** In the districts where senior housing requires development standards ("◐"), the following shall apply:

(1) Housing shall be designed, constructed and operated in accordance with the Fair Housing Amendments Act.

(2) The property shall comply with all applicable local, state, and federal regulations and copies of any applicable permits shall be provided to the department prior to the issuance of a certificate of occupancy.

e. **Use permits**. When a use is listed as permitted with a use permit "○," refer to section 10-21-1.F for procedure and development standards.

2. **Civic and institutional uses**. A category of uses related to fulfilling the needs of day-to-day community life including assembly, public services, educational facilities, and hospitals.

a. **Civic offices and services.** Any use that involves transactions between the City government and residents, property owners, or others doing business with the City or other activities related to the function of the municipality.

b. **Library/museum.** A structure open to the general public housing educational, cultural, artistic, or historic information, resources, and exhibits. May also include food service and a gift shop.

c. **Police and fire**. A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included. The facilities shall be housed in a permitted building, but shall have the following additional allowances:

(1) Garage doors are permitted on the front facade.

(2) Exempt from maximum driveway widths.

d. **Post office.** A publicly accessed facility for the selling of supplies and mail related products and the small scale collection and distribution of mail and packages. Large-scale postal sorting and distribution is not permitted.

e. **Religious and organization assembly.** Assembly uses include assembly hall; church, temple, or other place of worship; and clubs.

f. **Use permits.** When a use is listed as permitted with a special use permit "○," refer to section 10-21-1.F for procedure and development standards.

3. **Retail and service uses.** A category of uses that include several retail and service types. Refer to section 10-2-3 for definitions.

a. **Neighborhood retail. A** use in this category occupies a space of less than eight thousand (8,000) square feet. Neighborhood retail includes such uses as those listed in Table 10-21-3C (1).

(1) When neighborhood retail is permitted with development standards "◐", it is limited to eight thousand (8,000) square feet.

b. **General retail.** A use in this category includes all neighborhood retail uses occupying a space of greater than eight thousand (8,000) square feet and such uses as those listed in Table 10-21-3C (1).

c. **Service uses.** A category of uses that provide patrons services and limited retail products related to those services. Visibility and accessibility are important to these uses, as most patrons do not utilize scheduled appointments.

d. **Neighborhood service.** A use in this category occupies a space of less than eight thousand (8,000) square feet. Neighborhood service includes such uses as those listed in Table 10-21-3C (2).

(1) When neighborhood service is permitted with development standards "◐", it is limited to six thousand (6,000) square feet.

e. **General service.** A use in this category includes all neighborhood service uses occupying a space of greater than eight thousand (8,000) square feet and such uses as those listed in Table 10-21-3C (2).

f. **Recreation/entertainment.** Refer to Table 10-21-3C (3).

g. **Automotive services.** Refer to section 10-2-3 for definition. In the districts where this use requires a special use permit ("○"), the following applies:

(1) The use shall meet all of the requirements of the building type, refer to section 10-21-4.

(2) Service doors shall all be located on the rear or interior side facade of the building.

(3) The showroom or retail space shall be located in the front storefront of the building and shall occupy a minimum of twenty percent (20%) of the gross floor area.

h. **Food services and drinking places.** Food services and drinking places include only the following:

(1) Full-service restaurants.

(2) Carry-out food service stores.

(3) Quick service restaurants.

(4) Banquet centers and caterers.

(5) Drinking places (alcoholic beverages).

(6) Brewpubs. A microbrewery that brews beer for both on- and off-premises consumption, and may include a bar and/or restaurant.

(7) Wine establishments. A properly licensed business which sells wine only (not liquor or beer) for both on- and off-premises consumption, as well as wine accessories and/or merchandise.

4. **Office and industrial uses.** A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers. Office uses include those listed in Table 10-21-3C (4), List of Typical Uses in Office Category.

5. Office uses include those listed in Table 10-21-3C (4), List of Typical Uses in Office Category.

6. **Small-scale industry.** A use involving small scale manufacturing, production, assembly, and/or repair with little to no noxious by-products that includes a showroom or small retail outlet. Small-scale industry includes such uses as those found in Table 10-21-3C (5), List of Typical Uses in Cottage Industry Category. The following development standards apply:

a. This use may also include associated facilities such as offices and small scale warehousing, but distribution is limited to vans and small trucks. Distribution access shall be from the rear.

b. The maximum overall gross floor area is limited to ten thousand (10,000) square feet, unless otherwise noted.

c. The showroom or retail outlet shall be located in the front storefront of the building and shall occupy a minimum of twenty-five percent (25%) of the gross floor area.

7. **Infrastructure and open space uses.**

a. **Communication antennae and towers.** Refer to chapter 10-18. Communication antennae and towers located within the right-of-way or on utility poles are premitted.

b. **Parking lot.** A lot that does not contain a permitted building and is solely used for the parking of vehicles. In the districts where a parking lot requires a special use permit ("○"), the following applies:

(1) **Corner lots**. A corner lot shall not be used as a parking lot.

(2) **Adjacent parking lots.** Two (2) parking lots cannot be located directly adjacent to one another.

(3) **Single-family.** Parking lot cannot be associated with a single-family use.

(4) **Distance.** Parking lot must be within one thousand three hundred feet (1,300') of the principal entrance to the associated use unless:

(a) At least seventy-five percent (75%) of the spaces are dedicated for public use.

(b) An approved joint parking agreement is in place.

(5) **Pedestrian access**. Must be connected to associated use by a dedicated, public pedestrian pathway.

(6) **Commercial vehicles.** Parking lots for commercial vehicles are not permitted in downtown overlay districts.

c. **Parking structure**. A parking structure on a lot that does not contain a permitted building type and is solely used for the parking of vehicles. In the districts where a parking lot requires a special use permit ("○"), the following applies:

(1) **Corner lots**. A corner lot shall not be used for a parking structure.

(2) **Adjacent parking lots.** Two (2) parking facilities (lots or structures) cannot be located directly adjacent to one another.

(3) **Primary street.** No facade of the parking structure shall be located on a primary street. Refer to Figure 10-21-2G (4). For parking structures located on a primary street, the main street building type shall be utilized, requiring occupation of the building in the front thirty (30) feet of the facade on any primary street.

(4) **Distance.** Parking lot must be within one thousand three hundred feet (1,300') feet of the principal entrance to the associated use unless:

(a) At least seventy-five percent (75%) of the spaces are dedicated for public use.

(b) An approved parking agreement is in place (refer to chapter 10-16).

(5) **Pedestrian access.** Must be connected to associated use by a dedicated, public pedestrian way.

(6) **Commercial vehicles.** Parking structures for commercial vehicles are not permitted in these districts.

d. **Utility and infrastructure.** A lot that is primarily utilized for the City's infrastructure needs. Utility and infrastructure includes such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems.

e. **Open space uses.**

(1) A use of land for active or passive, public or private, outdoor space, including such uses as parks, plazas, greens, playgrounds, or community gardens. Open space uses may also be utilized to host temporary private or community events, such as a farmer's market or art fair. In the districts where open space is permitted with development standards ("◐"), the following apply:

(a) Stormwater accommodations. Open space that incorporates stormwater management on a site or district scale is encouraged.

(i) Stormwater facilities shall be designed to accommodate additional uses, such as an amphitheater or a sports field.

(ii) Stormwater facilities shall be designed not to be fenced and shall not impede public use of the land they occupy.

(b) This use may involve small scale food and beverage service, no more than two hundred (200) square feet in space, located in a kiosk, with no service access.

(c) Buildings located directly adjacent to an open space use shall treat facades facing this use with street facade requirements.

f. **Accessory uses.** A category of uses that are not permitted to serve as the principal use on a zoning lot. These uses are incidental to and customary in connection with the principal building or use and located on the same lot with such principal building or use.

(1) **Alternative energy generation**. Refer to chapter 10-19. Alternative energy generation includes structures for solar, wind, and geothermal. The following development standards apply:

(a) Roof or building-mounted solar panels are permitted with the following requirements:

(i) Panels mounted at the same angle of the roof or flush on the building facade are permitted on any roof or building face.

(ii) Panels projecting off the roof or building at a different angle are limited to the rear and side facing roofs, unless solar access is limited in these locations.

(iii) Panels shall not extend more than ten (10) feet at maximum pitch/tilt above the surface of the roof to which they are attached. On pitched roofs, panels shall not extend more than three (3) feet.

(b) Roof-mounted small wind energy systems are permitted with the following requirements:

(i) Maximum rated capacity of five (5) kW is permitted per turbine.

(ii) One (1) turbine is permitted for each seven hundred and fifty (750) square feet of roof area.

(iii) Maximum height is fifteen (15) feet above the surface of the roof.

(c) Geothermal energy is permitted in any yard with the following requirements:

(i) Any related above ground structure shall be located in a side or rear yard with a maximum height of ten (10) feet, subject to all requirements of the building type.

(d) **Amphitheater.** Refer to section 10-2-3 for definition. In the districts where an amphitheater is permitted with a special use permit "○," the following apply:

(i) Location. The amphitheater shall be located within an open space district (refer to chapter 10-10).

(ii) The hours of operation shall be posted and limited to the hours of 8:00 a.m. to 11:00 p.m.

(e) **Car washes, detail shops and/or service stations.** Refer to section 10-2-3 for definitions. In the districts where car washes, detail shops and/or service stations are permitted with a special use permit ("○"), the following apply:

(i) **Location.** Use must be located inside a parking garage and not visible from the exterior of the parking garage.

(f) **Drive-through facility.** In the districts where drive-through structures are permitted with development standards ("◐"), the following applies. Refer to Figure 10-21-3C (1) for one (1) illustration of the following requirements:

(i) **Structure/canopy.** Drive-through structures or canopies shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use. The structure shall not be visible from any primary street.

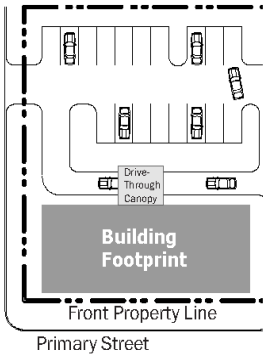


Figure 10-21-3C (1). Recommended drive-through Facility layout.

(ii) **Stacking lanes.** Stacking lanes shall be located perpendicular to the primary street or behind the building.

(iii) The canopy and structure shall be constructed of the same materials utilized on the building.

(g) **Home occupation.** An occupational use that is clearly subordinate to the principal use as a residence and does not require any alteration to the exterior of a building.

(h) **Outdoor storage of goods.**

1. **Commercial uses.** This use includes outdoor storage of goods not typically housed or sold indoors, such as large scale materials and building and landscape supplies. In the districts where outdoor storage of goods is permitted with development standards ("◐"), the following apply:

   a. Loose materials shall not be stacked higher than six (6) feet.

   b. Loose materials shall at a minimum be stored in a three-sided shelter and shall be covered.

   c. Materials shall be set back a minimum of ten (10) feet from any property line.

   d. Materials shall not be located on required parking spaces or associated drive aisles.

   e. All outdoor storage areas shall be screened from view of adjacent parcels and vehicular rights-of-way using the side or rear buffer.

2. **Residential uses.** This use includes temporary storage of personal or household goods in personal on demand storage (PODS) containers. In the districts where outdoor storage of goods is permitted with development standards ("◐"), the following development standards apply:

   a. One (1) storage container can be located on a lot at a time.

   b. On-site storage of a container is permitted for up to two (2) months per year.

c. Containers shall not be located in the front yard, but permitted on a driveway.

(i) **Outdoor restaurant dining.** Commercial outdoor dining, serviced by an adjacent service use, and permitted in any yard. When in a side yard along the front lot line, the patio frontage buffer is required.

(j) **Parking lot.** An uncovered paved surface used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking lot locations are regulated by building type. Refer to section 10-21-4.

(k) **Parking structure.** A structure used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking structures within the buildings are regulated per building type. Refer to section 10-21-4.

(l) Roadside produce stand or vending. Refer to section 10-21-1 for definition.

(m) **Sidewalk sales.** A temporary outdoor sale of merchandise by retail businesses, typically occurring on the sidewalk within the public right-of-way for a limited period of time. In the districts where a sidewalk sale is permitted with development standards "◐," the following apply:

(i) A minimum of four (4) feet of the sidewalk must remain available for passing pedestrians.

(ii) Sidewalk sales are permitted for up to three (3) days no more than six (6) times per calendar year.

(iii) Merchandise must be stored inside the building during non-business hours.

(iv) Merchandise sold shall either be regularly carried within the store, or have been regularly carried within the store in the past year.

(n) **Temporary storage containers.** Outdoor storage of personal or retail stock materials on a temporary basis within a portable storage container. When a temporary outdoor storage use is permitted with development standards "◐," the following apply.

(i) One (1) storage container may be located on a lot at a time.

(ii) On-site storage of a container is permitted for up to two (2) weeks; up to four (4) weeks is permitted with approval of the Zoning Administrator.

(iii) The container shall be located in the rear yard, screened by the building from any primary or secondary street.

(o) **Mobile food vendors**. A motorized or towed wheeled vehicle that is designed and equipped to sell food. Shall include both "hot trucks" upon which food is cooked and prepared for vending, and "cold trucks" from which only ready to eat or packaged foods are handled. Refer to section 10-3-14.

Table 10-21-3C (1). List of Typical Uses in Retail Category

Neighborhood Retail (less than 8,000 square feet)	General Retail
Antique Shop	All Neighborhood Retail (over 8,000 square feet)
Art & Education Supplies	Appliance Sales & Service
Art Gallery	Department Store
Bakery, Retail	Drug Store/Pharmacy
Bicycle Sales & Repair	Furniture & Home Furnishings
Book, Magazine, & Newspaper Store	General Merchandise Stores
Camera & Photo Supply Store	Grocery Store
Candy Store	Medical Supply Store
China & Glassware Shop	Used Merchandise Stores (not including books, clothing & antiques)
Clothing & Clothing Accessories	

Coffee Shop Computer Software Sales Delicatessen Electronic Sales & Service Fabric & Craft Store Florist Garden Center/Plant Nursery Gift, Novelty, & Souvenir Shop Hardware Store Hobby Shop Jewelry Sales & Repair Luggage & Leather Goods Microbreweries, Microwineries Music Store & Instruction Musical Instrument Repair & Sales Office Supply Optical Goods Paint & Wallpaper Party Supply Shop Pet & Pet Supply Specialty Food Market (Butcher, Fish Market, Produce, etc.), with no alcohol sales Sporting Goods Sales & Rental Stationary & Paper Store Toy Shop Video/Game Sales Wine Establishment (no liquor/beer)	

Table 10-21-3C (2). List of Typical Uses in Service Category	
Neighborhood Service (less than 8,000 square feet)	**General Service**
Amusement Arcade Barber Shop & Beauty Salon Catering/Carry-Out & Delivery Communication Service Childcare Centers Dance/Fitness Studio Dry Cleaning & Laundry Emergency Care Clinic Framing Health & Fitness Center Home Furniture & Equipment Repair Locksmith Mailing Services Massage Establishments Nail Salon & Specialty Body Pet Grooming Photocopying & Printing Photography Studio & Supplies Physical Therapy/Physical Rehabilitation Repair of Small Goods & Electronics Restaurant/Bar Services (Spa) Shoe Repair Tailor & Seamstress Theater Travel Agency, Ticketing & Tour Operator Veterinarian (no outdoor training, boarding or kennels)	All Neighborhood Services (over 8,000 square feet) Bowling Alley

Table 10-21-3C (3). List of Typical Uses in Recreation/Entertainment Category
Recreation/Entertainment
Billiard Parlor Boat Sales & Rental Boat Storage Indoor Playground Indoor Shooting Gallery/Gun Range Marina Outdoor Music Venue Railroad Passenger Station Skating Rink Stadium Swimming Pool

Table 10-21-3C (4). List of Typical Uses in Office Category	
Office	
Architecture/Engineering/Design	PR & Advertising
Broadcasting & Telecommunications Studio	Professional Services
Building Contractor (office only)	Property Development
Business Consulting	Real Estate
Charitable Institutions	Research & Development
Clinic	Research Agency
Computer Programming & Support	Surveying
Detective Services	Tax Services
Educational Services (tutor & testing)	
Employment Agency	
Financial & Insurance	
Government Offices	
Legal Services	
Management Services	
Medical & Dental with Laboratory	
Motion Picture & Sound Recording Studio	

Table 10-21-3C (5). List of Typical Uses in Small-Scale Industry Category	
Small-Scale Industry	
Apparel & Finished Fabric Products	Products
Bakery & Confections	Research Laboratory
Beverages, including Beer, Wine, Coffee	Shoes & Boots
Botanical Products	Signs & Advertising
Brooms & Brushes	Smithing
Canning & Preserving Food	Taxidermy
Dairy Products	Toys & Athletic Goods
Electrical Fixtures	Upholstery
Engraving	Woodworking
Fabricated Metal Products	
Film Making	
Furniture & Fixtures	
Glass	
Jewelry, Watches, Clocks, & Silverware	
Leather Products	
Microbreweries, Microwineries	
Musical Instruments & Parts	
Pottery, Ceramics, & Related	

C. **Building types:**

3. **Introduction to building type standards.** The buildings detailed in this section outline the building types permitted for new construction and renovated structures within the districts defined in section 10-21-2.

   a. **General.** All building types shall meet the following requirements to achieve the intents defined for the districts.

   b. **Zoning districts.** Each building type shall be constructed only within its designated districts. Refer to Table 10-21-4A (1) Permitted Building Types by Districts.

   c. **Uses**. Each building type can house a variety of uses depending on the district in which it is located. Refer to 15.3 for uses permitted per district. Some building types have additional limitations on permitted uses.

   d. **No other building types.** All buildings constructed shall meet the standards of one (1) of the building types within the zoning district of the lot.

   e. **Permanent structures.** All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.

   f. **Accessory structures.**

      (1) Attached accessory structures are considered part of the principal structure.

      (2) Detached accessory structures are allowed per each building type and shall comply with all setbacks except the following:

         (g) Detached accessory structures are not permitted in the front yard.

         (h) Detached accessory structures shall be located behind the principal structure in the rear yard.

         (i) Detached accessory structures shall not exceed the height or size (area) of the principal structure.

4. **Page layout.** Document pages are laid out to provide the maximum amount of information for each building type on one (1) spread of two (2) pages. Refer to Figure 10-21-4A (1) for a typical building type layout page.

Building Types by Districts

Building Types	Districts				
	S1: Bridge Street	S2: Hydraulic Street	S3: Van Emmon Street	S4: 'B' Street	S5: 'B' Street - Residential
Downtown Commercial	●	●	●	●	
Downtown Living		●	●	●	
Cottage Commercial	●	●	●	●	
Civic Building	●	●	●	●	●
Attached Building			●	●	○
Yard Building				○	●

● Permitted ○ Requires Permit / Review

Table 10-21-4A (1). Permitted Building Types by District

3. **Tables**. Refer to section 10-21-4.B for further information on each table.

4. Graphics typically represent one (1) example of a building that could be developed utilizing the standards for that building type. Graphics are provided to illustrate general intent. In all cases, tables and text supercede graphic representations.

How To Use The Code

Page Layout

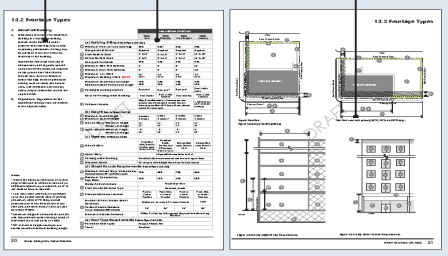
Building Type pages are laid out to provide the maximum amount of information for each Building Type on one spread of two pages.

Graphics typically represent one example of a building that could be developed utilizing the standards for that Building Type. Graphics are provided to illustrate general intent. In all cases, tables and text supercede graphic representations.

Intent of the Building Type.

Tables define the regulations for each Building Type. Refer to 10-21-4B Explanation of Building Type Table Standards for narrative explanation of each line item.

Graphics related to the tables on the left. Graphics typically represent one example of Building Type standards



One Building Type per Spread of Two Pages

Figure 10-21-4A (1). Representative Building Types Spread.

Building Type Tables

Refer to 10-21-4B for an explanation of each line item on the tables. Building Type tables contain all the standards for that Building Type. They are organized by district, so only the information in a parcel's district is applicable to that parcel. The other columns do not apply.

For example, a parcel in CC1 only applies the standards from that column, illustrated below.

	Permitted Districts		
	CC1: Core	CC2: Shopping	CC3: Core Support
(a) Building Siting Refer to Figure 13.2.2 (1).			
Minimum Front Lot Line Coverage	95%	90% [2]	90%
Occupation of Corner	Required	Required	Required
Front Build-to Zone	0' to 10'	5' to 15' [1]	0' to 15'
Corner Build-to Zone	0' to 5'	5' to 10'	0' to 10'
Courtyard Permitted	25%	30%	30%
Minimum Side Yard Setback	0'	5'	5'
Minimum Rear Yard Setback	5'	5'	5'
Minimum Lot Width	30'	30'	30'
Maximum Building Width	none	none	none
Maximum Impervious Coverage	75%	85%	75%
Additional Semi-Pervious Coverage	25%	15%	20%
Parking & Loading Location	Rear yard	Rear yard [2]	Rear yard
Entry for Parking within Building	Rear facade	Rear & side facades	Rear facades
Vehicular Access	Alley; if no alley exists, 1 driveway per non-primary street frontage; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged.		
(b) Height Refer to Figure 13.2.2 (2)			
Minimum Overall Height	2 stories	1 story	2 stories
Maximum Overall Height	8 stories	8 stories [3]	8 stories
Ground Story: Minimum Height	14'	14'	14'
Maximum Height	18'	24' [4]	18'
Upper Stories: Minimum Height	9'	9'	9'
Maximum Height	12'	15'	12'
(c) Uses Refer to Figure 13.2.2 (2)			
Ground Story	Permitted Civic, Retail & Service uses. Refer to 13.6.	Permitted Retail, Service, and Office uses. Refer to 13.6.	All permitted uses. Refer to 13.6.
Upper Story	All permitted uses. Refer to 13.6.		
Parking within Building	Permitted fully in any basement and in rear of upper floors		
Occupied Space	30' deep on all full height floors from the front facade		
(d) Street Facade Requirements Refer to Figure 13.2.2 (3).			
Minimum Ground Story Transparency Measured between 18" and 8' above grade	75%	65%	75%
Minimum Transparency Upper Stories	20%	15%	20%
Blank Wall Limitations	1 required per floor		
Front Facade Entrance Type	Storefront, Arcade		
Principal Entrance Location	Front or Corner Facades	Front, Side, or Corner Facades	Front or Corner Facades
Number of Front Facade Entrances	Minimum 1 for every 60' or less of facade		
Vertical Facade Divisions One per designated width of facade	30'	50'	30'
Horizontal Facade Divisions	Within 3' of the top of the ground story and the bottom of any fifth floor		
(e) Roof Type Requirements Refer to Figure 13.2.2 (3).			
Permitted Roof Types	Parapet, Pitched, Flat		
Tower	Permitted		

Figure 10-21-4A (2). Building Type Table Example.

	Permitted Districts	
	District A	District B
(a) Building Siting		
Multiple Principal Buildings	Not permitted	Not permitted
Minimum Front Lot Line Coverage	95%	65%
Occupation of Corner	Required	Required
Front Build-to Zone	0' to 20' [1]	5' to 20' [1]
Corner Build-to Zone	0' to 5'	0' to 10'
Minimum Side Yard Setback	0'	5'
Minimum Rear Yard Setback	5'; 25' if located adjacent to residential	
Minimum Lot Width Maximum Building Width	30' none	30' none
Maximum Impervious Coverage Additional Semi-Pervious Coverage	75% [3] 25%	65% [3] 15%
Parking & Loading Location	Rear yard	Rear yard
Entry for Parking within Building	Rear & Side Facades	
Vehicular Access	Alley; if no alley exists, 1 driveway per street frontage	

SAMPLE

Table 10-21-4B (1). Example Building Siting Requirements Table from a Typical Building Type.

5. **Explanation of building type table standards**. The following explains and further defines the standards outlined on the tables for each building type, refer to sections 10-21-4.C through 10-21-4.H.

   a. **Building siting.** The following explains the line item requirements for each building type table within the first section entitled "building siting". Table 10-21-4B (1) illustrates an example of a building siting table from a typical building type.

      (1) **Multiple principal structures.** The allowance of more than one (1) principal structure on a lot.

      (2) **Minimum front lot line coverage.** Refer to Figure 10-21-4B (1). Measurement defining the minimum percentage of street wall or building facade along the street. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone (BTZ).

         (a) Certain buildings have this number set to also allow the development of a courtyard along the front lot line.

         (b) Some frontage types allow side yard parking to be exempted from the front lot line coverage calculation. If such an exemption is permitted, the width of up to one (1) double-loaded aisle of parking, located with the drive perpendicular to the street and including adjacent sidewalks and landscaping, may be exempted, to a set maximum in feet.

         (c) When driveway is located at the front lot line (Figure 10-21-4B (1)) and a side yard parking is not utilized, a driveway width of twenty (20) feet may be deducted from the width of the BTZ and is not included in the calculation of the minimum front lot line.

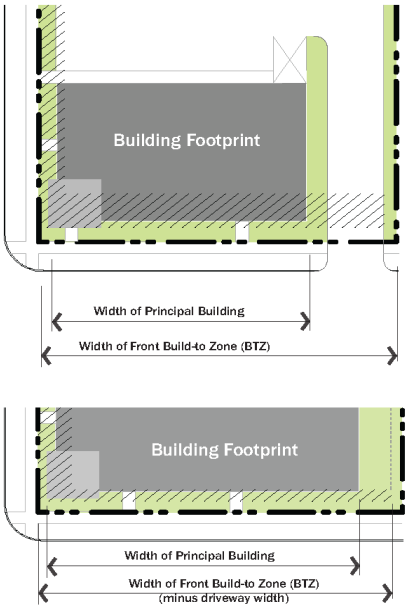


Figure 10-21-4B (1). Measuring Front Lot Line Coverage

c. **Occupation of corner.** Occupying the intersection of the front and corner build-to zones with a principal structure.

d. **Front build-to zone.** The build-to zone or setback parallel to the front lot line. Building components, such as awnings or signage, are permitted to encroach beyond the build-to zone.

   (1) All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space.

e. **Corner build-to zone.** The build-to zone or setback parallel to the corner side property line.

   (1) All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space.

f. **Minimum side yard setback.** The minimum required setback along a side property line.

   (1) All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space.

g. **Minimum rear yard setback.** The minimum required setback along a rear property line.

   (1) All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space.

h. **Minimum lot width.** The minimum width of a lot, measured at the build-to zone.

i. **Maximum building width.** The maximum width of a building, measured across the front facade.

j. **Maximum impervious coverage.** (Refer to Figure 10-21-4B (2).) The maximum percentage of a lot permitted to be covered by principal structures, accessory structures, pavement, and other impervious surfaces.

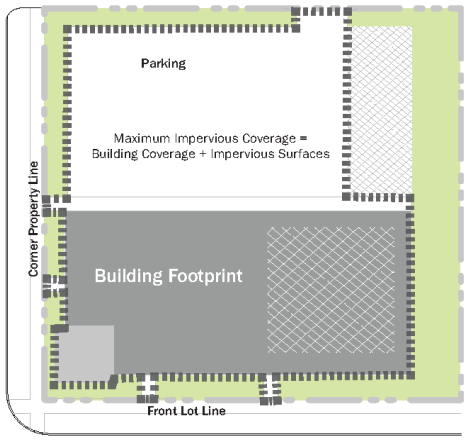


Figure 10-21-4B (2). Maximum Impervious & Additional Semi-Pervious Coverage.

k. **Additional semi-pervious coverage.** The additional percentage of a lot beyond the maximum impervious coverage, which may be surfaced in a semi-pervious material, including a green roof or pavers.

l. **Parking and loading location.** The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.

m. **Entry for parking within building.** Permitted garage door location for parking entrance when parking is located within building.

n. **Vehicular access.** The permitted means of vehicular ingress and egress to the lot.

(1) Alleys, when present, shall always be the primary means of access.

(2) When alleys are not present, a driveway may be permitted per building type and, if an alternative is available, shall not be located off a primary street.

2. **Height.** The following explains the line item requirements for each building type table within the second section entitled "height". Table 10-21-4B (2), illustrates an example of a height requirements table from a typical building type.

	Permitted Districts	
	District A	District B
(b) Height		
Minimum Overall Height	2 stories	2 story
Maximum Overall Height	5 stories	5 stories
Ground Story: Minimum Height	14'	14'
Maximum Height	18'	18'
Upper Stories: Minimum Height	9'	9'
Maximum Height	12'	12'

EXAMPLE

Table 10-21-4B (2). Example Height Requirements Table from a Typical Building Type.

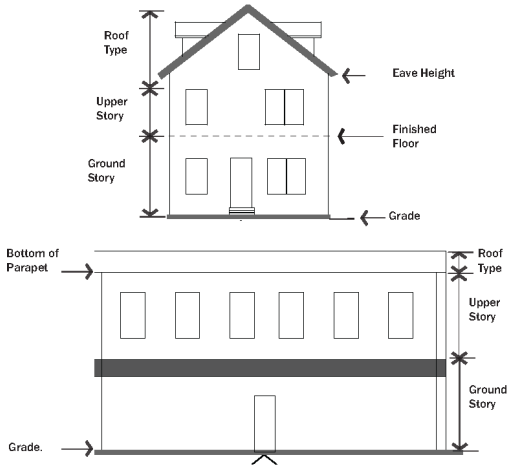


Figure 10-21-4B (3). Measuring Height

a. **Minimum height (in stories).** The minimum overall height for the building shall be located within the build-to zone; stories above the minimum height may be stepped back from the facade.

b. **Maximum height (in stories).** The sum of a building's total number of stories.

(1) Half stories are located either completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one-half story above grade.

(2) A building incorporating both a half story within the roof and a visible basement shall count the height of the two (2) half stories as one (1) full story.

(3) Some building types require a building facade to step back as its height increases. The upper stories of any building facade with street frontage shall be setback a designated amount beyond the building facade of the lower stories.

(4) Floors within the building shall be visibly designated on the street facades by the use of expression lines or the layout of the windows.

c. **Ground story and upper story, minimum and maximum height.** (Refer to Figure 10-21-4B (3)). Each frontage type includes a permitted range of height in feet for each story. Additional information is as follows:

(1) Floor height is measured in feet between the floor of a story to the floor of the story above it.

(2) For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.

(3) Double height spaces may be located along any non-street facade or in the entrance way to the building. The entrance way shall not exceed fifty percent (50%) of the street facade.

	Permitted Districts	
	District A	District B
(c) Uses		
Ground Story	Per Section 15.3 Uses	
Upper Story	Per Section 15.3 Uses	
Parking within Building	Permitted fully in any basement and in rear of upper floors	
Occupied Space	20' deep on all full height floors from the front facade	

EXAMPLE

Table 10-21-4B (3). Example Uses Table from a Typical Building Type.

3. **Uses.** The following explains the line item requirements for each building type table within the third section entitled "uses." Refer to section 10-21-3 for uses permitted within each district. The requirements in this section of the building type tables may limit those uses within a specific building type. Table 10-21-4B (3) illustrates an example of the uses table from a typical building type.

a. **Ground and upper story.** The uses or category of uses which may occupy the ground and/or upper story of a building.

b. **Parking within building.** The area(s) of a building in which parking is permitted within the structure.

c. **Occupied space.** The area(s) of a building that shall be designed as occupied space, defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

	Permitted Districts	
	District A	District B
(d) Street Facade Requirements		
Minimum Ground Story Transparency Measured between 2' and 8' above grade	65%	65%
Minimum Transparency Upper Stories	20%	20%
Blank Wall Limitations	Required per floor	
Front Facade Entrance Type	Storefront, Arcade	
Principal Entrance Location	Front or Corner Facades	
Number of Street Entrances	Minimum 1 for every 50' or less of facade	
Ground Story Vertical Divisions	One per every 30' of facade width	
Horizontal Facade Divisions	Within 3' of the top of the ground story and the bottom of any fifth floor	
Facade Variety Required Refer to 15.4B.4(h) for requirements.	Every 80' of facade width	

EXAMPLE

Table 10-21-4B (4). Example Street Facade Requirements Table from a Typical Building Type.

4. **Street facade requirements.** The following explains the line item requirements for each building type table within the fourth section entitled "street facade requirements." These requirements apply only to facades facing a public or private street right-of-way. The rear or interior side yard facades are not required to meet these standards unless otherwise stated. Table 10-21-4B (4) illustrates an example of a street facade requirements table from a typical building type.

   a. **Minimum ground story and upper floor transparency. (Refer to Figure 10-21-4B (5)).** The minimum amount of transparency on street facades with street frontage.

      (1) Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.

         (a) Ground story transparency, when defined separately from the overall minimum transparency, shall be measured between two (2) feet and eight (8) feet from the base of the front facade.

         (b) A general minimum transparency requirement shall be measured from floor to floor of each story.

   b. **Blank wall limitations.** A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:

      (1) No rectangular area greater than thirty percent (30%) of a story's facade, as measured from floor to floor, may be windowless; and

      (2) No horizontal segment of a story's facade greater than fifteen (15) feet in width may be windowless.

5. **Entrance type.**

   a. **Front facade entrance type.** The entrance type(s) permitted for the entrance(s) of a given building type. A mix of permitted entrance types may be utilized. Refer to section 10-21-41 Entrance Types for definition of and additional requirements for each.

   b. **Principal entrance location.** The facade on which the primary building entrance is to be located.

   c. **Number of street entrances.** The minimum number of and maximum spacing between entrances on the ground floor building facade with street frontage.

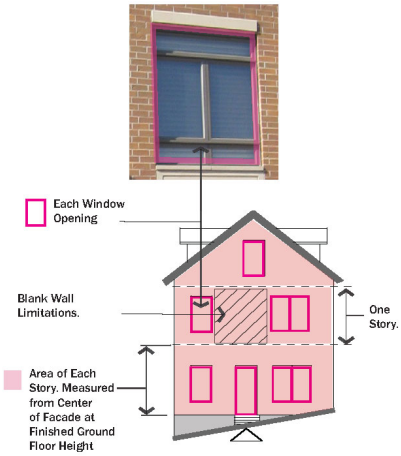
   d. **Ground story vertical divisions.** The use of a vertically oriented expression line or form to divide the ground floor facade into increments no greater than the dimension shown in Figure 10-21-41 (1), as measured along the base of the facade, and extending a minimum of eighty percent (80%) from the average grade of the facade elevation to the interior ceiling. Elements may include a column, pilaster, or other continuous vertical ornamentation.

Measuring Ground Floor Transparency on a Storefront Base.

   e. **Horizontal facade divisions.** The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions, extending a minimum of ninety percent (90%) of the full width of the facade. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch (1½") depth.

f. **Facade variety requirements.** Building design shall vary between designated vertical facade divisions, where required per the building type, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two (2) of the following. Refer to Figure 10-21-4B (5) for one (1) illustration of this requirement.

Figure 10-21-4B (4). Building Variety.



Measuring Transparency on Each Story with Slope.

Z. Figure 10-21-4B (5). Measuring Transparency.

(1) The proportion of recesses and projections.

(2) The location of the entrance and window placement, unless storefronts are utilized.

(3) Roof type, plane, or material, unless otherwise stated in the building type requirements.

6. **Roof type.** The following explains the line item requirements for each building type table in sections 10-21-4.C through 10-21-4.H, within the fifth section entitled "roof types." Table 10-21-4B (5) illustrates an example of a roof type requirements table from a typical building type.

	Permitted Districts	
	District A	District B
(e) Roof Type Requirements		
Permitted Roof Types	Parapet, Pitched, Flat	
Tower	Permitted	

EXAMPLE

Table 10-21-4B (5). Example Roof Type Requirements Table from a Typical Building Type.

e. **Permitted roof type.** The roof type(s) permitted for a given building type. Refer to section 10-21-4.J for more specific requirements.

7. **Tower.** A vertical building extension that may be permitted in conjunction with another roof type on certain building types. Refer to section 10-21-4.J.

		Permitted Districts			
		S 1: Bridge Street	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street
	(a) Building Siting Refer to Figures 10-21-4C (1) and 10-21-4C-(2)				
	Multiple Principal Buildings	Permitted [1]			
a	Minimum Front Lot Line Coverage	100% [2]	75%	90% [2]	65%
	Occupation of Corner	Required [7]			
b	Front Build-to Zone	0' to 5'			0' to 10'
c	Corner Build-to Zone	0' to 5'	0' to 10'		
d	Minimum Side Yard Setback	0'; 5' if adjacent to other Building Type		5'	
e	Minimum Rear Yard Setback	5'; 25' if located adjacent to residential [3]			
f	Minimum Lot Width	none	16'		
g	Maximum Building Width	none	none		
	Maximum Impervious Coverage	95% [4]	80% [4]		
	Additional Semi-Pervious Coverage	5%	20%		
h	Parking & Loading Location	Rear yard; existing developed sites require no add'l parking and/or loading facilities	Rear Yard & Side Yard [5]		
	Entry for Parking within Building	Rear & Side Facades			All Sides
i	Vehicular Access	none	Alley; if no alley exists, 1 driveway per every 80' of frontage is permitted off non-Primary street; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged.		
	(b) Height Refer to Figure 10-21-4C (3)				
j	Minimum Overall Height	2 stories	1 story		
k	Maximum Overall Height	6 stories (with min. 3' setback at 3 stories)	4 stories		
l	Ground Story: Minimum Height	14'	12'	14'	12'
	Maximum Height	24' [6]	24' [6]	24' [6]	24' [6]
m	Upper Stories: Minimum Height	9'			
	Maximum Height	14'			
	(c) Uses Refer to Figure 10-21-4C (3)				
n	Ground Story	Per Section 10-21-3 Uses; residential permitted provided that it is located at least 20' from the front primary facade			
o	Upper Story	Per Section 10-21-3 Uses			
p	Parking within Building	Permitted fully in any basement and in rear of all floors			
q	Occupied Space	20' deep on all full height floors from the front facade			
	(d) Street Facade Requirements Refer to Figure 15.4C (4)				
r	Minimum Ground Story Transparency Measured between 2' and 8' above grade	50%			30%
s	Minimum Upper Story Transparency Street-Facing Stories	20%		15%	
t	Front Facade Entrance Type	Storefront, Elevated Storefront (permitted only on parcels in flood hazard areas per Section 18 of the City's Code of Ordinances)			
u	Principal Entrance Location	Front or Corner Facades			
	Number of Street Entrances	Minimum 1 for every 30' or less of facade	Minimum 1 for every 50' or less of facade		Minimum 1 for every 80' or less of facade
	Ground Story Vertical Divisions	One per every 20-40' of facade width			
	Horizontal Facade Divisions	Within 3' of top of ground story and the bottom of any fifth floor		Within 3' of top of ground story	
	Facade Variety Required Refer to 10-21-4B(4)(h) for requirements.	Every 40' of facade width		Every 50' of facade width	
	(e) Roof Type Requirements Refer to Figure 10-21-4C (4)				
v	Permitted Roof Types	Parapet, Pitched, Flat			
	Tower	Permitted			

6. Downtown commercial building.

a. **Description and intent.** The downtown commercial building is a building located at the front and corner property lines allowing easy access to passing pedestrians. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, no off-street parking is required.

b. Storefronts with large amounts of transparency and regularly spaced entrances off the street are utilized on the ground floor front facade. Ground floor uses are limited to those with high levels of pedestrian activity, such as retail, service, and office uses, with additional commercial, office, and/or residential uses in the upper stories.

c. **Regulations.** Regulations for the downtown commercial building type are defined in the adjacent table.

d. **Table Notes:**

(1) Each building shall meet all requirements of the Building Type.

(2) A max. six (6) foot gap is allowed if it serves as a walkable passage.

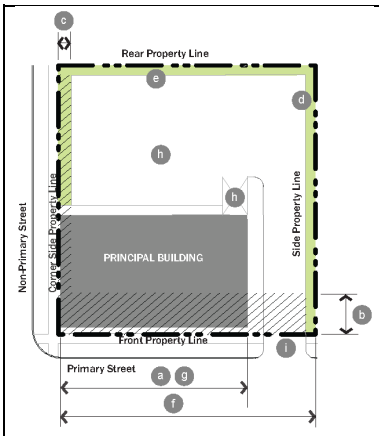
(3) If located adjacent to flood hazard area, refer to requirements of the Yorkville Stormwater Ordinance No. 2012-56. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

e. Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

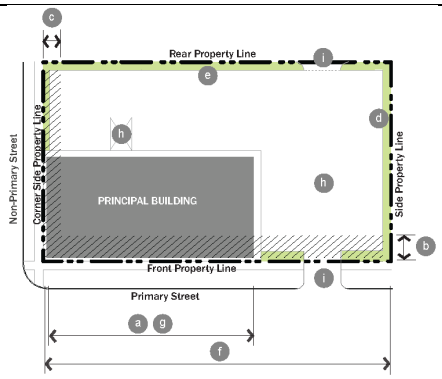
f. Lots wider than one hundred (100) feet are permitted one double-loaded aisle of parking (maximum width of seventy (70) feet), located perpendicular to the front lot line and shall meet a Front Lot Line Coverage of sixty percent (60%).

g. Eighteen (18) feet or more in height counts as two (2) stories towards maximum building height.

h. Corner Clearance: No building, structures or landscaping which obstructs vision on any corner lot between a height of two (2) feet and ten (10) feet above the finished grade of either street within a twenty-five (25) foot triangle formed by the intervening street lines are permitted.



Typical Site Plan.
Figure 10-21-4C (1): Building Siting.



Site Plan with side parking (S 2 and S4 only).
Figure 10-21-4C (2): Building Siting.

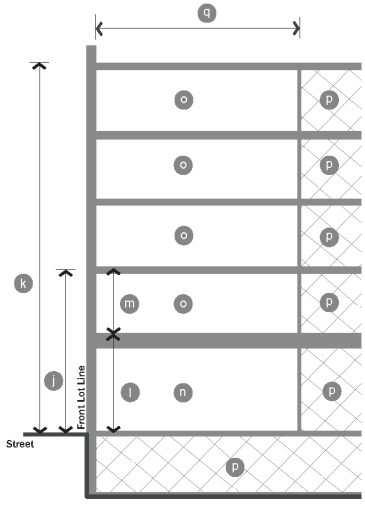


Figure 10-21-4C (3): Height & Use Requirements.

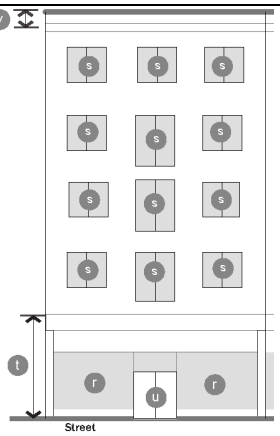


Figure 10-21-4C (4): Street Facade Requirements.

	Permitted Districts		
	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street
(a) Building Siting Refer to Figures 10-21-4D (1) and 10-21-4D (2)			
Multiple Principal Buildings	Permitted [1]		
(a) Minimum Front Lot Line Coverage	75%		50%
Occupation of Corner	Required [5]		
(b) Front Build-to Zone	5' to 15'		5' to 20'
(c) Corner Build-to Zone	0' to 10'		5' to 20'
(d) Minimum Side Yard Setback	5'		10'
(e) Minimum Rear Yard Setback	5'; 25' if located adjacent to residential [2]		
(f) Minimum Lot Width (g) Maximum Building Width	16' none		
Maximum Impervious Coverage Additional Semi-Pervious Coverage	65% [3] 20%	75% [3] 20%	65% [3] 20%
(h) Parking & Loading Location	Rear yard [4], Side Yard		
Entry for Parking within Building	Rear & Side Facades		
(i) Vehicular Access	Alley; if no alley exists, 1 driveway per every 80' of frontage is permitted off non-Primary street; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged.		
(b) Height Refer to Figure 10-21-4D (3)			
(j) Minimum Overall Height	1 story		
(k) Maximum Overall Height	4 stories		
(l) All Stories: Minimum Height Maximum Height	9' 14'		
(c) Uses Refer to Figure 10-21-4D (3).			
(m) All Stories	Per Section 10-21-3 Uses; residential dwelling allowed provided that it is located at least 20' from the front primary facade		
(n) Parking within Building	Permitted fully in any basement and in rear of all floors		
(o) Occupied Space	20' deep on all full height floors from the front facade		
(d) Street Facade Requirements Refer to Figure 10-21-4D (4).			
(p) Minimum Transparency Per each Story	20%		
(q) Front Facade Entrance Type	Stoop, Porch		
(r) Principal Entrance Location	Front facade or corner facade		
Number of Street Entrances	Minimum 1 for every 100' or less of facade		
Ground Story Vertical Divisions	Every 60' of facade width		
Horizontal Facade Divisions	Within 3' of the top of the ground story and any visible basement		
Facade Variety Required Refer to 10-21-4B(4)(h) for requirements.	Every 50' of facade width		
(e) Roof Type Requirements Refer to Figure 10-21-4D (4)			
(s) Permitted Roof Types	Parapet, pitched, flat		
(t) Tower	Permitted		

4. **Downtown living building.**

   a. **Description and intent.** The downtown living building type is limited in terms of uses by the district within which it is located, generally housing office and/or residential uses. Similar to the downtown commercial building, the downtown living building is intended to be built close to the front and corner property lines, but generally allows for more landscape space between the building and the street. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, one (1) double-loaded aisle of parking is permitted in the interior or the side yard at the front lot line.

   b. **Regulations.** Regulations for the downtown living building type are defined in the adjacent table.

   c. **Table Notes:**

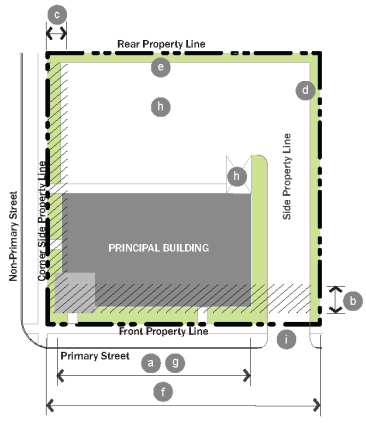
      (1) Each building shall meet all requirements of the Building Type.

      (2) If located adjacent to flood hazard area, refer to requirements of the Yorkville Stormwater Ordinance No. 2012-56. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

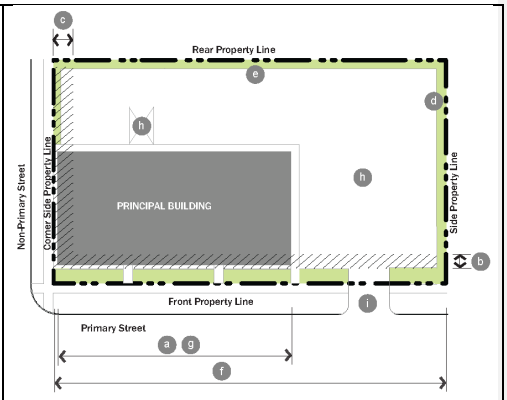
(3) Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

(4) Lots wider than one hundred (100) feet are permitted one (1) double-loaded aisle of parking (maximum width of seventy (70) feet), located perpendicular to the front lot line and shall meet a Front Lot Line Coverage of sixty percent (60%).

(5) Corner Clearance: No building, structures or landscaping which obstructs vision on any corner lot between a height of two (2) feet and ten (10) feet above the finished grade of either street within a twenty-five (25) foot triangle formed by the intervening street lines are permitted.



Typical Site Plan.
Figure 10-21-4D (1): Building Siting.



Site Plan with side parking (S 3 and S 4 only).
Figure 10-21-4D (2): Building Siting.

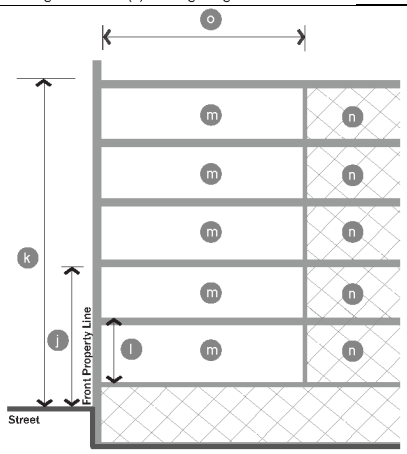


Figure 10-21-4D (3): Height & Use Requirements.

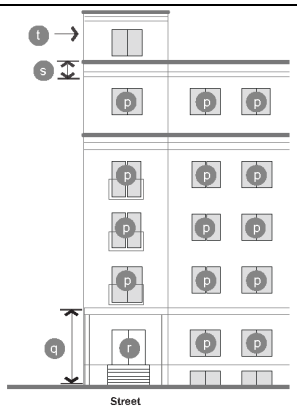


Figure 10-21-4D (4): Street Facade Requirements.

	Permitted Districts			
	S 1: Bridge Street	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street
(a) Building Siting Refer to Figure 10-21.4E (1)				
Multiple Principal Buildings	Refer to District Street Details			
(a) Minimum Front Lot Line Coverage	60%	50%		40%
Occupation of Corner	Required [6]			
(b) Front Build-to Zone	5' to 10'	5' to 20'		
(c) Corner Build-to Zone	5' to 10'	5' to 25'		5' to 15'
(d) Minimum Side Yard Setback	10'	15'		
(e) Minimum Rear Yard Setback	25' [2]			
(f) Minimum Lot Width (g) Maximum Building Width	25' 50'			
Maximum Impervious Coverage Additional Semi-Pervious Coverage	70% [3] 15%		60% [3] 15%	
(h) Parking & Loading Location	Rear yard; attached garages access off rear facade only. [4,5]			
Entry for Parking within Building	Not Permitted on Primary Street			
(i) Vehicular Access	Alley; if no alley exists, 1 driveway permitted off non-Primary street; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged.			
(b) Height Refer to Figure 10-21.4E (2)				
(j) Minimum Overall Height	none			
(k) Maximum Overall Height	3.5 stories			
(l) Minimum Ground Story Height	10'			
(c) Uses Refer to Figure 10-21.4E (2)				
(m) Ground Story	Per Section 10-21.3 Uses			
(n) Upper Stories	Per Section 10-21.3 Uses			
(o) Parking within Building	Not Permitted on Primary Street			
(p) Occupied Space	20' deep on all full height floors from the front facade			
(d) Street Facade Requirements Refer to Figure 10-21.4E (3)				
(q) Minimum Ground Story Transparency Measured between 2' and 8' above grade	40%	30%		
(r) Minimum Transparency Upper Stories	15%			
Blank Wall Limitations	Required per floor			
(s) Front Facade Entrance Type	Porch (Storefront, Elevated Storefront permitted only on parcels in flood hazard areas per Section 18 of the City's Code of Ordinances; Stoop permitted with design review			
(t) Principal Entrance Location	Front or corner side facade			
Number of Street Entrances	Minimum 1 per Building			
Ground Story Vertical Divisions	Not required			
Horizontal Facade Divisions	Within 3' of the top of any visible basement			
Facade Variety Required Refer to 10-21.4B(4)(h) for requirements.	Between adjacent buildings			
(e) Roof Type Requirements Refer to Figure 10-21.4E (3)				
(u) Permitted Roof Types	Pitched			
Tower	Permitted			

5. Cottage commercial building.

a. **Description and intent.** The cottage commercial building combines characteristics of the downtown commercial building type with physical characteristics of a residential cottage, such as a pitched roof and a front stoop or porch.

b. This lower-scale building has a pedestrian-friendly storefront, stoop, or porch entrance type with moderate transparency and a primary entrance that faces the street. Constructed with setbacks similar to a residential cottage, this building typically has more landscape area than the downtown commercial building types. Parking is permitted in the rear of the lot or a side aisle (with conditions).

c. The cottage commercial building may contain a mix of uses, including retail, service, and office uses on the ground floor, with residential uses on upper floors.

d. **Regulations.** Regulations for the cottage commercial building type are defined in the adjacent table.

(1) **Table Notes:**

(a) Each building shall meet all requirements of the Building Type.

(b) If located adjacent to flood hazard area, refer to requirements of the Yorkville Stormwater Ordinance No. 2012-56. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

(c) Maximum Impervious Coverage shall be applied only to all non-flood hazard areas Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

(d) Lots wider than eighty (80) feet are permitted one (1) single-loaded aisle of parking (maximum width of forty (40) feet), located perpendicular to the front lot line, and shall meet a Front Lot Line Coverage of fifty percent (50%).

(e) Attached garages are considered part of the principal building and shall meet all setbacks Detached garages shall meet all setbacks unless an alley is present. When an alley is present, detached garages shall have a minimum rear setback of five (5) feet.

(f) Corner Clearance: No building, structures or landscaping which obstructs vision on any corner lot between a height of two (2) feet and ten (10) feet above the finished grade of either street within a twenty-five (25) foot triangle formed by the intervening street lines are permitted.

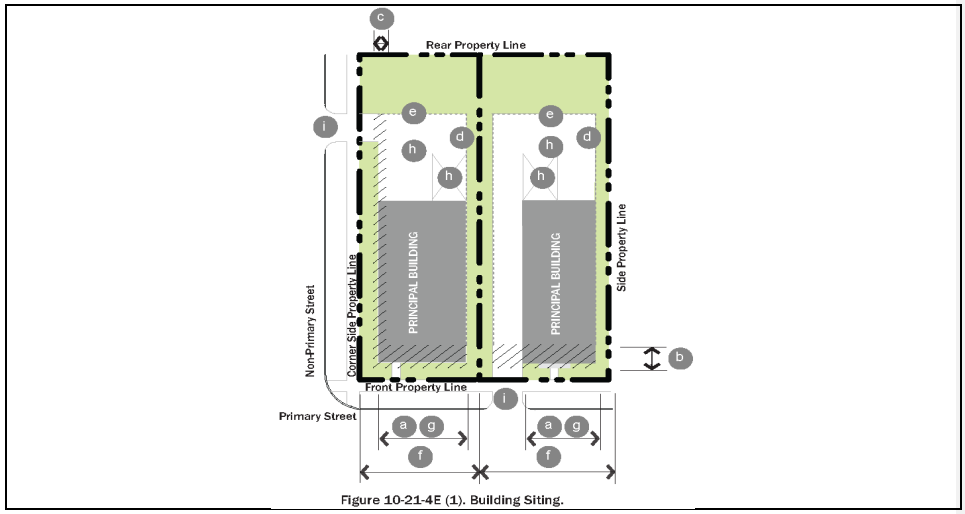


Figure 10-21-4E (1). Building Siting.

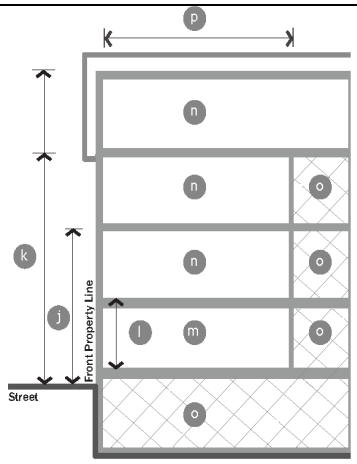


Figure 10-21-4E (2) Height & Use Requirements.

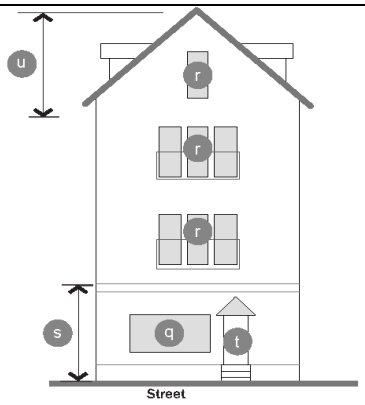


Figure 10-21-4E (3). Street Facade Requirements.

	Permitted Districts				
	S 1: Bridge Street	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street	S 5: 'B' Street Residential
(a) Building Siting Refer to Figure 10-21-4F (1)					
Multiple Principal Buildings	Refer to District Street Details				
Minimum Front Lot Line Coverage	Refer to District Street Details				
Occupation of Corner	Required [5]				
a Front Build-to Zone	0' to 10'	0' to 15'			
b Corner Build-to Zone					
c Minimum Side Yard Setback	5'		10'		
d Minimum Rear Yard Setback	5'; 25' if located adjacent to residential [1]				
e Minimum Lot Width	16'	30'			
Maximum Building Width	none	none			
Maximum Impervious Coverage	70% [2]		70% [2]		50% [2]
Additional Semi-Pervious Coverage	20%		10%		20%
f Parking & Loading Location	Rear yard [3]				
Entry for Parking within Building	Rear & Side Facades				
g Vehicular Access	Alley	Alley; if no alley exists, 1 driveway is permitted per street frontage			
(b) Height Refer to Figure 10-21-4F (2)					
h Minimum Overall Height	1 story				
i Maximum Overall Height	6 stories (with min. 3' setback at 3 stories)	4 stories			3 stories
j Ground Story: Minimum Height	14'	12'	14'	12'	12'
Maximum Height	24' [4]	24' [4]	24' [4]	24' [4]	18' [4]
k Upper Stories: Minimum Height	9'				9'
Maximum Height	14'				12'
(c) Uses Refer to Figure 10-21-4F(2)					
l All Stories	Limited to uses in the Civic category and Entertainment Uses by Special Use. Refer to 15.3 Uses.				
m Parking within Building	Permitted fully in any basement and in rear of all floors				
n Occupied Space	30' deep on all full height floors from the front facade				
(d) Street Facade Requirements Refer to Figure 10-21-4F (3)					
o Minimum Transparency Per each Story	12%				
Blank Wall Limitations	None				
p Front Facade Entrance Type	None required				
q Principal Entrance Location	Front or corner Facade				
Number of Street Entrances	1 per each 150' of front facade				
Ground Story Vertical Divisions	none required				
Horizontal Facade Divisions	none required				
Facade Variety Required Refer to 10-21-4B(4)(h) for requirements.	none required				
(e) Roof Type Requirements Refer to Figure 10-21-4F (3)					
r Permitted Roof Types	Parapet, Pitched, Flat, Other Roofs with approval per 10-21-4 J				Pitched
s Tower	Permitted				

6. **Civic building.**

   a. **Description and intent**. The civic building type is a more flexible building type intended only for civic and institutional types of uses. These buildings are distinctive within the community fabric created by the other building types. Parking is limited to the rear in most cases. The maximum heights of this building type depend on the district within which it is located.

   b. **Regulations.** Regulations for the civic building type are defined in the adjacent table.

      (1) **Table Notes:**

         (a) If located adjacent to flood hazard area, refer to requirements of the Yorkville Stormwater Ordinance No. 2012-56. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

         (b) Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

         (c) Lots wider than one hundred (100) feet are permitted one (1) double-loaded aisle of parking (maximum width of seventy (70) feet), located perpendicular to the front lot line.

         (d) Eighteen (18) feet or more in height counts as two (2) stories towards maximum building height.

         (e) Corner Clearance: No building, structures or landscaping which obstructs vision on any corner lot between a height of two (2) feet and ten (10) feet above the finished grade of either street within a twenty-five (25) foot triangle formed by the intervening street lines are permitted.

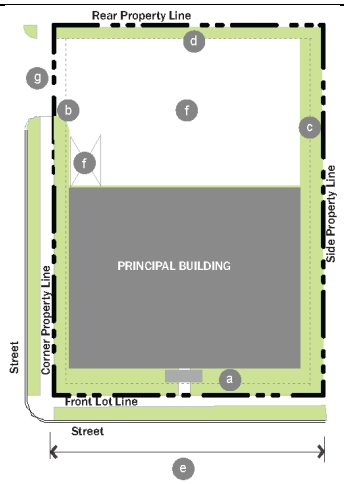


Figure 10-21-4F (1). Building Siting.

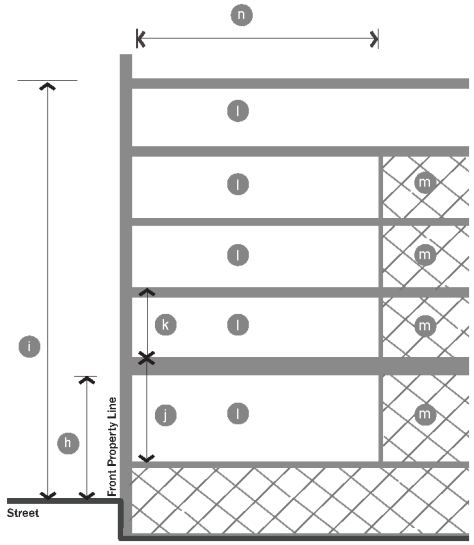


Figure 10-21-4F (2). Height & Use Requirements.

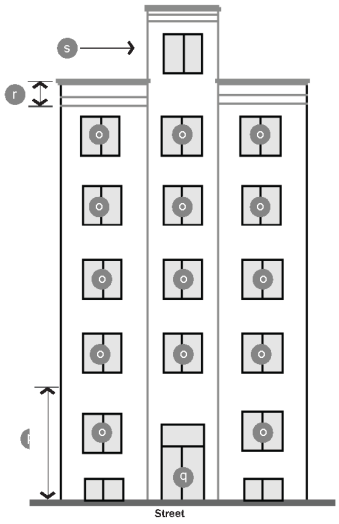


Figure 10-21-4F (3). Street Facade Requirements.

	Permitted Districts		
	S 3: Van Emmon Street	S 4: 'B' Street	S 5: 'B' Street Residential
(a) Building Siting Refer to Figures 10-21.4G (1) and 10-21.4G (2)			
Multiple Principal Buildings	Permitted [1]		
(a) Minimum Front Lot Line Coverage	75% [2]	70% [2]	65% [2]
Occupation of Corner	Required [5]		
(b) Front Build-to Zone	5' to 20'	10' to 20'	10' to 25'
(c) Corner Build-to Zone	5' to 10'	10' to 15'	
(d) Minimum Side Yard Setback	0' per unit; 10' between buildings'		0' per unit; 15' between buildings'
(e) Minimum Rear Yard Setback	15', if alley present 5'		20', if alley present 5'
(f) Minimum Unit Width	16' per unit	16' per unit	18' per unit
(g) Maximum Building Width	Maximum 8 units per building	Maximum 6 units per building; maximum 120' width	Maximum 6 units per building; maximum 120' width
Maximum Impervious Coverage Additional Semi-Pervious Coverage	65% [3] 20%	60% [3] 20%	50% [3] 20%
(h) Parking & Garage Location	Rear yard; attached garages access off rear facade only. [4]		
(i) Vehicular Access	Alley; if no alley exists, one driveway is permitted per building		
(b) Height Refer to Figure 10-21.4G (3)			
(j) Minimum Overall Height	1 story		
(k) Maximum Overall Height	4 stories	3.5 stories	3 stories
(l) Minimum Ground Floor Height:	12'		
(c) Uses Refer to Figure 10-21.4G (3)			
(m) All Stories	Residential only		
(n) Parking within Building	Permitted fully in any basement and in rear of all floors		
(o) Occupied Space	30' deep on all full height floors from the front facade		
(d) Street Facade Requirements Refer to Figure 10-21.4G (4)			
(p) Minimum Transparency per each Story	15%	12%	
(q) Front Facade Entrance Type	Stoop, Porch		
Principal Entrance Location	Front or Corner Side Facade		
(r) Number of Street Entrances	1 per unit		
Ground Story Vertical Divisions	none required		
Horizontal Facade Divisions	none required		
Facade Variety Required Refer to 10-21.4B(4)(h) for requirements.	Between adjacent buildings		
(e) Roof Type Requirements Refer to Figure 10-21.4G (4)			
(s) Permitted Roof Types	Parapet, Pitched, Flat		
Tower	Permitted		

7. **Attached building.**

   a. **Description and intent.** The attached building is a building comprised of multiple vertical units, each with its own entrance to the street. This building type may be organized as townhouses or rowhouses.

   b. Parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garaged accessed from the rear of the building. However, when the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

   c. **Regulations.** Regulations for the attached building type are defined in the adjacent table.

      (1) Table Notes:

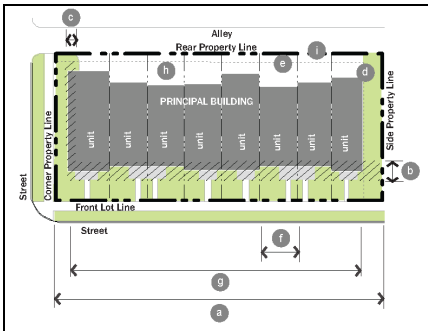
      (a) For the purposes of the Attached Building, a building consists of a series of units. When permitted, multiple buildings may be located on a lot within the minimum space between them. However, each building shall meet all requirements of the Building Type.

(b) Each building shall meet the front lot line coverage requirement, except one (1) of every five (5) units may front a courtyard with a minimum width of thirty (30) feet. The courtyard shall be defined on three (3) sides by units.

(c) Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

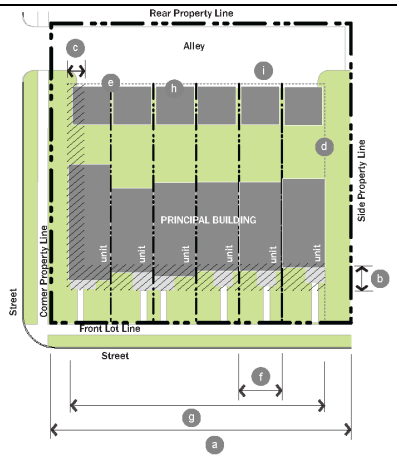
(d) Attached garages are considered part of the principal building and shall meet all setbacks. Detached garages shall meet all setbacks unless an alley is present. When an alley is present, detached garages shall have a minimum rear setback of five (5) feet.

(e) Corner Clearance: No building, structures or landscaping which obstructs vision on any corner lot between a height of two (2) feet and ten (10) feet above the finished grade of either street within a twenty-five (25) foot triangle formed by the intervening street lines are permitted.



Site Plan without Rear Yard

Figure 10-21-4G (1): Building Siting.



Site Plan with Rear Yard

Figure 10-21-4G (2): Building Siting.

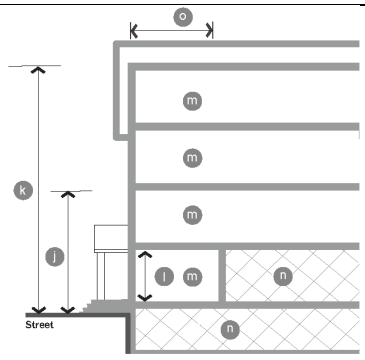


Figure 10-21-4G (3): Height & Use Requirements.

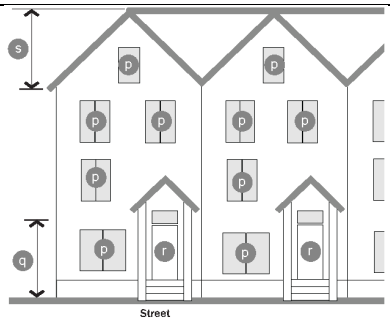


Figure 10-21-4G (4): Street Facade Requirements.

		Permitted Districts	
		S 4: 'B' Street	S 5: 'B' Street Residential
	(a) Building Siting Refer to Figure 10-21-4H (1)		
	Multiple Principal Buildings	Permitted [1]	
a	Minimum Front Lot Line Coverage	50% [2]	40%
b	Occupation of Corner	Required	
c	Front Build-to Zone	10' to 20'	10' to 25'
	Corner Build-to Zone	10' to 20'	10' to 25'
d	Minimum Side Yard Setback	5'	7.5'
e	Minimum Rear Yard Setback	35', if alley present 5'	
f	Minimum Lot Width Maximum Lot Width	30' 50'	30' 70'
g	Maximum Impervious Coverage Additional Semi-Pervious Coverage	60% [3] 20%	50% [3] 20%
h	Parking & Garage Location	Rear yard; attached garages access off rear or side facade only. [4]	
	Vehicular Access	Alley; if no alley exists, one driveway is permitted per building	
	(b) Height Refer to Figure 10-21-4H (2)		
i	Minimum Overall Height	1 story	
j	Maximum Overall Height	3.0 stories	
k	All Stories: Minimum Height Maximum Height	9' 14'	
	(c) Uses Refer to Figure 10-21-4H (2)		
l	All Stories	Residential only	
m	Parking within Building	Permitted	
n	Occupied Space	30'	
	(d) Street Facade Requirements Refer to Figure 10-21-4H (3)		
o	Minimum Transparency per each Story	12%	
p	Front Facade Entrance Type	Stoop, porch	
q	Principal Entrance Location	Front or side facade	
	Number of Street Entrances	Any	
	Ground Story Vertical Divisions	None required	
	Horizontal Facade Divisions	None required	
	Facade Variety Required Refer to 10-21-4B(4)(h) for requirements.	Between adjacent buildings	
	(e) Roof Type Requirements Refer to Figure 10-21-4H (3)		
r	Permitted Roof Types	Parapet, Pitched, Flat	Pitched
	Tower	Not permitted	

8. **Yard building.**

   a. **Description and intent.** The yard building is a residential building, incorporating a landscaped yard surrounding all sides of the building. Parking and garages are limited to the rear only with preferred access from an alley.

   b. **Regulations**. Regulations for the yard building type are defined in the adjacent table.

      (1) **Table Notes:**

         (a) Each building shall meet all requirements of the Building Type.

         (b) When multiple buildings are located on a single lot, the buildings shall collectively meet the front lot line coverage requirement. Buildings located internal to the lot may be arranged with a courtyard or bungalow court that is a minimum of twenty (20) feet in width. The width of the courtyard shall be exempt from minimum front lot line coverage requirements. The courtyard or bungalow court shall be defined on three (3) sides by units. This layout shall not be allowed on corner lots, only lots internal to a block segment.

         (c) Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

         (d) Attached garages are considered part of the principal building and shall meet all setbacks. Detached garages shall meet all setbacks unless an alley is present. When an alley is present, detached garages shall have a minimum rear setback of five (5) feet.

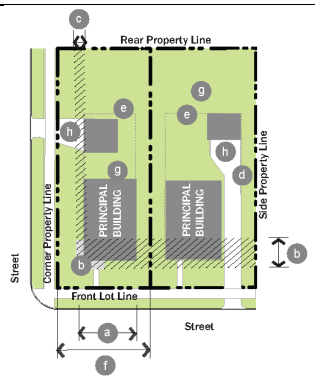


Figure 10-21-4H (1). Building Siting.

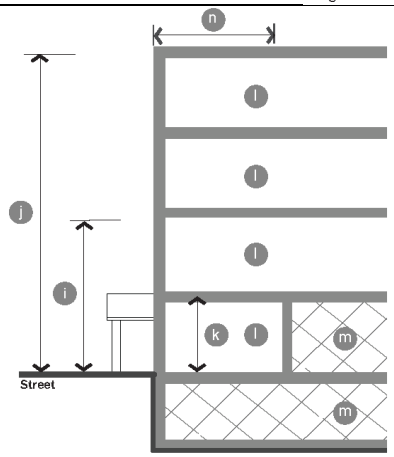


Figure 10-21-4H (2). Height and Use Requirements.

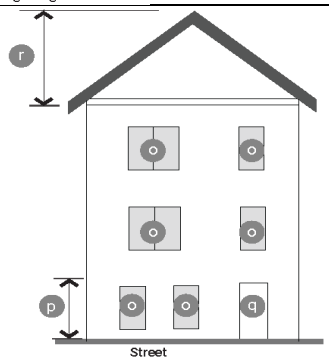


Figure 10-21-4H (3). Street Facade Requirements.

9. **Entrance types.** Entrance type standards apply to the ground story and visible basement of front facades of all building types as defined in this section. Refer to the building type table requirements, sections 10-21-4.C through 10-21-4.H.

   a. **General.** The following provisions apply to all entrance types:

      (1) **Intent.** To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each building type standard (refer to building types 10-21-4.C through 10-21-4.H).

      (2) **Applicability.** The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one (1) of the permitted entrance types, unless otherwise stated.

      (3) **Measuring transparency.** Refer to section 10-21-4.B Explanation of building type table standards, for information on measuring building transparency.

      (4) **Visible basements.** Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half (½) the height of the tallest story.

   b. **Storefront entrance type.** Refer to Figure 10-21-41 (1). The Storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses.

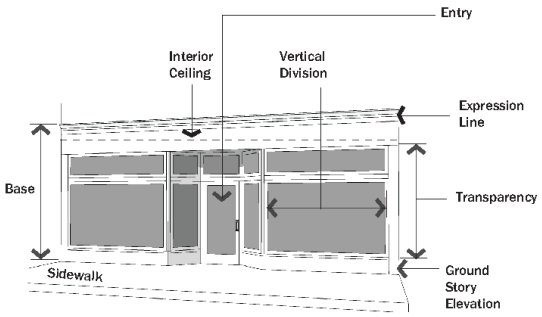


Figure 10-21-41 (1). Storefront Entrance Type.

      (1) **Transparency**. Minimum transparency is required per building type.

      (2) **Elevation.** Storefront elevation shall be between zero (0) and one (1) foot above street sidewalk.

      (3) **Visible basement.** A visible basement is not permitted.

      (4) **Horizontal facade division.** Horizontally define the ground story facade from the upper stories.

      (5) **Entrance.** All entries shall be recessed from the front facade closest to the street.

         (a) Recess shall be a minimum of three (3) feet and a maximum of eight (8) feet deep, measured from the portion of the front facade closest to the street.

         (b) When the recess falls behind the front build-to zone, the recess shall be no wider than eight (8) feet.

c. **Elevated storefront entrance type.** Refer to Figure 10-21-41 (2). The elevated storefront entrance type is a highly transparent ground story treatment similar to the storefront, but permitted to be elevated above the sidewalk for buildings located on parcels with flood hazard areas.

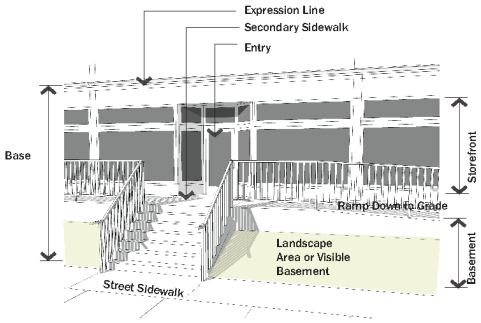


Figure 10-21-4l (2). Elevated Storefront Entrance Type.

(1) **Transparency.** Minimum transparency is required per building type.

(2) **Elevation.** Storefront elevation may be a half story above the street sidewalk elevation.

(3) **Visible basement**. A visible basement is permitted and does not require occupied space.

(4) **Horizontal facade division**. Horizontally define the ground story facade from the upper stories and any visible basement from the ground story.

(5) **Entrance.** All entries shall be located off a secondary walk along the building face within the build-to zone.

(a) The secondary sidewalk shall be elevated above and essentially parallel to the street sidewalk to provide continuous walking along the facade of the building.

(b) The secondary sidewalk shall be continuous along the facade of the building and shall connect to the street sidewalk by steps and ramps every fifty (50) feet.

(c) The secondary sidewalk shall connect to any other adjacent developments secondary sidewalks, when feasible. Drive crossings shall be of the same material as the secondary walk.

(d) The transition between the secondary sidewalk and street sidewalk shall include landscape, patios, and connecting walks.

(e) The visible basement shall be located a minimum of five (5) feet from the street sidewalk to allow softening of the transition.

(f) The street and the secondary sidewalks shall be a minimum of eight (8) feet in width.

d. **Stoop entrance type**. Refer to Figure 10-21-4I (3). A stoop is an unroofed, open platform.

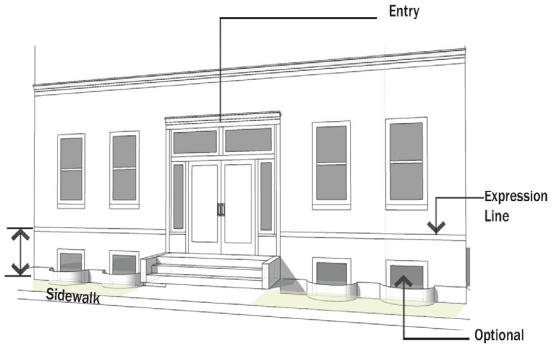


Figure 10-21-4I (3). Stoop Entrance Type.

(1) **Transparency.** Minimum transparency is required per building type.

(2) **Stoop size.** Stoops shall be a minimum of five (5) feet deep by six (6) feet wide.

(3) **Elevation.** Stoop elevation shall be located a maximum of two (2) feet six (6) inches (2' 6") above the sidewalk without visible basement and a maximum of four (4) feet six (6) inches (4' 6") above the sidewalk with a visible basement.

(4) **Visible basement**. A visible basement is permitted and shall be separated from the ground story by an expression line.

(5) **Entrance.** All entries shall be located off a stoop. The stoop may be continuous along the facade of the building.

(6) **Landscape area.** A minimum five (5) foot wide landscape area is required within the build-to zone along the length of this entrance type with the exception of walks accessing the building.

e. **Porch entrance type**. Refer to Figure 10-21-41 (4). A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled.

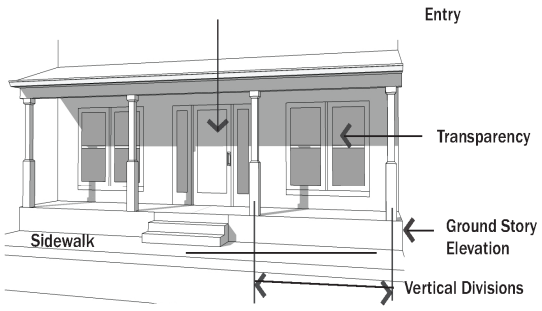


Figure 10-21-4I (4). Porch Entrance Type.

(1) **Transparency.**

(a) Minimum transparency per building type is required.

(b) If enclosed, a minimum of forty percent (40%) of the enclosed porch shall be comprised of highly transparent, low reflectance windows.

(2) **Porch size.** The porch shall be a minimum of five (5) feet deep and eight (8) feet wide.

(3) **Elevation**. Porch elevation shall be located a maximum of two (2) feet six (6) inches (2' 6") above the sidewalk without a visible basement and a maximum of four (4) feet six (6) inches (4' 6") above the sidewalk with a visible basement.

(4) **Visible basement.** A visible basement is permitted.

(5) **Height.** Porch may be two (2) stories to provide a balcony on the second floor.

(6) **Entrance.** All entries shall be located off a porch.

4. **Roof types**. Roof type standards apply to the roof and cap of all building types as defined in this section. Refer to the building type table requirements, sections 10-21-4.C through 10-21-4.H.

a. **General provisions**. The following provisions apply to all roof types:

(1) **Intent.** To guide the design of the cap of all buildings.

(2) **Applicability.** All buildings shall meet the requirements of one (1) of the roof types permitted for the building type.

(3) **Measuring height**. Refer to section 10-21-4.B for information on measuring building height.

(4) **Other roof types.** Other building caps not listed as a specific type may be requested with the following requirements:

(a) The roof type shall not create additional occupiable space beyond that permitted by the building type.

(b) The shape of the roof type shall be significantly different from those defined in this section 10-21-4.J, i.e., a dome, spire, vault.

(c) The building shall warrant a separate status within the community from the fabric of surrounding buildings, with a correspondence between the form of the roof type and the meaning of the building use.

b. **Parapet roof type**. Refer to Figure 10-21-4J (1). A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit the view of roof-top mechanical systems from the street.

Figure 10-21-4J (1). Parapet Roof Type

Cap Type & Roof Height

(1) **Parapet height**. Height is measured from the top of the upper story to the top of the parapet.

(a) Minimum height is two (2) feet with a maximum height of six (6) feet.

(b) The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).

(2) **Horizontal expression lines**. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.

(3) **Occupied space**. Occupied space shall not be incorporated behind this roof type.

c. **Pitched roof type.** Refer to Figure 10-21-4J (2). This roof type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run.

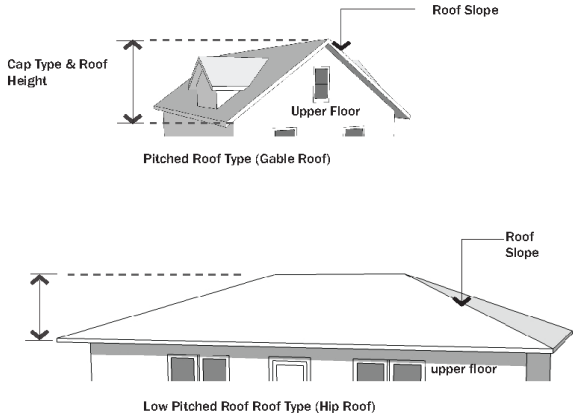


Figure 10-21-4J (2). Pitched Roof Type

(1) **Pitch measure**. The roof may not be sloped less than a 4:12 (rise:run) or more than 16:12.

(a) Slopes less than 4:12 are permitted to occur on second story or higher roofs. Refer to Figure 10-21-4J (2).

(2) **Configurations.**

(a) Hipped, gabled, and combination of hips and gables with or without dormers are permitted.

(b) Butterfly roofs (inverted gable roof) are permitted with a maximum height of eight (8) feet, inclusive of overhang.

(c) Gambrel and mansard roofs are not permitted.

(3) **Parallel ridge line.** A gabled end or perpendicular ridge line shall occur at least every one hundred (100) feet of roof when the ridge line runs parallel to the front lot line. Refer to Figure 10-21-4J (3).

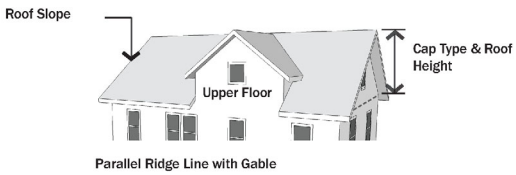


Figure 10-21-4J (3). Parallel Ridge Line

(4) **Roof height**. Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the building type.

(5) **Occupied space.** Occupied space may be incorporated behind this roof type.

d. **Flat roof type.** Refer to Figure 10-21-4J (5), Flat Roof Type. This roof type has a flat roof with overhanging eaves.

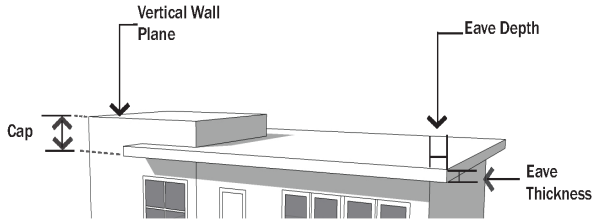


Figure 10-21-4J (5). Flat Roof Type

(1) **Configuration.** Roofs with no visible slope are acceptable. Eaves are recommended on all street facing facades.

(2) **Eave depth.** Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least fourteen (14) inches.

(3) **Eave thickness**. Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of eight (8) inches thick.

(4) **Interrupting vertical walls.** Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.

(a) No more than one-half (½) of the front facade can consist of an interrupting vertical wall.

(b) Vertical walls shall extend no more than four (4) feet above the top of the eave.

(5) **Occupied space.** Occupied space shall not be incorporated behind this roof type.

(6) No mechanical equipment on roof shall be visible from the adjacent sidewalk.

e. **Towers.** Refer to Figure 10-21-4J (4). A tower is a rectilinear or cylindrical, vertical element, that shall be used with other roof types.

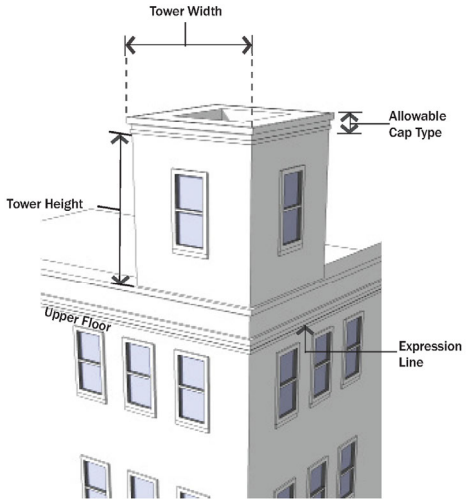


Figure 10-21-4J (4). Tower

(1) **Quantity**. All building types, with the exception of the civic building, are limited to one (1) tower per building.

(2) **Tower height.** Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one (1) upper floor of the building to which the tower is applied.

(3) **Tower width**. Maximum width along all facades is one-third (⅓) the width of the front facade or thirty (30) feet, whichever is less.

(4) **Occupied space.** Towers may be occupied by the same uses allowed in upper stories of the building type to which it is applied.

(5) **Application.** May be combined with all other roof types.

(6) **Tower cap.** The tower may be capped by the parapet, pitched, low pitched, or flat roof roof types, or the spire may cap the tower.

5. **Additional design requirements.** The following outlines the district design requirements that affect a building's appearance and district cohesiveness. They improve the physical quality of buildings, enhance the pedestrian experience, and protect the character of the neighborhood.

a. **Materials and color.**

(1) **Primary facade materials.** Eighty percent (80%) of each street facade shall be constructed of primary materials. Street facade materials shall continue around the corner a minimum depth of twenty (20) feet onto the side facade.

(a) Permitted primary building materials include high quality, durable, natural materials, such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass. Other high quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 10-21-4K (1).

Primary Materials: Brick

Primary Materials: Stone

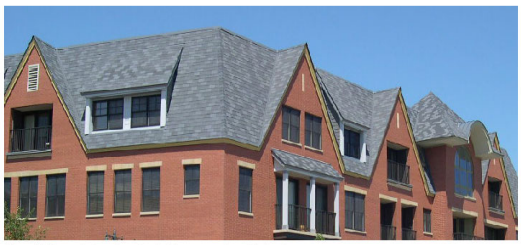
Primary Materials: Painted Wood

Figure 10-21-4K (1). Primary Materials.

b. **Secondary facade materials.** Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.

   (1) Exterior insulation and finishing systems (EIFS) is permitted on upper floor facades only.

c. **Roof materials.** Acceptable roof materials include three hundred (300) pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 10-21-4K (2).



Roof Materials: Asphalt Composite Shingles

Roof Materials: Metal

Roof Materials: Ceramic Tile

Figure 10-21-4K (2). Roof Materials.

d. **Color.** Main building colors shall utilize any historic palettes from any major paint manufacturer. Other colors may be utilized or details and accents, not to exceed a total area larger than ten percent (10%) of the facade surface area.

e. **Appropriate grade of materials.** Commercial quality doors, windows, and hardware shall be used on all ground floor building types with the exception of the attached building and the yard building. Refer to Figure 10-21-4K (3).

Prohibited: Residential Grade Doors on Commercial Buildings.

Permitted: Commercial Grade Doors & Windows on Commercial Buildings.

Figure 10-21-4K (3).Commercial Grade Doors & Windows.

2. **Windows, awnings, and shutters.**

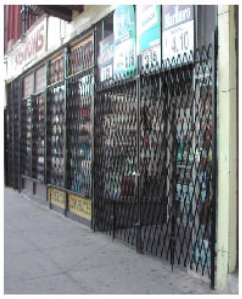
   a. **Windows.** All upper story windows on all historic, residential, and mixed use buildings shall be recessed, and either casement or double hung. Percent of transparency is required per building type. Horizontal or vertical strip windows, tinted or reflective glass, and glass block (Figure 10-21-4K (4)) are prohibited on street facades.

Prohibited: Glass block windows on front facade.

Figure 10-21-4K (4).Windows.

b. **Security grills.** Grills shall be fully retractable and completely within the interior of the building and inconspicuous to the extent possible. Exterior bars are prohibited on any window. Refer to Figure 10-21-4K (5).

Permitted: Fully retractable, interior security grills.



Prohibited: Exterior grills and bars.

Figure 10-21-4K (5).Security Grills.

c. **Awnings**. All awnings shall be canvas or metal. Plastic awnings and canopy awnings that extend from the front facade into the right-of-way are prohibited. Awning types and colors for each building face shall be coordinated. Refer to Figure 10-21-4K (6).

Permitted Awnings: Metal (left) and Canvas (right)

Prohibited Awnings: Canopy awnings that extend from the front facade into the right-of-way

Figure 10-21-4K (6). Awnings.

d. **Shutters**. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood. "Engineered" wood may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.

3. **Rear parking facade design.** The following applies in all locations where a public building entrance occurs on the rear facade adjacent to a parking lot. Refer to Figure 15.4K (7).

Front Facade Example.

Rear Facade Example.

Figure 10-21-4K (7).Rear Parking Facade Design.

a. **Entrance type.** An entrance type shall be utilized for a minimum of twenty (20) feet of rear facade. Refer to 10-21-4I(2) -(5).

b. **Transparency requirement.** Public building entrance facade area, minimum twenty (20) feet wide, shall utilize one (1) of the following:

c. When the storefront entrance type is utilized, a minimum forty-five percent (45%) transparency is required for the ground floor facade entrance, and the door shall be a minimum of forty-five percent (45%) transparent.

d. When any other entrance type is utilized, the minimum transparency required for upper floors of the street facade shall apply to the rear ground floor entrance area, and the door shall be a minimum of forty-five percent (45%) transparent.

3. **Awnings and signage are encouraged.**

4. **Balconies**. The following applies in all locations where balconies are incorporated into the facade design facing any street or parking lot. Refer to Figure 10-21-4K (8).

Figure 10-21-4K (8). Balconies Integral to Facade.

a. **Size.** Balconies shall be a minimum of six (6) feet deep and five (5) feet wide.

b. **Connection to building.** Balconies shall be integral to the facade at the street line. Balconies on stepbacked stories shall be independently secured and unconnected to other balconies.

c. **Facade coverage.** A maximum of forty percent (40%) of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.

Z. **Site development standards:**

1. **Signage.**

a. **General requirements.** Refer to chapter 10-20 of the Yorkville City Code for all signage regulations applicable to the downtown overlay districts.

b. **Revisions to the signage regulations.** The following revises chapter 10-20 of the Yorkville City Code specific to the S districts.

c. **Freestanding low monument signs**. (Refer to section 10-20-4) Low monument signs are permitted only in the S4 district.

2. **Parking requirements.**

a. **Applicability.** This section shall apply to all new development and changes in use or intensity of use for existing development in any S districts.

b. **General requirements.** Off-street parking spaces shall be provided in conformance with chapter 10-16 Off-Street Parking and Loading Regulations, unless revised in this section 10-21-5.B.

c. **Required vehicle parking.** The required vehicle parking Table 10-21-5B (1) indicates the maximum vehicle parking ratio for a given use.

d. **Parking credits.** Vehicular parking standards within chapter 10-16 may be reduced by achieving one (1) or all of the following credits:

(1) **On-street parking credit.** For all non-residential uses, on-street parking spaces that meet the following shall be credited against the parking requirement.

(a) Spaces shall be designated on-street parking available twenty-four (24) hours of every day.

(b) On-street space located a minimum of fifty percent (50%) adjacent to the property line of the lot.

(2) **Public parking credit.** For all non-residential uses, public parking spaces located within six hundred and sixty (660) feet of any property line may be credited against the parking requirement at a rate of one (1) credit for every three (3) public parking spaces.

(3) **Car-share parking credit.** The vehicular parking requirements can be reduced with the inclusion of car-share parking spaces as follows:

(a) Per each car-share parking space provided, required parking spaces shall be reduced by four (4) spaces.

(b) Required parking spaces may be reduced up to forty percent (40%).

(c) Approval. Applicant must provide documentation of an agreement with a car-share company. If this agreement should terminate at any point, applicant shall be required to provide parking as otherwise required herein.

(4) **Shared parking.** Required parking may be reduced to the lower amount if at least eighty percent (80%) of non-residential parking is available as publicly shared parking. Otherwise, the higher standard parking requirement shall apply.

(a) Other parking reductions. Additional reductions may be approved by the Planning and Zoning Commission with the submittal of a parking study illustrating the reduction.

(5) **Bicycle parking.**

(a) **Required bicycle parking.** The required bicycle parking Table 10-21-5B (2) indicates the minimum bicycle parking ratio for a given use.

(i) Bicycle parking is not required for uses not listed.

(ii) Bicycle parking is not required for uses less than two thousand five hundred (2,500) square feet in size.

(iii) No use, other than civic is required to accommodate more than twenty (20) bicycles.

(b) **Bicycle parking dimensions.**

(i) Required bicycle parking spaces shall have minimum dimensions of two (2) feet in width and six (6) feet in length.

(ii) An aisle a minimum of five (5) feet wide shall be provided behind bicycle parking facilities to allow for maneuvering.

(iii) A minimum of two (2) feet shall be provided beside each parked bicycle to allows access. This access may be shared by adjacent bicycles.

(iv) Racks shall be installed a minimum of two (2) feet from any wall or other obstruction.

(i) **Location.** Bicycle parking should be located within fifty (50) feet of the entrance of the use.

1. Indoor or outdoor spaces are permitted, provided they are located on the lot with which they are associated.

2. Bicycle parking facilities shall be separated from vehicular parking areas to protect parked bicycles from damage. The separation may be accomplished through grade separation, distance or physical barrier, such as curbs, wheel stops, poles or other similar features.

3. Racks and structures. Racks and structures shall be provided for each unprotected parking space, and shall be designed to accommodate both chain and U-shaped locking devices supporting the bicycle frame at two (2) points.

3. **Landscape.**

a. **General requirements.** Refer to chapter 10-17 Fencing and Screening, for all landscaping and screening requirements.

b. **Build-to zones and setbacks.** All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space.

(1) Driveways are permitted to cross the front and corner build-to zone and rear setbacks perpendicularly at a maximum of twenty-five (25) feet in width.

(2) Driveways may encroach upon the side setbacks longitudinally on parcels fifty (50) feet or less in width.

(3) Parking lots shall not encroach upon any setbacks. Side and rear yard parking lots shall not be located closer to the front or corner lot line than the building.

c. **Frontage buffer requirements.** Refer to Figure 10-21-5C (1). The following additional requirements are specific to the S districts and is in addition to information within chapter 10-17 Fencing and Screening guidelines.

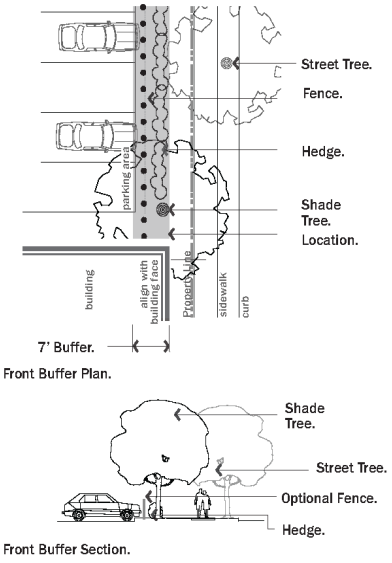


Figure 10-21-5C (1). Frontage Buffer Plan and Section.

Frontage Buffer Requirements	
Buffer Depth & Location [1]	
Depth	7'
Location on Site	Between street facing property line and vehicular areas [2]
Buffer Landscape Requirements	
Uses & Materials	Uses and materials other than those indicated are prohibited in the buffer
Shade Trees	Medium or large shade tree with full, spreading canopies required at least every 40'; Locate on the street side of the fence; Spacing should alternate with street trees
Hedge	Required continuous hedge on street side of fence, between shade trees & in front of parking areas
Hedge Composition	Individual shrubs with a minimum width of 24", spaced no more than 36" on center
Existing Vegetation	May be credited toward buffer area
Fence	
Location	2' from back of curb of vehicular area
Materials	Non-galvanized steel or painted PVC; Masonry Columns (maximum width 2'6") and Low Wall (maximum 18" height) permitted
Minimum Height	3' for Steel or Painted PVC
Maximum Height	4' for Steel or Painted PVC, 18" for Low Wall
Colors	Black, gray, or dark green for Steel or Painted PVC
Opacity	Minimum 30%; Maximum 60% for Steel or Painted PVC
Gate/Opening	One gate permitted per street frontage; Opening width maximum 6'

Notes:

[1] This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

[2] In Front and Corner Yards, when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.

Table 10-21-5C (1). Frontage Buffer Requirements.

(1) **Intent.** To lessen the visual impact of parking areas visible from the street.

(2) **General applicability.** Applies to properties in all S districts where a parking area is located adjacent to a right-of-way.

(3) **Exceptions.** Parking areas along alleys, except when a residential district is located across the alley. Single- and two-family residences are also excepted.

4. **Street guidelines.**

a. **General street guidelines.** The following guidelines should apply to all new streets within S districts with the intent of creating pedestrian oriented, multimodal streets.

(1) **Typical street elements.** All street rights-of-way should include the following vehicular and pedestrian realm considerations. Refer to Figure 10-21-5D (1).

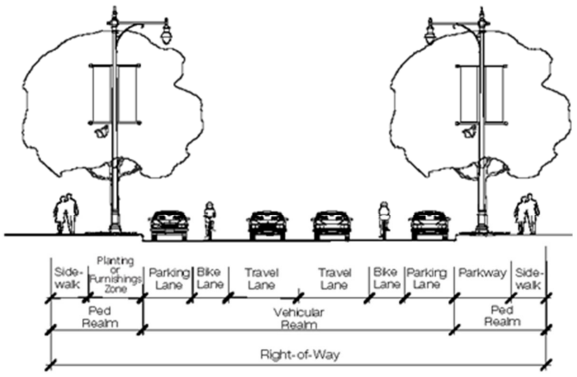


Figure 10-21-5D (1). Typical Right-of-Way Elements.

(3) **Vehicular realm.** The vehicular realm is comprised of the travel lanes, bicycle lanes, and parking lanes.

(4) **Pedestrian realm.** The pedestrian realm is comprised of pedestrian facilities, such as sidewalk. A buffer area that serves to buffer pedestrians or bicyclists from the movements of higher speed vehicles in the vehicular realm shall consist of one (1) of the following:

(a) **Landscape zone.** A landscape area between the back of curb to the sidewalk in which street trees, stormwater swales, lighting, and signage may be located. Typically used adjacent to residential ground floor uses.

(b) **Furnishings zone.** A hardscape area that extends from the sidewalk to the back of curb, in which street trees, street furniture, lighting, and signage may be located. Typically used adjacent to commercial or office ground floor uses.

(2) **Bicycle facilities.** Bicycle facilities, such as dedicated lanes and dedicated shared lanes should be included on any streets based on the City's bicycle plan. New streets within S districts shall utilize shared lanes. A shared lane refers to a street that does not have bicycle lanes or a designated shared lane, but the speed and configuration of the street is such that bicycles could comfortably share lanes with traffic.

(3) **Vehicular on-street parking.** On-street parking, whether parallel or diagonal, shall be included according to the district street details for that street.

b. **Street trees.** Street trees are required along all existing and new street frontages.

(1) All planting material requirements within landscaping and screening guidelines shall be utilized.

(2) Street trees shall be located in either a landscape zone (within a planting bed or lawn) or a furnishings zone (in trees wells with grate as required).

(3) **Permeable surface.** For each tree preserved or planted, a minimum amount of permeable surface area is recommended.

(a) Preserved trees should have a permeable surface area equal to the critical root zone. The critical root zone is equal to half of the radius of the tree's mature canopy, measured from the trunk out to the dripline.

(b) Planted trees have a suggested minimum permeable area and soil volume based upon tree size; refer to Table 10-21-5D (1) for details.

Tree Size Type	Soil Volume (cubic ft)	Soil Surface Area (sq ft) with 2.5' Soil Depth	Permeable Surface Area Requirement (sq ft)
Medium	2,852	1141 (approx. 34' x 34')	225 (15' x 15')
Large	6,532	2681 (approx. 50' x 50')	400 (20' x 20')

Table 10-21-5D (1). Minimum Recommended Soil Volumes and Permeable Area per Planted Tree.

(c) Permeable area for one (1) tree cannot count toward that of another tree.

(4) **Structural soil.** When the critical root zone of an existing tree or the suggested permeable surface area requirement of a newly planted tree extends below any pavement, structural soil is required underneath the pavement.

c. **Pedestrian lighting.** Pedestrian light fixtures shall be installed per the street requirements of the City's Department of Public Works and any streetscape master plan adopted by the City.

d. **New streets and subdivision.** For all developments with total parcel acreage larger than five (5) acres, subdivision and construction of a new street will yield the most buildings. (Building types require buildings to front streets). Refer to Figure 10-21-5D (2) for an example of a typical new block and street configuration. The following

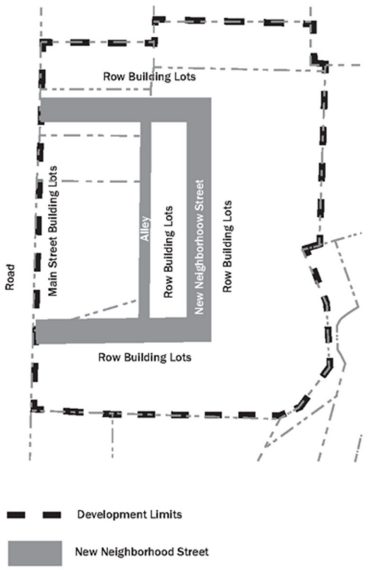


Figure 10-21-5D (2). Example of New Street and Block Configuration for Large Parcels or When Multiple Parcels are Combined.

recommendations apply:

(1) **Interconnected street pattern.** Streets shall connect and continue existing streets from adjoining areas and cul-de-sac and dead end streets should be avoided.

(2) **Blocks.**

(a) The shape of a block shall be generally rectangular, but may vary due to natural features or site constraints.

(b) Blocks shall typically be two (2) lots deep with the exception of blocks containing open space. Blocks may also include an alley. Blocks may included existing lots within an existing zoning district.

(c) Blocks shall typically be fronted with lots on at least two (2) faces, preferably on the longest street faces.

(d) Consider lot and block orientation for maximum energy efficiency. For example, block orientation along an east-west longitudinal axis will encourage development of buildings oriented along an east-west axis, with smaller east and west facing facades, able to take advantage of passive solar technology.

(e) Block size should be less than four hundred (400) feet.

(3) **Access points.** A minimum of two (2) access points should be provided for each development, with a minimum of one (1) per every one thousand five hundred feet (1,500') of boundary recommended.

(4) **Primary streets.** Designate primary streets so that all buildings front at least one (1) primary street. Vehicular access should not be located off a primary street, unless the parcel is fronted by more than two (2) primary streets.

(5) Blocks may include interior alleys or lanes.

(6) Typical lot configuration. All lots shall have frontage along a public street unless otherwise specified in building type requirements. Flag lots are prohibited.

c. **Temporary structures.**

(1) **General requirements.** Refer to chapter 10-17 Fencing and Screening, for all landscaping and screening requirements.

(2) **Description and intent.** Temporary structures are allowed in all districts according to the following guidelines:

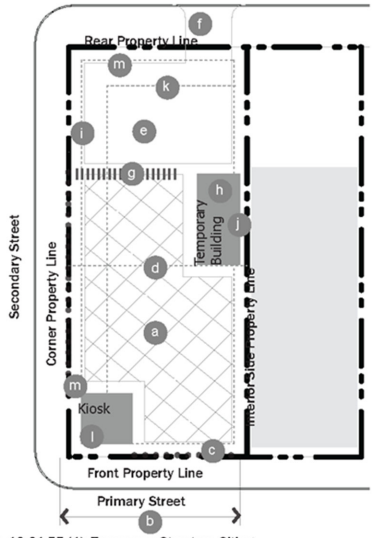


Figure 10-21-5E (1). Temporary Structure Siting

(a) The small scale activity or display area can be a patio for outdoor eating or display of goods and should constitute the majority of the site. The frontage required continues the streetwall of the adjacent buildings, allowing a continuous pedestrian experience from the street with views into the outdoor space.

(b) Two (2) accessory structures are permitted. A temporary building may be erected in the rear of the lot and allows patrons to enter the building. A permanent kiosk may be located anywhere on the lot, but allows employees only in the interior.

(3) Regulations. Regulations for temporary structures are defined in the following table:

(4) Mobile food vendors. Refer to Section 10-3-14 Mobile food vendor vehicles and retail vendor vehicles, for all mobile food vendor requirements.

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

Agenda Item Number

Mayor's Report #10

Tracking Number

CC 2021-04

Agenda Item Summary Memo

Title: City Buildings Updates

Meeting and Date: City Council – November 28, 2023

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested: Informational

Submitted by: Bart Olson (Name) Administration (Department)

Agenda Item Notes:

If new information is available at the time of the meeting, then a discussion will be held.

Have a question or comment about this agenda item?
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Legal	☐
Finance	☐
Engineer	☐
City Administrator	■
Community Development	☐
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Mayor's Report #11

Tracking Number

CC 2021-38

Agenda Item Summary Memo

Title: Water Study Update

Meeting and Date: City Council – November 28, 2023

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested: Informational

Submitted by: Bart Olson (Name) Administration (Department)

Agenda Item Notes:

If new information is available at the time of the meeting, then a discussion will be held.

Have a question or comment about this agenda item?
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