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 26, 2024
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. Introduction and Swearing-In of New Yorkville Police Department Officer – Jack Wade

Public Hearings:

Citizen Comments on Agenda Items:

Consent Agenda:

1. Bill Payments for Approval
   - $ 1,776,915.21 (vendors)
   - $ 3,128.71 (wire payments)
   - $ 405,572.23 (payroll period ending 11/08/24)
   - $ 2,185,616.15 (total)
2. PW 2024-93 Ordinance Amending the Code of Ordinances of the United City of Yorkville, Kendall County, Illinois Regulating On-Street Parking (Garden Street) – *authorize the Mayor and City Clerk to Execute*
3. PW 2024-95 Resolution Approving a Change Order Relating to the 2024 Water Main Improvement Project (Contract B Fox Industrial) – *authorize the Mayor and City Clerk to Execute*
4. PW 2024-97 Resolution Approving a Request for Change in Plans and Engineer's Final Payment Estimate for the 2024 Road to Better Roads Project – *authorize the Mayor and City Clerk to Execute*
5. ADM 2024-46 Treasurer's Report for October 2024

Mayor's Report:

1. CC 2024-89 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, 2025 and Ending on April 30, 2026
2. CC 2024-90 Resolution Authorizing the Donation of Certain Used Playground Equipment to Kids Around the World, a Not-For-Profit Entity (Rotary Park)
3. CC 2024-91 Ordinance Amending Yorkville City Code Section 2-9-2 Regarding Planning and Zoning Commission Membership
4. CC 2024-92 Ordinance Approving a Water Easement Agreement with Commonwealth Edison Company (Timber Ridge)

Public Works Committee Report:

1. PW 2024-94 Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (Kennedy Road Roadway Improvements – Phase I Engineering Agreement)
2. PW 2024-98 Resolution Authorizing the Purchase of 1243 Replacement Water Meters in an Amount Not to Exceed $735,093
3. PW 2024-99 Resolution Approving a Quote for Certain Improvements to the Rob Roy Drainage Ditch in an Amount Not to Exceed $124,715

Economic Development Committee Report:

Public Safety Committee Report:

1. PS 2024-17 Resolution Authorizing the Purchase of Two Ford Interceptor Sports Utility Vehicles from Marrow Brothers Ford, Inc., in an Amount Not to Exceed $154,452
2. PS 2024-18 Resolution Approving an Intergovernmental Agreement Between Yorkville Community Unit School District 115 and the United City of Yorkville (School Resource Officer)

Administration Committee Report:

1. ADM 2024-50 Resolution Approving Liability, Cyber, and Worker's Compensation Insurance Coverage for the Calendar Year 2025
2. ADM 2024-51 Bond Abatement Ordinances
    a. Ordinance abating the tax levied for the year 2024 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 2024 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 2024 to pay the principal of and interest on the $4,295,000 General Obligation Bonds (Alternate Revenue Source), Series 2014A
    d. Ordinance abating the tax levied for the year 2024 to pay the principal of and interest on the $8,250,000 General Obligation Bonds (Alternate Revenue Source), Series 2021

Bond Abatement Ordinances (cont'd):

e. Ordinance abating the tax levied for the year 2024 to pay the principal of and interest on the $5,170,000 General Obligation Bonds (Alternate Revenue Source), Series 2022

f. Ordinance abating the tax hereto levied for the year 2024 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2023A

3. ADM 2024-52 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)

4. ADM 2024-53 Ordinance for the Amended Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2025 and Ending April 30, 2026 in and for Special Service Area Number 2004-201 (Fox Hill)

5. ADM 2024-54 Ordinance for the Amended Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2025 and Ending April 30, 2026 in and for Special Service Area Number 2006-119 (Sunflower Estates)

Park Board:

Planning and Zoning Commission

1. PZC 2024-27 & EDC 2024-79 Ordinance Approving the Final Plat of Subdivisions for Grande Reserve Units 18 & 25

2. PZC 2024-28 & EDC 2024-80 Ordinance Approving the Final Plat of Subdivisions for Grande Reserve Unit 21

City Council Report:

City Clerk's Report:

Community and Liaison Report:

Staff Report:

Mayor's Report (cont'd):

5. CC 2021-04 City Buildings Updates

6. CC 2021-38 Water Study Update

Additional Business:

Citizen Comments:

Executive Session:

Adjournment:

COMMITTEES, MEMBERS AND RESPONSIBILITIES

ADMINISTRATION: December 18, 2024 – 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 3, 2024 – 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: TBD – 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 17, 2024 – 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 26, 2024
7:00 PM
CITY COUNCIL CHAMBERS

AMENDMENTS TO AGENDA:

PRESENTATIONS:

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1. Introduction and Swearing-In of New Yorkville Police Department Officer – Jack Wade

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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 2024-93 Ordinance Amending the Code of Ordinances of the United City of Yorkville, Kendall County, Illinois Regulating On-Street Parking (Garden Street)
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

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3. PW 2024-95 Resolution Approving a Change Order Relating to the 2024 Water Main Improvement Project (Contract B Fox Industrial)
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

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4. PW 2024-97 Resolution Approving a Request for Change in Plans and Engineer's Final Payment Estimate for the 2024 Road to Better Roads Project

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

☐ Removed _____

☐ Notes _____

_____

_____

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5. ADM 2024-46 Treasurer's Report for October 2024

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

☐ Removed _____

☐ Notes _____

_____

_____

MAYOR'S REPORT:

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1. CC 2024-89 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, 2025 and Ending on April 30, 2026

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

☐ Removed _____

☐ Notes _____

_____

_____

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2. CC 2024-90 Resolution Authorizing the Donation of Certain Used Playground Equipment to Kids Around the World, a Not-For-Profit Entity (Rotary Park)

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

☐ Removed _____

☐ Notes _____

_____

_____

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3. CC 2024-91 Ordinance Amending Yorkville City Code Section 2-9-2 Regarding Planning and Zoning Commission Membership

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

☐ Removed _____

☐ Notes _____

_____

_____

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4. CC 2024-92 Ordinance Approving a Water Easement Agreement with Commonwealth Edison Company (Timber Ridge)

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

☐ Removed _____

☐ Notes _____

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_____

PUBLIC WORKS COMMITTEE REPORT:

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1. PW 2024-94 Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (Kennedy Road Roadway Improvements – Phase I Engineering Agreement)

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

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2. PW 2024-98 Resolution Authorizing the Purchase of 1243 Replacement Water Meters in an Amount Not to Exceed $735,093

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

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3. PW 2024-99 Resolution Approving a Quote for Certain Improvements to the Rob Roy Drainage Ditch in an Amount Not to Exceed $124,715

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

PUBLIC SAFETY COMMITTEE REPORT:

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1. PS 2024-17 Resolution Authorizing the Purchase of Two Ford Interceptor Sports Utility Vehicles from Marrow Brothers Ford, Inc., in an Amount Not to Exceed $154,452

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

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2. PS 2024-18 Resolution Approving an Intergovernmental Agreement Between Yorkville Community Unit School District 115 and the United City of Yorkville (School Resource Officer)

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

ADMINISTRATION COMMITTEE REPORT:

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1. ADM 2024-50 Resolution Approving Liability, Cyber, and Worker's Compensation Insurance Coverage for the Calendar Year 2025

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

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2. ADM 2024-51 Bond Abatement Ordinances
   a. Ordinance abating the tax levied for the year 2024 to pay the principal of and interest on the $5,575,000 General Obligation Bonds (Alternate Revenue Source), Series 2015A

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

   b. Ordinance abating the tax levied for the year 2024 to pay the principal of and interest on the $1,235,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

   c. Ordinance abating the tax levied for the year 2024 to pay the principal of and interest on the $4,295,000 General Obligation Bonds (Alternate Revenue Source), Series 2014A

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

   d. Ordinance abating the tax levied for the year 2024 to pay the principal of and interest on the $8,250,000 General Obligation Bonds (Alternate Revenue Source), Series 2021

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

   e. Ordinance abating the tax levied for the year 2024 to pay the principal of and interest on the $5,170,000 General Obligation Bonds (Alternate Revenue Source), Series 2022

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

   f. Ordinance abating the tax hereto levied for the year 2024 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2023A

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Notes _____

_____

_____

_____

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3. ADM 2024-52 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

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

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

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

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

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

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

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

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)

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Notes _____

_____

_____

_____

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4. ADM 2024-53 Ordinance for the Amended Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2025 and Ending April 30, 2026 in and for Special Service Area Number 2004-201 (Fox Hill)

   ☐ Moved forward to CC _____

   ☐ Approved by Committee _____

   ☐ Bring back to Committee _____

   ☐ Notes _____

   _____

   _____

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5. ADM 2024-54 Ordinance for the Amended Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2025 and Ending April 30, 2026 in and for Special Service Area Number 2006-119 (Sunflower Estates)

   ☐ Moved forward to CC _____

   ☐ Approved by Committee _____

   ☐ Bring back to Committee _____

   ☐ Notes _____

   _____

   _____

PLANNING AND ZONING COMMISSION:

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1. PZC 2024-27 & EDC 2024-79 Ordinance Approving the Final Plat of Subdivisions for Grande Reserve Units 18 & 25

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

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2. PZC 2024-28 & EDC 2024-80 Ordinance Approving the Final Plat of Subdivisions for Grande Reserve Unit 21

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

MAYOR'S REPORT (CONT'D):

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5. CC 2021-04 City Buildings Updates

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

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6. 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 26, 2024

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: 11/06/24

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
541659	R0002557	COMED						
	092724		09/27/24	01	ELECTRICAL SUPPLY TO 655 GAME	51-510-60-00-6029	6,757.12	
				02	FARM ROAD	** COMMENT **		
						INVOICE TOTAL:	6,757.12 *	
						CHECK TOTAL:		6,757.12
						TOTAL AMOUNT PAID:		6,757.12

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 11/08/2024

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
541656	BEEBED	DAVID BEEBE							
	10/26-11/01		11/01/24	01	REFEREE	79-795-54-00-5462		110.00	
						INVOICE TOTAL:		110.00	*
						CHECK TOTAL:		110.00	
D003828	DIETERG	GARY M. DIETER							
	10/26-11/01		11/01/24	01	REFEREE	79-795-54-00-5462		200.00	
						INVOICE TOTAL:		200.00	*
						DIRECT DEPOSIT TOTAL:		200.00	
D003829	OLEARYM	MARTIN J. O'LEARY							
	10/26-11/01		11/01/24	01	REFEREE	79-795-54-00-5462		200.00	
						INVOICE TOTAL:		200.00	*
						DIRECT DEPOSIT TOTAL:		200.00	
541657	WEX	WEX BANK							
	100749353		10/31/24	01	OCT 2024 GASOLINE	01-210-56-00-5695		6,770.38	
				02	OCT 2024 GASOLINE	01-220-56-00-5695		606.43	
						INVOICE TOTAL:		7,376.81	*
						CHECK TOTAL:		7,376.81	

TOTAL CHECKS PAID: 7,486.81

TOTAL DIRECT DEPOSITS PAID: 400.00

TOTAL AMOUNT PAID: 7,886.81

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 11/15/2024

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
541660	BEEBED DAVID BEEBE						
	11/2-11/8	11/12/24	01	REFEREE	79-795-54-00-5462		110.00
					INVOICE TOTAL:		110.00 *
					CHECK TOTAL:		110.00
D003830	DIETERG GARY M. DIETER						
	11/2-11/8	11/12/24	01	REFEREE	79-795-54-00-5462		200.00
					INVOICE TOTAL:		200.00 *
					DIRECT DEPOSIT TOTAL:		200.00
541661	MARCO MARCO TECHNOLOGIES LLC						
	541229597	10/27/24	01	10/20-11/20 COPIER CHARGES	01-110-54-00-5485		526.76
			02	10/20-11/20 COPIER CHARGES	01-120-54-00-5485		526.75
			03	10/20-11/20 COPIER CHARGES	01-220-54-00-5485		735.46
			04	10/20-11/20 COPIER CHARGES	01-210-54-00-5485		864.08
			05	10/20-11/20 COPIER CHARGES	01-410-54-00-5485		60.64
			06	10/20-11/20 COPIER CHARGES	51-510-54-00-5485		60.64
			07	10/20-11/20 COPIER CHARGES	52-520-54-00-5485		60.63
			08	10/20-11/20 COPIER CHARGES	79-790-54-00-5485		165.54
			09	10/20-11/20 COPIER CHARGES	79-795-54-00-5485		432.33
					INVOICE TOTAL:		3,432.83 *
					CHECK TOTAL:		3,432.83
D003831	OLEARYM MARTIN J. O'LEARY						
	11/2-11/8	11/12/24	01	REFEREE	79-795-54-00-5462		200.00
					INVOICE TOTAL:		200.00 *
					DIRECT DEPOSIT TOTAL:		200.00
541662	PRINTSRC LAMBERT PRINT SOURCE, LLC						

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 11/15/2024

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
541662	PRINTSRC	LAMBERT PRINT SOURCE, LLC						
	4231-BALANCE		08/23/24	01	HOMETOWN DAYS SIGNAGE	79-795-56-00-5602		100.00
						INVOICE TOTAL:		100.00 *
						CHECK TOTAL:		100.00
541663	UIRVDA	UPPER ILLINOIS RIVER VALLEY						
	APP FEE		11/12/24	01	ENTERPRISE ZONE APPLICATION	01-640-54-00-5486		1,000.00
				02	FEE	** COMMENT **		
						INVOICE TOTAL:		1,000.00 *
						CHECK TOTAL:		1,000.00

TOTAL CHECKS PAID: 4,642.83

TOTAL DIRECT DEPOSITS PAID: 400.00

TOTAL AMOUNT PAID: 5,042.83

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 11/22/2024

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
541665	BEEBED	DAVID BEEBE							
	11/09-11/15		11/15/24	01	REFEREE	79-795-54-00-5462		200.00	
						INVOICE TOTAL:		200.00	*
						CHECK TOTAL:		200.00	
D003832	DIETERG	GARY M. DIETER							
	11/09-11/15		11/15/24	01	REFEREE	79-795-54-00-5462		200.00	
						INVOICE TOTAL:		200.00	*
						DIRECT DEPOSIT TOTAL:		200.00	
D003833	PATTONS	SHANE PATTON							
	11/09-11/15		11/15/24	01	REFEREE	79-795-54-00-5462		110.00	
						INVOICE TOTAL:		110.00	*
						DIRECT DEPOSIT TOTAL:		110.00	

TOTAL CHECKS PAID: 200.00

TOTAL DIRECT DEPOSITS PAID: 310.00

TOTAL AMOUNT PAID: 510.00

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

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900155	FNBO FIRST NATIONAL BANK OMAHA				11/25/24		
	112524-A.SIMMONS	10/31/24	01	GOTO-OCT 2024 PHONE SERVICE		01-110-54-00-5440	174.43
			02	GOTO-OCT 2024 PHONE SERVICE		01-220-54-00-5440	174.43
			03	GOTO-OCT 2024 PHONE SERVICE		01-120-54-00-5440	87.21
			04	GOTO-OCT 2024 PHONE SERVICE		79-795-54-00-5440	174.43
			05	GOTO-OCT 2024 PHONE SERVICE		01-210-54-00-5440	872.14
			06	COMCAST-09/20-10/19 INTERNET		01-110-54-00-5440	95.89
			07	AT 651 PRAIRIE POINTE DR		** COMMENT **	
			08	COMCAST-09/20-10/19 INTERNET		01-220-54-00-5440	85.24
			09	AT 651 PRAIRIE POINTE DR		** COMMENT **	
			10	COMCAST-09/20-10/19 INTERNET		01-120-54-00-5440	63.93
			11	AT 651 PRAIRIE POINTE DR		** COMMENT **	
			12	COMCAST-09/20-10/19 INTERNET		79-790-54-00-5440	85.24
			13	AT 651 PRAIRIE POINTE DR		** COMMENT **	
			14	COMCAST-09/20-10/19 INTERNET		01-210-54-00-5440	426.17
			15	AT 651 PRAIRIE POINTE DR		** COMMENT **	
			16	COMCAST-09/20-10/19 INTERNET		79-795-54-00-5440	85.24
			17	AT 651 PRAIRIE POINTE DR		** COMMENT **	
			18	VERIZON-SEPT 2024 IN CAR UNITS		01-210-54-00-5440	756.21
			19	AMAZON-ORGANIZING FOLDERS		01-120-56-00-5610	25.61
			20	ADS-NOV-JAN ALARM MONITORING		24-216-54-00-5446	120.00
			21	AT 651 PRAIRIE POINTE DR		** COMMENT **	
			22	ADS-NOV-JAN ALARM MONITORING		24-216-54-00-5446	120.00
			23	AT 102 E VAN EMMON		** COMMENT **	
			24	ADS-NOV-JAN ALARM MONITORING		24-216-54-00-5446	360.00
			25	AT WATER TOWERS		** COMMENT **	
			26	NICOR-09/03-10/02 SERVICE AT		01-110-54-00-5480	61.20
			27	651 PRAIRIE POINTE DR		** COMMENT **	
						INVOICE TOTAL:	3,767.37 *
	112524-B.BEHRENS	10/31/24	01	MENARDS#100224-STREWS, STRAP		01-410-56-00-5620	30.22
			02	MENARDS#100724-DRILL BITS		01-410-56-00-5630	51.66
						INVOICE TOTAL:	81.88 *
	112524-B.BLYSTONE	10/31/24	01	AMAZON-COPY PAPER		01-110-56-00-5610	131.97
			02	AMAZON-POST-IT NOTES, ARROW		01-110-56-00-5610	44.10
			03	FLAGS, MOUSE PAD,		** COMMENT **	
			04	REINFORCEMENT STICKERS		** COMMENT **	
			05	800 FLOWERS-SYMPATHY		01-110-56-00-5610	156.03
			06	ARRANGEMENT-WOOLSEY		** COMMENT **	
						INVOICE TOTAL:	332.10 *
	112524-B.OLSON	10/31/24	01	ZOOM-09/23-10/22 USER FEES		01-110-54-00-5462	189.95
						INVOICE TOTAL:	189.95 *
	112524-C.PRUITT	10/31/24	01	TARGET-BUNS, HOT CHOCOLATE		79-795-56-00-5607	38.22

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900155	FNBO FIRST NATIONAL BANK OMAHA				11/25/24		
	112524-E.HERNANDEZ	10/31/24	11	BUNGEES		** COMMENT **	
			12	MENARDS#100924-LUMBER		01-410-56-00-5628	178.92
			13	MENARDS#102824-CABLE TIES,		01-410-56-00-5620	57.74
			14	BRUSH, HANDLE, BUNGEE CORDS,		** COMMENT **	
			15	GATE PULL		** COMMENT **	
			16	MENARDS#101724-METAL PANELS,		01-410-56-00-5620	77.75
			17	SCREWS, CLEANER, RAGS, BROOM		** COMMENT **	
						INVOICE TOTAL:	956.78 *
	112524-E.WILLRETT	10/31/24	01	PARAGON-ADOBE ACROBAT RENEWAL		01-640-54-00-5450	14,663.37
			02	FV OCCUPATION-DRUG TESTING		01-210-54-00-5462	40.00
			03	ILCMA-PROFESSIONAL DEVELOPMENT		01-110-54-00-5412	65.00
			04	EVENT REGISTRATION		** COMMENT **	
						INVOICE TOTAL:	14,768.37 *
	112524-G.JOHNSON	10/31/24	01	AMAZON-TELESCOPING MIRROR		51-510-56-00-5638	6.48
			02	MENARDS#101424-BATTERIES		51-510-56-00-5620	17.38
						INVOICE TOTAL:	23.86 *
	112524-G.KLEEFISCH	10/31/24	01	MENARDS#101024-BOLTS,		79-790-56-00-5640	172.30
			02	SQUEEZE, TEFLON TAPE,		** COMMENT **	
			03	CONNECTORS, PLIERS, FUSES		** COMMENT **	
			04	MENARDS#101424-SMOKE LED		79-790-56-00-5640	5.99
			05	MENARDS#102224-AMP METER		25-225-60-00-6020	209.00
						INVOICE TOTAL:	387.29 *
	112524-G.NELSON	10/31/24	01	AMAZON-WALL FILE POCKETS		01-220-56-00-5610	49.36
			02	PARADISE-SEPT 2024 CAR WASHES		01-220-54-00-5462	17.00
			03	AMAZON-PLASTIC SILVERWARE		01-220-56-00-5620	35.60
			04	AMAZON-FILE FOLDERS		01-220-56-00-5610	57.28
			05	AMAZON-KLEENEX		01-220-56-00-5620	71.97
			06	AMAZON-COPY PAPER		01-220-56-00-5610	103.72
			07	YORK POST-CERTIFIED MAILINGS		90-234-00-00-0011	119.52
						INVOICE TOTAL:	454.45 *
	112524-G.STEFFENS	10/31/24	01	MENARDS#092624-POLE		52-520-56-00-5630	39.98
			02	MENARDS#092624-WIRE SPLICE		52-520-56-00-5620	6.70
			03	PARTS		** COMMENT **	
			04	MENARDS#100424-JOINT PLIER		52-520-56-00-5630	35.95
			05	MENARDS#092724-BLUEDEF		52-520-56-00-5695	154.80
			06	MENARDS#092724-SHOP TOWELS		52-520-56-00-5620	11.98
			07	MENARDS#092724-STORAGE BOXES		52-520-56-00-5620	8.53
			08	NAPA#375402-PLIERS		52-520-56-00-5628	51.46
			09	MENARDS#101624-CHISEL,TROWEL		52-520-56-00-5630	20.96
			10	AMAZON-FILTER REFUND		52-520-56-00-5620	-35.88
						INVOICE TOTAL:	294.48 *

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900155	FNBO FIRST NATIONAL BANK OMAHA				11/25/24		
	112524-J.ANDERSON	10/31/24	01	NAPA#375870-BATTERY		79-790-56-00-5640	53.07
			02	MENARDS#101824-STRAW		79-790-56-00-5640	38.94
			03	MENARDS#101624-STRAW		79-790-56-00-5640	25.96
			04	MENARDS#100224-STRAW		79-790-56-00-5640	51.92
			05	MENARDS#102324-BUSHING, ELBOWS		79-790-56-00-5640	86.31
			06	FLATSOS#33302-2 TIRES		79-790-54-00-5495	351.44
						INVOICE TOTAL:	607.64 *
	112524-J.BAUER	10/31/24	01	JC LICHT-LIGHTS		51-510-56-00-5640	132.00
			02	CARSON HEALTH-DRUG TESTING		51-510-54-00-5462	60.00
			03	ROLYAN-RIVE BUOYS		24-216-56-00-5656	619.73
			04	AMAZON-PHONE CASE		51-510-56-00-5620	36.98
			05	AMAZON-OFFICE CHAIR		51-510-56-00-5638	191.77
						INVOICE TOTAL:	1,040.48 *
	112524-J.BELAND	10/31/24	01	IN TOWNE STORAGE-MONTHLY UNIT		01-220-54-00-5485	308.00
			02	RENTAL		** COMMENT **	
			03	SHAW MEDIA-2024 HTD ADS		79-795-56-00-5602	2,170.00
			04	MARATJON-MCI TRAINING GAS		01-110-54-00-5412	60.07
			05	DOUBLE TREE-MCI TRAINING		01-110-54-00-5412	722.40
			06	LODGING		** COMMENT **	
			07	AMAZON-BATTERIES		01-110-56-00-5610	82.54
			08	TRIBUNE-YBSD WATER MAIN		51-510-60-00-6025	2,462.58
			09	PROJECT BID		** COMMENT **	
			10	TRIBUNE-CONSUME CANABIS PH		90-230-00-00-0011	397.21
			11	NOTICE		** COMMENT **	
			12	TRIBUNE-YBSA WATER MAIN		51-510-60-00-6025	1,071.00
			13	PROJECT CONSERVATION PLAN		** COMMENT **	
			14	NOTICE		** COMMENT **	
			15	TRIBUNE-NEXAMP SOLAR PH		90-212-00-00-0011	1,853.24
			16	NOTICE		** COMMENT **	
			17	TRIBUNE-HTD AD PRINT		79-795-56-00-5602	308.00
			18	TRIBUNE-HTD EMAIL AD BLAST		79-795-56-00-5602	1,200.00
			19	TRIBUNE-CONSTRUCTION MANAGER		24-216-60-00-6042	257.44
			20	RFQ		** COMMENT **	
						INVOICE TOTAL:	10,892.48 *
	112524-J.GALAUNER	10/31/24	01	AMAZON-BALL PUMP, JERSEYS		79-795-56-00-5606	44.16
			02	BSN#927233332-BASEBALL JERSEYS		79-795-56-00-5606	70.00
			03	BSN#927276012-BASKETBALL		79-795-56-00-5606	630.00
			04	COACHING SHIRTS		** COMMENT **	
			05	BSN#927431900-GIRLS		79-795-56-00-5606	2,848.25
			06	BASKETBALL JERSEYS		** COMMENT **	
						INVOICE TOTAL:	3,592.41 *
	112524-J.JACKSON	10/31/24	01	MENARDS#101724-PURELL, FACE		52-520-56-00-5620	52.33

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900155	FNBO FIRST NATIONAL BANK OMAHA				11/25/24		
	112524-J.JACKSON	10/31/24	02	MASK, SOAP, SNOWBRUSH		** COMMENT **	
						INVOICE TOTAL:	52.33 *
	112524-J.JENSEN	10/31/24	01	ILACP-MEMBERSHIP RENEWAL		01-210-54-00-5460	265.00
			02	LOGO FACTORY-JACKET, FLEECE,		01-210-56-00-5600	203.40
			03	SHIRT		** COMMENT **	
						INVOICE TOTAL:	468.40 *
	112524-J.JONES	10/31/24	01	TC&P#115157-LAYTEX PAINT		01-410-56-00-5640	1,274.50
			02	TC&P#117852-TRAFFIC SIGNS		23-230-56-00-5619	2,948.55
			03	HIGHSTAR#5010-STREET SIGNS		23-230-56-00-5619	2,988.60
			04	SMITHEREEN#3481272-SEPT 2024		24-216-54-00-5446	97.00
			05	PEST CONTROLL		** COMMENT **	
			06	AMPERAGE#2123440-SPLICE KIT		23-230-56-00-5642	161.40
			07	AMPERAGE#2124178-FUSES,		23-230-56-00-5642	406.30
			08	INSULATING BOOTS, BULBS, WIRE		** COMMENT **	
			09	NUTS		** COMMENT **	
			10	AMPERAGE#2124860-HEAT SLEEVES		23-230-56-00-5642	87.50
			11	ARNESON#258351-SEPT 2024 GAS		01-410-56-00-5695	268.70
			12	ARNESON#258351-SEPT 2024 GAS		51-510-56-00-5695	268.70
			13	ARNESON#258351-SEPT 2024 GAS		52-520-56-00-5695	268.69
			14	ARNESON#258352-SEPT 2024 DSL		01-410-56-00-5695	273.94
			15	ARNESON#258352-SEPT 2024 DSL		51-510-56-00-5695	273.94
			16	ARNESON#258352-SEPT 2024 DSL		52-520-56-00-5695	273.95
			17	WPC#0325021-BAND REPAIR CLAMP		51-510-56-00-5640	189.25
			18	ARNESON#255370-SEPT 2024 DSL		01-410-56-00-5695	237.33
			19	ARNESON#255370-SEPT 2024 DSL		51-510-56-00-5695	237.33
			20	ARNESON#255370-SEPT 2024 DSL		52-520-56-00-5695	237.32
			21	ARNESON#255369-SEPT 2024 GAS		01-410-56-00-5695	246.76
			22	ARNESON#255369-SEPT 2024 GAS		51-510-56-00-5695	246.76
			23	ARNESON#255369-SEPT 2024 GAS		52-520-56-00-5695	246.76
			24	POLLARD#0271273-DRUM PUMP		51-510-56-00-5640	1,324.57
			25	TUBE AND METER		** COMMENT **	
			26	METRO INDUSTRY#066060-MONTHLY		52-520-54-00-5444	360.00
			27	METRO CLOUD DATA SERVICE FOR		** COMMENT **	
			28	LIFT STATIONS		** COMMENT **	
			29	METRO INDUSTRY#066132-REPLACED		52-520-54-00-5444	2,627.00
			30	INOPERATIVE VEGA UNIT		** COMMENT **	
			31	AUROAR#236233-AUGUST WATER		51-510-54-00-5429	315.00
			32	TESTING		** COMMENT **	
			33	UNIFIRST#H851964-FIRST AID		52-520-56-00-5620	88.03
			34	SUPPLIES		** COMMENT **	
			35	ARNESON#255435-SEPT 2024 GAS		01-410-56-00-5695	21.59
			36	ARNESON#255435-SEPT 2024 GAS		51-510-56-00-5695	21.59
			37	ARNESON#255435-SEPT 2024 GAS		52-520-56-00-5695	21.59

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900155	FNBO FIRST NATIONAL BANK OMAHA				11/25/24		
	112524-J.JONES	10/31/24	38	POLLARD#0272496-FOOD GRADE		51-510-56-00-5640	67.20
			39	ANTI SEIZE AERO SPRAY		** COMMENT **	
			40	WPC#0325220-HYDRANT OP OIL		51-510-56-00-5640	138.00
			41	O'MALLEY#21382-TRUCK LIFT GATE		52-520-56-00-5628	85.00
			42	O'MALLEY#21393-SHEARING PLATE		01-410-54-00-5490	185.00
			43	WPC#0325219-HYDRANT GREASE		51-510-56-00-5640	327.00
			44	AMPERAGE#2131310-VINYL TAPE,		23-230-56-00-5642	340.66
			45	BULBS		** COMMENT **	
			46	AMPERAGE#2131470-BULBS		23-230-56-00-5642	62.04
			47	ARNESON#254912-SEPT 2024 GAS		01-410-56-00-5695	252.93
			48	ARNESON#254912-SEPT 2024 GAS		51-510-56-00-5695	252.93
			49	ARNESON#254912-SEPT 2024 GAS		52-520-56-00-5695	252.93
			50	ARNESON#255436-SEPT 2024 GAS		01-410-56-00-5695	447.98
			51	ARNESON#255436-SEPT 2024 GAS		51-510-56-00-5695	447.99
			52	ARNESON#255436-SEPT 2024 GAS		52-520-56-00-5695	447.99
			53	WELDSTAR#2330458-CYLINDER		01-410-54-00-5485	79.36
			54	RENTAL		** COMMENT **	
			55	AQUAFIX-VITASTIM GREASE		52-520-56-00-5613	1,726.93
			56	ARNESON#255499-OCT 2024 GAS		01-410-56-00-5695	180.96
			57	ARNESON#255499-OCT 2024 GAS		51-510-56-00-5695	180.96
			58	ARNESON#255499-OCT 2024 GAS		52-520-56-00-5695	180.96
			59	ARNESON#255500-OCT 2024 DSL		01-410-56-00-5695	214.79
			60	ARNESON#255500-OCT 2024 DSL		51-510-56-00-5695	214.78
			61	ARNESON#255500-OCT 2024 DSL		52-520-56-00-5695	214.78
			62	AMPERAGE#2135939-BALLAST KIT,		23-230-56-00-5642	584.57
			63	BULBS		** COMMENT **	
			64	AMPERAGE#2134713-LAMPS, TORK		23-230-56-00-5642	462.06
			65	AMPERAGE#2134729-TORK		23-230-56-00-5642	91.44
			66	AMPERAGE#2135305-TORK		23-230-56-00-5642	182.88
			67	AMPERAGE#2135344-BALLAST KIT		23-230-56-00-5642	217.53
			68	TC&P#117852-TRFIC SIGN OVRCHRG		23-230-56-00-5619	0.01
						INVOICE TOTAL:	23,852.31 *
	112524-J.NAVARRO	10/31/24	01	AMAZON-LIGHT BULBS		24-216-56-00-5656	67.85
			02	AMT-VISIUM SET BACK BOX		24-216-56-00-5656	177.52
			03	AMAZON-GARBAGE BAGS		24-216-56-00-5656	79.98
			04	WATER SERVICES-FEBCO 825Y		24-216-54-00-5446	442.35
			05	REPAIR KIT		** COMMENT **	
			06	AMAZON-GARBAGE BAGS		24-216-56-00-5656	108.88
			07	AMAZON-ETHERNET CABLE		24-216-56-00-5656	25.89
			08	O'REILLY#308013-WIPER BLADES		24-216-56-00-5656	25.58
			09	O'REILLY#308087-MINI LAMP		24-216-56-00-5656	3.81
			10	AMT-VISIUM SET BACK BOXES		24-216-56-00-5656	1,475.11
			11	FVFS-ANNUAL FIRE ALARM		24-216-54-00-5446	377.50
			12	INSPECTION @ 610 TOWER		** COMMENT **	

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900155	FNBO FIRST NATIONAL BANK OMAHA				11/25/24		
	112524-J.NAVARRO	10/31/24	13	FVFS-ANNUAL FIRE ALARM		24-216-54-00-5446	377.50
			14	INSPECTION @ 2224 TREMONT		** COMMENT **	
			15	FVFS-ANNUAL FIRE ALARM		24-216-54-00-5446	668.00
			16	INSPECTION @ 3299 LEHMAN		** COMMENT **	
			17	FVFS-ANNUAL FIRE ALARM		24-216-54-00-5446	377.50
			18	INSPECTION @ 102 E VAN EMMON		** COMMENT **	
			19	FVFS-ANNUAL FIRE ALARM		24-216-54-00-5446	108.60
			20	INSPECTION @ 651 PP		** COMMENT **	
			21	FVFS-FIRE ALARM SYSTEM		24-216-54-00-5446	346.50
			22	SERVICE @ 610 TOWER		** COMMENT **	
			23	AMT-VISIUM MANAGER PLANS		24-216-56-00-5656	180.00
			24	AMAZON-BADGE HOLDER		24-216-56-00-5656	9.99
			25	AMAZON-DISH SOAP		24-216-56-00-5656	59.84
						INVOICE TOTAL:	4,912.40 *
	112524-J.PETRAGALLO	10/31/24	01	FARM&FLEET-PANTS		01-220-56-00-5620	99.98
						INVOICE TOTAL:	99.98 *
	112524-J.SLEEZER	10/31/24	01	TY METAL-LEAF HOSE, NOZZLE		01-410-56-00-5628	2,540.30
			02	MENARDS#101624-GARAGE DOOR		24-216-56-00-5656	782.99
						INVOICE TOTAL:	3,323.29 *
	112524-J.WEISS	10/31/24	01	AMAZON-MARKERS, MARKER		82-820-56-00-5671	41.33
			02	HOLDERS, ADHESIVE DOTS		** COMMENT **	
			03	DOLLAR TREE-FOL PROGRAM		82-820-56-00-5671	31.25
			04	SUPPLIES		** COMMENT **	
			05	DOLLAR TREE-TEA PARTY SUPPLIES		82-000-24-00-2480	11.00
			06	AMAZON-T-REX PROGRAM SUPPLIES		82-000-24-00-2480	53.32
						INVOICE TOTAL:	136.90 *
	112524-K.BALOG	10/31/24	01	AMAZON-PENS, STORAGE BOX		01-210-56-00-5610	62.82
			02	AMAZON-STORAGE BOXES		01-210-56-00-5610	46.96
			03	COMCAST-09/15-10/14 ETHERNET		24-216-54-00-5446	830.00
			04	ACCURINT-SEPT 2024 SEARCHES		01-210-54-00-5462	200.00
			05	KC PRINT#24-0903-TRESPASS		01-210-54-00-5430	295.70
			06	NOTICES, PAYROLL VOUCHERS		** COMMENT **	
						INVOICE TOTAL:	1,435.48 *
	112524-K.BARKSDALE	10/31/24	01	APA-ANNUAL MENBERSHIP RENEWALS		01-220-54-00-5460	1,015.93
			02	ADOBE-MONTHLY CREATIVE CLOUD		01-220-54-00-5462	59.99
			03	FEE		** COMMENT **	
						INVOICE TOTAL:	1,075.92 *
	112524-K.GREGORY	10/31/24	01	FACEBOOK-PROGRAM ADVERTISING		79-795-54-00-5426	64.48
						INVOICE TOTAL:	64.48 *

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900155	FNBO FIRST NATIONAL BANK OMAHA				11/25/24		
	112524-K.IHRIG	10/31/24	01	TARGET-CLASSROOM SNACKS		79-795-56-00-5606	101.88
			02	MICHAELS-CONFETTI MAKING		79-795-56-00-5606	19.99
			03	DOLLAR TREE-HALLOWEEN SUPPLIES		79-795-56-00-5606	10.00
			04	AMAZON-STICKERS		79-795-56-00-5606	12.30
			05	WALMART-SENSORY BIN ITEMS		79-795-56-00-5606	40.63
			06	DOLLAR TREE-SKELETON TONGS		79-795-56-00-5606	5.00
			07	TARGET-STORAGE ITEMS		79-795-56-00-5606	12.98
			08	AMAZON-KEURIG COFFEE MAKER		79-795-56-00-5606	69.91
			09	AMAZON-PAPER PUNCH		79-795-56-00-5606	27.99
			10	TARGET-APPLE PAINTING SUPPLIES		79-795-56-00-5606	12.96
			11	AMAZON-HALLOWEEN SUPPLIES		79-795-56-00-5606	50.03
			12	AMAZON-HALLOWEEN SUPPLIES		79-795-56-00-5606	5.67
			13	AMAZON-HABITAT DAY SUPPLIES		79-795-56-00-5606	43.65
			14	WOODYS ORCHARD-PRESCHOOL		79-795-56-00-5606	2,028.00
			15	FIELDTRIP		** COMMENT **	
			16	AMAZON-HALLOWEEN &		79-795-56-00-5606	40.18
			17	THANKSGIVING SUPPLIES		** COMMENT **	
			18	WALMART-HALLOWEEN/APPLE		79-795-56-00-5606	31.86
			19	TASTING SUPPLIES		** COMMENT **	
			20	TARGET-HALLOWEEN SUPPLIES		79-795-56-00-5606	9.00
						INVOICE TOTAL:	2,522.03 *
	112524-M.BARBANENTE	10/31/24	01	HOBBY LOBBY-DECK THE TREE		79-795-56-00-5606	17.96
			02	DECOR		** COMMENT **	
						INVOICE TOTAL:	17.96 *
	112524-M.CARYLE	10/31/24	01	HOLIDAY INN-CONFERENCE LODGING		01-210-54-00-5415	100.96
			02	GJOVIKS#446612-REPLACE		01-210-54-00-5495	1,496.79
			03	DADIATOR		** COMMENT **	
			04	GJOVIKS#446591-OIL CHANGE,		01-210-54-00-5495	1,387.15
			05	REPLACE HVAC CONTROL,		** COMMENT **	
			06	ALTERNATOR AND DRIVE BELT		** COMMENT **	
			07	GJOVIKS#446991-REPLACE CHV		01-210-54-00-5495	660.85
			08	SENSOR AND COVER		** COMMENT **	
			09	GJOVIKS#447179-BRAKE REPAIR		01-210-54-00-5495	386.00
			10	GJOVIKS#446288-REPLACE		01-210-54-00-5495	951.23
			11	BATTERY AND CONNECTORS		** COMMENT **	
			12	GJOVIKS#447482-OIL CHANGE		01-210-54-00-5495	47.93
			13	GJOVIKS#447479-OIL CANGE,		01-210-54-00-5495	258.65
			14	BATTERY		** COMMENT **	
			15	GJOVIKS#447694-OIL CHANGE		01-210-54-00-5495	26.25
			16	GJOVIKS#447771-OIL CHANGE		01-210-54-00-5495	36.70
			17	THOMPSON#850741745-SOFTWARE		25-205-60-00-6060	454.00
			18	RENEWAL		** COMMENT **	
			19	THOMPSON#850623886-SOFTWARE		25-205-60-00-6060	454.00

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900155	FNBO FIRST NATIONAL BANK OMAHA				11/25/24		
	112524-M.CARYLE	10/31/24	20	RENEWAL		** COMMENT **	
			21	MENARDS#100924-SHELVING		01-210-56-00-5620	119.99
			22	REVERE HOTEL-CONFERENCE		01-210-54-00-5415	2,184.65
			23	LODGING		** COMMENT **	
			24	STRYPES-INSTALL VEHICLE PRINT		01-210-54-00-5495	200.00
			25	NEMRT-FIELD TRAINING-BOROWSKI,		01-210-54-00-5412	200.00
			26	GERLACH		** COMMENT **	
			27	MINER#355077-INSTALL RADIOS,		25-205-60-00-6070	2,247.00
			28	RADARS AND DOCKS IN 3 SQUADS		** COMMENT **	
			29	RED CROSS-FIRST AID/CPR/AED		01-210-54-00-5412	350.00
			30	TRAINING CLASS		** COMMENT **	
						INVOICE TOTAL:	11,562.15 *
	112524-M.CISIJA	10/31/24	01	AMAZON-POST IT FLAGS		01-110-56-00-5610	18.14
			02	AMAZON-BINDERS, MARKERS,		01-110-56-00-5610	141.08
			03	CORRECTION PENS		** COMMENT **	
			04	KC PRINT-NOTARY STAMP		01-110-56-00-5610	32.90
			05	KC PRINT-BUSINESS CARDS FOR		01-110-56-00-5610	300.25
			06	NOBLE, NELSON, HASTINGS, RATOS		** COMMENT **	
			07	AND CREADEUR		** COMMENT **	
			08	UPS-MAILED AGREEMENTS TO DWC		51-510-60-00-6011	36.33
			09	DOLLAR TREE-MAYOR FOR A DAY		01-110-56-00-5610	5.44
			10	RAFFLE BASKET		** COMMENT **	
			11	AMAZON-RETURNED BINDERS		01-110-56-00-5610	-72.01
						INVOICE TOTAL:	462.13 *
	112524-M.CURTIS	10/31/24	01	AMAZON-PAINTS, BRUSHES		82-000-24-00-2480	80.86
			02	AMAZON-PAINTING CANVAS		82-000-24-00-2480	41.98
						INVOICE TOTAL:	122.84 *
	112524-M.MCGREGORY	10/31/24	01	MENARDS#092624-PLIERS,		51-510-56-00-5630	28.98
			02	FLASHLIGHT		** COMMENT **	
			03	MENARDS#101024-COUPLING		51-510-56-00-5620	44.90
			04	GROUND EFFECTS#501229-DIRT		51-510-56-00-5640	42.00
			05	GROUND EFFECTS#501214-DIRT		51-510-56-00-5640	126.00
			06	GROUND EFFECTS#501204-DIRT,		51-510-56-00-5640	162.55
			07	STRAW BLANKET		** COMMENT **	
			08	GRAINGER-BATTERY PACK		51-510-56-00-5620	25.37
						INVOICE TOTAL:	429.80 *
	112524-M.NELSON	10/31/24	01	ROCKY MOUNTAIN FORENSICS-MAJOR		01-210-54-00-5412	100.00
			02	CRIME SCENES REMOTE CLASS		** COMMENT **	
						INVOICE TOTAL:	100.00 *
	112524-M.SENG	10/31/24	01	CHICAGO TRUCK-FILTER		01-410-54-00-5490	9.12

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900155	FNBO FIRST NATIONAL BANK OMAHA				11/25/24		
	112524-M.SENG	10/31/24	02	RURAL KING-POULTRY NETTING,		01-410-56-00-5620	99.96
			03	HOG PANEL		** COMMENT **	
			04	YORK ACE-STARTER ROPE		01-410-56-00-5620	5.16
			05	YORK ACE-BUG SPRAY		01-410-56-00-5620	16.00
			06	CHICAGO TRUCK-FILTERS		01-410-54-00-5490	488.86
			07	PRINT SOURCE		01-410-54-00-5490	165.00
						INVOICE TOTAL:	784.10 *
	112524-P.LANDA	10/31/24	01	MENARDS#101824-RATCHET		79-790-56-00-5620	209.95
			02	BINDER, PAVER SAND, CHALK,		** COMMENT **	
			03	COTTER PINS, CLIPS, SPRAY		** COMMENT **	
			04	PAINT		** COMMENT **	
			05	MENARDS#100824-SCREWS		79-790-56-00-5620	16.34
			06	MENARDS#093024-SQUEEGEE		79-790-56-00-5630	19.53
			07	MENARDS#100224-MARKING PAINT		79-790-56-00-5620	25.44
			08	MENARDS#101624-STRETCH WRAP,		79-790-56-00-5620	42.84
			09	DUCT TAPE		** COMMENT **	
						INVOICE TOTAL:	314.10 *
	112524-P.MCMAHON	10/31/24	01	EPOLICE-BADGES		01-210-56-00-5600	169.95
			02	AMAZON-TACTILE BOOTS		01-210-56-00-5600	95.00
			03	STEVENS-EMBROIDERY		01-210-56-00-5600	20.00
			04	AMAZON-LIQUID GLUE		01-210-56-00-5620	22.98
			05	AMAZON-REACH TOOL, SIDEWALK		01-210-56-00-5620	143.81
			06	CHALK, MEASURING WHEEL		** COMMENT **	
			07	MENARDS#102224-VACUUM BASE		01-210-56-00-5620	19.99
						INVOICE TOTAL:	471.73 *
	112524-P.RATOS	10/31/24	01	AMAZON-PANTS		01-220-56-00-5620	232.00
			02	THREAD LOGIC-JACKET-HASTINGS		01-220-56-00-5620	63.95
			03	THREAD LOGIC-JACKET-HASTINGS		01-220-56-00-5620	43.95
			04	THREAD LOGIC-SHIRTS-RATOS		01-220-56-00-5620	89.85
			05	THREAD LOGIC-SHIRTS-CREADUR		01-220-56-00-5620	71.90
			06	THREAD LOGIC-SHIRTS-CREADUR		01-220-56-00-5620	71.90
			07	THREAD LOGIC-JACKET-CREADUR		01-220-56-00-5620	119.80
			08	THREAD LOGIC-SHIRTS-RATOS		01-220-56-00-5620	89.85
			09	AMAZON-RAIN JACKET-CREADEUR		01-220-56-00-5620	47.98
						INVOICE TOTAL:	831.18 *
	112524-P.SCODRO	10/31/24	01	MENARDS#093024-CONTRACTOR BAGS		51-510-56-00-5620	18.47
			02	MENARDS#102124-CLEANING		51-510-56-00-5638	17.11
			03	SUPPLIES		** COMMENT **	
			04	MENARDS#101124-RATCHET,DRIVER		51-510-56-00-5630	21.98
			05	AMAZON-WORK LIGHT		51-510-56-00-5620	51.60
						INVOICE TOTAL:	109.16 *

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900155	FNBO FIRST NATIONAL BANK OMAHA				11/25/24		
	112524-R.CONARD	10/31/24	01	MENARDS#102524-WINDSHIELD		51-510-56-00-5628	43.98
			02	WIPERS		** COMMENT **	
						INVOICE TOTAL:	43.98 *
	112524-R.FREDRICKSON	10/31/24	01	COMCAST-09/13-10/12 INTERNET		51-510-54-00-5440	119.85
			02	AT 610 TOWER WATER PLANT		** COMMENT **	
			03	COMCAST-09/15-10/14 INTERNET		79-795-54-00-5440	221.48
			04	AND CABLE AT 102 E VAN EMMON		** COMMENT **	
			05	NEWTEK-10/11-11/11 WEB HOSTING		01-640-54-00-5450	17.21
			06	COMCAST-09/29-10/28 INTERNET,		79-790-54-00-5440	269.22
			07	CABLE AND VOICE AT 185 WOLF		** COMMENT **	
			08	COMCAST-09/30-10/29 INTERNET		52-520-54-00-5440	31.58
			09	AT 610 TOWER		** COMMENT **	
			10	COMCAST-09/30-10/29 INTERNET		01-410-54-00-5440	126.32
			11	AT 610 TOWER		** COMMENT **	
			12	COMCAST-09/30-10/29 INTERNET		51-510-54-00-5440	78.95
			13	AT 610 TOWER		** COMMENT **	
						INVOICE TOTAL:	864.61 *
	112524-R.HODOUS	10/31/24	01	MENARDS#101024-PVC BUSHING,TEE		79-790-56-00-5640	87.83
			02	MENARDS#101424-RETURNED		79-790-56-00-5640	-80.84
			03	BUSHING		** COMMENT **	
			04	FIRST PLACE#356802-TAMPER		79-790-56-00-5620	110.58
			05	RENTAL		** COMMENT **	
						INVOICE TOTAL:	117.57 *
	112524-R.HORNER	10/31/24	01	AMAZON-PRIME MONTHLY FEE		79-790-56-00-5620	14.99
			02	AMAZON-KNEELBOARDS		79-790-56-00-5630	68.98
			03	AMAZON-GRAFFITI REMOVER		79-790-56-00-5620	116.29
						INVOICE TOTAL:	200.26 *
	112524-R.MIKOLASEK	10/31/24	01	IACP-MEMBERSHIP RENEWAL		01-210-54-00-5460	115.00
			02	ORANGE PEEL-EMPLOYMENT AD		01-210-54-00-5411	33.00
			03	BLUE LINE-RECRUITMENT AD		01-210-54-00-5411	397.00
			04	MIDWAY-CONFERENCE PARKING		01-210-54-00-5415	75.00
			05	REVERE-CONFERENCE LODGING		01-210-54-00-5415	1,359.00
			06	AED MARKET-TAX REFUNDED		01-210-56-00-5620	-47.25
						INVOICE TOTAL:	1,931.75 *
	112524-S.AUGUSTINE	10/31/24	01	BOOK PAGE-ANNUAL SUBSCRIPTION		82-000-24-00-2480	414.00
			02	AMAZON-WIRELESS DOORBELL		82-820-56-00-5620	22.99
			03	MARRIOT-CONFERENCE LODGING		82-820-54-00-5415	589.97
			06	AMAZON-PRIME MONTHLY FEE		82-820-54-00-5460	14.99
			07	TARGET-CANDY		82-820-56-00-5671	18.62
						INVOICE TOTAL:	1,060.57 *

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900155	FNBO FIRST NATIONAL BANK OMAHA				11/25/24		
	112524-S.IWANSKI	10/31/24	01	YORK POST-POSTAGE		82-820-54-00-5452	330.75
						INVOICE TOTAL:	330.75 *
	112524-S.MENDEZ	10/31/24	01	MCDONALDS-ILAPA STATE		01-220-54-00-5415	7.93
			02	CONFERENCE MEAL		** COMMENT **	
			03	SUZU'S-ILAPA STATE CONFERENCE		01-220-54-00-5415	22.96
			04	MEAL		** COMMENT **	
			05	HOLIDAY INN-ILAPA STATE		01-220-54-00-5415	446.97
			06	CONFERENCE LODGING		** COMMENT **	
						INVOICE TOTAL:	477.86 *
	112524-S.REDMON	10/31/24	01	RUNCO#951211-SPONGES,PAPER		79-795-56-00-5610	145.37
			02	AMAZON-BIZ BOO DECORATIONS		79-795-56-00-5606	45.99
			03	AMAZON-BIZ BOO COSTUME		79-795-56-00-5606	50.99
			04	AMAZON-BIZ BOO DECORATIONS		79-795-56-00-5606	13.98
			05	COLLINS AWARDS-COSTUME CONTEST		79-795-56-00-5606	38.25
			06	AWARDS		** COMMENT **	
			07	AMAZON-BIZ BOO DECORATIONS		79-795-56-00-5606	106.98
			08	AT&T UVERSE-10/24-11/23		79-795-54-00-5440	146.58
			09	INTERNET FOR TOWN SQUARE PARK		** COMMENT **	
			10	SIGN		** COMMENT **	
			11	AMAZON-COFFEE MAKER		79-795-56-00-5607	99.00
			12	AMAZON-BIZ BOO DECORATIONS		79-795-56-00-5606	194.16
			13	IPRA-MEMBERSHIP DUES-PRUITT		79-795-54-00-5460	265.00
			14	IPRA-MEMBERSHIP DUES-GREGORY		79-795-54-00-5460	245.00
			15	IPRA-MEMBERSHIP DUES-HORNER		79-795-54-00-5462	245.00
			16	IPRA-MEMBERSHIP DUES-GALAUNER		79-795-54-00-5460	245.00
			17	IPRA-MEMBERSHIP DUES-SENDRA		79-795-54-00-5460	245.00
			18	IPRA-MEMBERSHIP DUES-REMUS		79-795-54-00-5460	245.00
			19	IPRA-MEMBERSHIP DUES-SLEEZER		79-795-54-00-5462	245.00
			20	IPRA-MEMBERSHIP DUES-REDMON		79-795-54-00-5460	245.00
			21	IPRA-MEMBERSHIP DUES-EVANS		79-795-54-00-5460	122.50
			22	IPRA-MEMBERSHIP DUES-EVANS		79-790-54-00-5462	122.50
			23	SMITHEREEN-SEPT 2024 PEST		79-790-54-00-5495	97.00
			24	CONTROL AT 185 WOLF		** COMMENT **	
			25	ARNESON#255434-SEPT 2024 GAS		79-790-56-00-5695	123.61
			26	ARNESON#255372-SEPT 2024 DSL		79-790-56-00-5695	289.34
			27	ARNESON#255498-OCT 2024 DSL		79-790-56-00-5695	305.43
			28	ARNESON#255371-SEPT 2024 GAS		79-790-56-00-5695	524.37
			29	ARNESON#255433-SEPT 2024 GAS		79-790-56-00-5695	727.95
			30	ARNESON#255497-OCT 2024 GAS		79-790-56-00-5695	801.97
			31	GOLD MEDAL#418916-BRIDGE		79-795-56-00-5607	633.75
			32	CONCESSION SUPPLIES		** COMMENT **	
			33	GOLD MEDAL#418915-BEECHER		79-795-56-00-5607	183.80
			34	CONCESSION SUPPLIES		** COMMENT **	

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900155	FNBO FIRST NATIONAL BANK OMAHA				11/25/24		
	112524-S.REDMON	10/31/24	35	GOLD MEDAL#419133-BEECHER		79-795-56-00-5607	190.80
			36	CONCESSION SUPPLIES		** COMMENT **	
			37	GOLD MEDAL#419134-BRIDGE		79-795-56-00-5607	467.85
			38	CONCESSION SUPPLIES		** COMMENT **	
			39	GOLD MEDAL#419423-BRIDGE		79-795-56-00-5607	292.05
			40	CONCESSION SUPPLIES		** COMMENT **	
			41	UNIFIRST-FIRST AID SUPPLIES		79-790-56-00-5620	148.01
			42	JOTFORM-ANNUAL FEE RENEWAL		79-795-54-00-5462	408.00
			43	RUNCO#952516-GARBAGE BAGS		79-795-56-00-5640	26.22
			44	RUNCO#952518-PAPER TOWELS,		79-795-56-00-5640	69.94
			45	TISSUE		** COMMENT **	
			46	MENARDS#101524-STAKE, HAMMER,		79-795-56-00-5606	44.47
			47	POST DRIVER		** COMMENT **	
			48	IPRA CONFERENCE		79-795-54-00-5412	330.00
			49	REGISTRATION-REMUS		** COMMENT **	
			50	IPRA CONFERENCE		79-795-54-00-5412	330.00
			51	REGISTRATION-REDMON		** COMMENT **	
			52	IPRA CONFERENCE		79-795-54-00-5412	330.00
			53	REGISTRATION-GALAUNER		** COMMENT **	
			54	IPRA CONFERENCE		79-795-54-00-5412	330.00
			55	REGISTRATION-PRUITT		** COMMENT **	
			56	LOMBARDI-HALLOWEEN CLASS		79-795-54-00-5462	245.00
			57	INSTRUCTION		** COMMENT **	
			58	JACKSONHIRSCH-LAMINATING		79-795-56-00-5610	137.10
			59	SUPPLIES		** COMMENT **	
			60	ARNESON#256747-OCT 2024 DSL		79-790-56-00-5695	192.89
			61	ARNESON#256695-OCT 2024 DSL		79-790-56-00-5695	241.13
			62	AMPERAGE#2125751-RECEPTACLE		79-790-56-00-5640	88.40
			63	AMPERAGE#2131310-LAMPS, TAPE,		79-790-56-00-5640	340.66
			64	TORK		** COMMENT **	
			65	AMPERAGE#2133838-COIL		79-790-56-00-5640	79.92
			66	ARNESON#256696-OCT 2024 GAS		79-790-56-00-5695	570.65
			67	ARNESON#256592-OCT 2024 GAS		79-790-56-00-5695	660.08
			68	ARNESON#256746-OCT 2024 GAS		79-790-56-00-5695	886.40
			69	AMAZON-HOT CHOCOLATE BAR		79-795-56-00-5606	103.68
			70	SUPPLIES		** COMMENT **	
			71	IPRA CONFERENCE REGISTRATION-		79-790-54-00-5412	165.00
			72	EVANS		** COMMENT **	
			73	IPRA-CONFERENCE		79-795-54-00-5412	165.00
			74	REGISTARTION-EVANS		** COMMENT **	
						INVOICE TOTAL:	13,596.77 *
	112524-S.REMUS	10/31/24	01	RUNNING AWARDS-RUDOLPH RUN		79-795-56-00-5606	9,052.50
			02	AND JINGLE JOG SHIRTS		** COMMENT **	
			03	IPRA-MARKETING AWARD		79-795-54-00-5412	175.00

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900155	FNBO FIRST NATIONAL BANK OMAHA				11/25/24		
	112524-S.REMUS	10/31/24	04	APPLICATION CONFERENCE		** COMMENT **	
			05	REGISTRATION		** COMMENT **	
			06	RUNNING AWARDS-RUDOLF RUN AND		79-795-56-00-5606	2,837.50
			07	JINGLE JOG MEDALS		** COMMENT **	
						INVOICE TOTAL:	12,065.00 *
	112524-S.SENDRA	10/31/24	01	AMAZON-HALLOWEEN TREAT BAG		79-795-56-00-5606	37.47
			02	ILLINOIS SAFETY-CPR TRAINING		79-795-54-00-5412	60.00
			03	-EMILY TANNHAUSER		** COMMENT **	
			04	ILLINOIS SAFETY-CPR		79-795-54-00-5412	60.00
			05	TRAINING-BRITTANY SIMONS		** COMMENT **	
			06	AMAZON-DECK THE TREE SUPPLIES		79-795-56-00-5606	49.98
			07	WALMART-COOKIES		79-795-56-00-5606	11.68
			08	AMAZON-KRAFT PAPER ROLL		79-795-56-00-5606	172.86
						INVOICE TOTAL:	391.99 *
	112524-S.SLEEZER	10/31/24	01	GROUND#500871-MULCH		79-790-56-00-5640	312.00
			02	RIVERVIEW-BRAKE REPAIR		79-790-56-00-5640	961.07
			03	RUSSO-WALK BEHIND EDGER		79-790-56-00-5630	789.99
			04	AEC#CS1102-POLYPROPYLENE		25-225-60-00-6010	406.35
			05	GEOGRID		** COMMENT **	
			06	RUSSO-FILTERS		79-790-56-00-5640	76.45
			07	MENARDS#102324-TIE DOWNS		79-790-56-00-5620	119.64
			08	NAPA#376607-BATTERY		79-790-56-00-5640	150.45
			09	MENARDS#101524-HOLIDAY LIGHTS		25-225-60-00-6010	1,076.95
			10	WINDING CREEK-65 MAPLE TREES		79-790-56-00-5640	3,900.00
			11	WINDING CREEK-87 ASSORTED		23-230-60-00-6045	5,299.98
			12	TREES		** COMMENT **	
			13	RIVERVIEW-BRAKE REPAIR REFUND		79-790-56-00-5640	-961.07
						INVOICE TOTAL:	12,131.81 *
	112524-S.STROUP	10/31/24	01	HOLIDAY INN-CONFERENCE LODGING		01-210-54-00-5415	447.42
						INVOICE TOTAL:	447.42 *
	112524-T.EVANS	10/30/24	01	NRPA-ANNUAL MEMBERSHIP RENEWAL		79-795-54-00-5460	700.00
						INVOICE TOTAL:	700.00 *
	112524-T.HOULE	10/31/24	01	NAPA#375850-PUMP WARRANTY		79-790-56-00-5630	-44.99
			02	MENARDS#101724-MEASURING		79-790-56-00-5620	60.23
			03	TAPE, LANDSCAPE BLOCKS,		** COMMENT **	
			04	SYRINGE, SPADE		** COMMENT **	
			05	MENARDS#101824-RETURNED TOOLS		79-790-56-00-5630	-14.98
			06	MENARDS#101624-SOCKET HOLDER		79-790-56-00-5630	14.98
			07	NAPA#375813-VACUUM PUMP, DISC		79-790-56-00-5600	60.63
			08	BRAKES		** COMMENT **	

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900155	FNBO FIRST NATIONAL BANK OMAHA				11/25/24		
	112524-T.HOULE	10/31/24	09	HOME DEPO-SOCKET SET		79-790-56-00-5630	39.94
			10	MENARDS#101824-STRAW		79-790-56-00-5640	25.96
			11	MENARDS#101424-WRENCHES, HEX		79-790-56-00-5630	57.12
			12	HEAD SET, TOOLBOX ORGANIZER		** COMMENT **	
			13	ROCK AUTO-BRAKE SUPPLIES		79-790-56-00-5640	527.05
			14	ROCK AUTO-FUEL PUMP, TANK,		79-790-56-00-5640	567.44
			15	FILTERS		** COMMENT **	
			16	1000 BULBS-CHRISTMAS BULBS		79-790-56-00-5640	231.37
			17	FLATSOS#33326-PLUG		79-790-54-00-5495	10.00
			18	SHOREWOOD AUTO-WHEEL AND		79-790-56-00-5640	299.99
			19	TIRE EXAM		** COMMENT **	
			20	US BRONZE-3 BRONZE PLAQUES		79-790-56-00-5640	909.50
			21	SHOREWOOD AUTO-V-BELT		79-790-56-00-5640	209.99
			22	RUSSO-STARTER		79-790-56-00-5640	57.99
			23	AMAZON-PULL STARTER		79-790-56-00-5640	53.98
			24	MENARDS#101824-CONCRETE PLACER		25-225-60-00-6010	71.96
						INVOICE TOTAL:	3,138.16 *
	112524-T.LOWRY	10/31/24	01	MENARDS#102224-PAINT, TRAY		79-790-56-00-5640	55.95
			02	LINER		** COMMENT **	
			03	MENARDS#102224-PACKING TAPE		79-790-56-00-5640	8.29
			04	MENARDS#102824-CONCRETE		79-790-56-00-5620	23.98
			05	FORMING		** COMMENT **	
			06	MENARDS#101424-PVC ELBOW, PIPE		79-790-56-00-5640	88.94
						INVOICE TOTAL:	177.16 *
	112524-T.MILSCHEWSKI	10/31/24	01	HOME DEPO#1061441-RETURNED		24-216-56-00-5656	-18.34
			02	CONNECTOR		** COMMENT **	
			03	HOME DEPO#100224-CONNECTORS		24-216-56-00-5656	18.34
	112524-T.MILSCHEWSKI	10/31/24	04	HOME DEPO#100224-CONNECTORS,		24-216-56-00-5656	31.82
			05	PLUGS		** COMMENT **	
			08	HOME DEPO#101124-HEX KEY SET		24-216-56-00-5656	16.99
			09	MENARDS#100224-PLUG,		24-216-56-00-5656	-14.60
			10	CONNECTORS RETURNED		** COMMENT **	
			11	MENARDS#100224-CONNECTORS,		24-216-56-00-5656	88.89
			12	PLUGS, CORDS		** COMMENT **	
			13	HOME DEPO#101724-DOORSTOP		24-216-56-00-5656	17.93
			14	HOME DEPO#101724-DOORSTOPS		24-216-56-00-5656	27.90
			15	HOME DEPO#101024-BUG SPRAY		24-216-56-00-5656	16.97
			16	MENARDS#102324-FUEL PREMIX		24-216-56-00-5656	78.77
			17	MENARDS#101824-BATTERIES		24-216-56-00-5656	12.99
			18	MENARDS#102324-BATTERY		24-216-56-00-5656	44.89
			19	MENARDS#101824-SPLITBOLTS,		82-820-54-00-5495	30.81
			20	ELECTRICAL TAPE, NUTS, BOLTS		** COMMENT **	

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900155	FNBO FIRST NATIONAL BANK OMAHA				11/25/24			
	112524-T.MILSCHEWSKI	10/31/24	21	HOME DEPO#100324-FILTERS,BULBS		82-820-54-00-5495	60.76	
			22	MENARDS#093024-SOCKET SET,		82-820-54-00-5495	46.66	
			23	TOILET SEAT		** COMMENT **		
			24	MENARDS#102424-BLUE TAPE		24-216-56-00-5656	13.47	
			25	MENARDS#102324-RETURNED ARBON		24-216-56-00-5656	-33.69	
			26	MENARDS#102124-BATTERIES		24-216-56-00-5656	14.10	
			27	ACE-KEYS		24-216-56-00-5656	15.96	
			28	HOME DEPO#092624-UNIONS,		24-216-56-00-5656	8.82	
			29	COUPLING		** COMMENT **		
			30	HOME DEPO#102124-VELCRO		24-216-56-00-5656	6.54	
						INVOICE TOTAL:	485.98 *	
	112524-T.SCOTT	10/31/24	01	NAPA#375699-BULBS		79-790-56-00-5640	7.64	
						INVOICE TOTAL:	7.64 *	
	112524-UCOY	10/31/24	01	PARAGON-15 DELL LATITUDE 5450		01-640-54-00-5450	30,648.42	
			02	LAPTOPS, 3 DELL LATITUDE		** COMMENT **		
			03	5550 LAPTOPS, 1 DELL MOBILE		** COMMENT **		
			04	PRECISION WORKSTATION, 19		** COMMENT **		
			05	DOCKING STATIONS, 15 MONITORS		** COMMENT **		
						INVOICE TOTAL:	30,648.42 *	
						CHECK TOTAL:		171,065.86
						TOTAL AMOUNT PAID:		171,065.86

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541735	METRONET	METRO FIBERNET LLC						
	1872272-111824		11/18/24	01	11/18-12/17 INTERNET @ 651 PP	01-110-54-00-5440	66.87	
				02	11/18-12/17 INTERNET @ 651 PP	01-220-54-00-5440	76.42	
				03	11/18-12/17 INTERNET @ 651 PP	01-120-54-00-5440	38.21	
				04	11/18-12/17 INTERNET @ 651 PP	79-795-54-00-5440	76.42	
				05	11/18-12/17 INTERNET @ 651 PP	01-210-54-00-5440	382.08	
						INVOICE TOTAL:	640.00 *	
						CHECK TOTAL:		640.00
541736	YBSD	YORKVILLE BRISTOL						
	24-OCT		11/16/24	01	OCT 2024 SANITARY FEES	95-000-24-00-2450	384,046.90	
						INVOICE TOTAL:	384,046.90 *	
						CHECK TOTAL:		384,046.90
						TOTAL AMOUNT PAID:		384,686.90

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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541668	AACVB AURORA AREA CONVENTION							
	09/24-SUPER	10/30/24	01	SEPT 2024 SUPER 8 HOTEL TAX	01-640-54-00-5481		1,910.36	
					INVOICE TOTAL:		1,910.36	*
	10/24-ALL	11/06/24	01	OCT 2024 ALL SEASON HOTEL TAX	01-640-54-00-5481		40.99	
					INVOICE TOTAL:		40.99	*
					CHECK TOTAL:		1,951.35	
541669	AEPENERG AEP ENERGY							
	3025129010-110424	11/04/24	01	09/27-10/28 2224 TREMONT	51-510-54-00-5480		735.34	
					INVOICE TOTAL:		735.34	*
	3025129021-100224	10/02/24	01	06/04-07/08 610 TOWER	51-510-54-00-5480		10,492.28	
					INVOICE TOTAL:		10,492.28	*
	3025129021-101024	10/10/24	01	07/08-08/06 610 TOWER WELLS	51-510-54-00-5480		8,771.47	
					INVOICE TOTAL:		8,771.47	*
	3025129021-110424	11/04/24	01	08/06-08/29 610 TOWER	51-510-54-00-5480		8,238.78	
					INVOICE TOTAL:		8,238.78	*
	3025129021-SEPT 2024	11/04/24	01	08/29-10/04 610 TOWER	51-510-54-00-5480		11,015.39	
					INVOICE TOTAL:		11,015.39	*
	3025129054-110424	11/04/24	01	09/20-10/17 2702 MILL RD	51-510-54-00-5480		7,668.61	
					INVOICE TOTAL:		7,668.61	*
	3025129065-110424	11/04/24	01	09/27-10/28 2921 BRISTOL RDG	51-510-54-00-5480		7,243.89	
					INVOICE TOTAL:		7,243.89	*
					CHECK TOTAL:		54,165.76	
541670	AMEHOIST AMERICAN HOIST & MANLIFT, INC							

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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541670	AMEHOIST	AMERICAN HOIST & MANLIFT, INC							
	31495		10/30/24	01	10/16/24 ELEVATOR INSPECTION	24-216-54-00-5446		165.00	
				02	AT 651 PRAIRIE POINTE	** COMMENT **			
						INVOICE TOTAL:		165.00	*
	31506		11/01/24	01	10/16/24 ELEVATOR TESTING	24-216-54-00-5446		235.00	
				02	AT 651 PRAIRIE POINTE	** COMMENT **			
						INVOICE TOTAL:		235.00	*
	31507		11/01/24	01	10/16/24 ELEVATOR INSPECTION	24-216-54-00-5446		235.00	
				02	AT 102 E VAN EMMON	** COMMENT **			
						INVOICE TOTAL:		235.00	*
						CHECK TOTAL:			635.00
D003834	ANTPLACE	ANTHONY PLACE YORKVILLE LP							
	DEC 2024		11/12/24	01	CITY OF YORKVILLE HOUSING	01-640-54-00-5427		946.00	
				02	ASSISTANCE PROGRAM RENT	** COMMENT **			
				03	REIMBURSEMENT FOR DEC 2024	** COMMENT **			
						INVOICE TOTAL:		946.00	*
						DIRECT DEPOSIT TOTAL:			946.00
541671	ATLAS	ATLAS BOBCAT							
	K10633		10/19/24	01	CLEAN BRAKES	01-410-54-00-5490		1,730.14	
						INVOICE TOTAL:		1,730.14	*
						CHECK TOTAL:			1,730.14
541672	ATT	AT&T							
	6305536805-1024		10/25/24	01	10/25-11/24 RIVERFRONT PARK	79-795-54-00-5440		230.36	
						INVOICE TOTAL:		230.36	*
						CHECK TOTAL:			230.36

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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541673	BCBS	BLUE CROSS BLUE SHIELD						
	F015083-NOV 2024		11/07/24	01	DEARBORN/BCBS EAP-NOV 2024	01-110-52-00-5222		6.35
				02	DEARBORN/BCBS EAP-NOV 2024	01-120-52-00-5222		4.23
				03	DEARBORN/BCBS EAP-NOV 2024	01-210-52-00-5222		50.76
				04	DEARBORN/BCBS EAP-NOV 2024	01-220-52-00-5222		11.63
				05	DEARBORN/BCBS EAP-NOV 2024	01-410-52-00-5222		9.29
				06	DEARBORN/BCBS EAP-NOV 2024	24-216-52-00-5222		2.82
				07	DEARBORN/BCBS EAP-NOV 2024	51-510-52-00-5222		11.38
				08	DEARBORN/BCBS EAP-NOV 2024	52-520-52-00-5222		4.35
				09	DEARBORN/BCBS EAP-NOV 2024	79-790-52-00-5222		16.22
				10	DEARBORN/BCBS EAP-NOV 2024	79-795-52-00-5222		11.28
				11	DEARBORN/BCBS EAP-NOV 2024	82-820-52-00-5222		7.05
						INVOICE TOTAL:		135.36 *
						CHECK TOTAL:		135.36
D003835	BEHLANDJ	JORI BEHLAND						
	101124-CLERKS		10/11/24	01	CLERKS INSTITUTE MILEAGE AND	01-110-54-00-5415		148.72
				02	PER DIEM REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:		148.72 *
						DIRECT DEPOSIT TOTAL:		148.72
541674	BKFD	BRISTOL KENDALL FIRE DEPART.						
	103124-LC		11/12/24	01	AUG-OCT 2024 DEVELOPMENT FEES	95-000-24-00-2452		24,750.00
						INVOICE TOTAL:		24,750.00 *
						CHECK TOTAL:		24,750.00
541675	BRISTTWN	BRISTOL TOWNSHIP						
	CANNONBALL TRL #2		10/31/24	01	CANNONBALL TRAIL CURVE	23-230-60-00-6025		50,000.00
				02	AGREEMENT PAYMENT 2 OF 4	** COMMENT **		
						INVOICE TOTAL:		50,000.00 *
						CHECK TOTAL:		50,000.00

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				

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
541676	CENTRALL	CENTRAL LIMESTONE COMPANY, INC						
	40081	10/21/24	01	GRAVEL	79-790-56-00-5640		1,694.13	
					INVOICE TOTAL:		1,694.13	*
					CHECK TOTAL:		1,694.13	
541677	COMED	COMMONWEALTH EDISON						
	0228182000-1224	10/31/24	01	09/27-10/28 102 VAN EMMON LOT	23-230-54-00-5482		23.26	
					INVOICE TOTAL:		23.26	*
	050912000-1024	10/28/24	01	09/26-10/25 1908 RAINTREE	51-510-54-00-5480		108.08	
					INVOICE TOTAL:		108.08	*
	0884004000-1024	10/29/24	01	09/27-10/28 1991 CANNONBALL	51-510-54-00-5480		160.97	
					INVOICE TOTAL:		160.97	*
	1135300100-1024	10/29/24	01	09/27-10/28 456 KENNEDY	51-510-54-00-5480		63.20	
					INVOICE TOTAL:		63.20	*
	1709169000-1024	10/30/24	01	10/01-10/30 RT34 & AUTUMN CRK	23-230-54-00-5482		197.51	
					INVOICE TOTAL:		197.51	*
	1870344000-1024	10/30/24	01	10/01-10/30 105 COUNTRYSIDE PA	79-795-54-00-5480		29.79	
					INVOICE TOTAL:		29.79	*
	1951034000-1024	11/01/24	01	09/09-10/08 RT34 & BEECHER	23-230-54-00-5482		96.72	
					INVOICE TOTAL:		96.72	*
	2173921222-1024	10/31/24	01	09/30-10/29 420 FAIRHAVEN	51-510-54-00-5480		138.74	
					INVOICE TOTAL:		138.74	*
	2536492222-1024	11/01/24	01	10/01-10/30 SARAVANOS PUMP	52-520-54-00-5480		33.62	
					INVOICE TOTAL:		33.62	*
	2793598111-1024	10/31/24	01	09/30-10/29 1975 BRIDGE LIFT	52-520-54-00-5480		294.38	
					INVOICE TOTAL:		294.38	*

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	
541677	COMED COMMONWEALTH EDISON							
	3131491222-1024	10/31/24	01	09/30-10/29 101 BRUELL	52-520-54-00-5480		295.27	
					INVOICE TOTAL:		295.27	*
	3260462000-1024	10/29/24	01	09/30-10/29 RT47 & RIVER	23-230-54-00-5482		303.28	
					INVOICE TOTAL:		303.28	*
	3387801111-1024	10/28/24	01	09/26-10/25 872 PRAIRIE CR	79-795-54-00-5480		110.95	
					INVOICE TOTAL:		110.95	*
	382534000-1024	10/25/24	01	09/26-10/25 STAGECOACH TR	23-230-54-00-5482		83.25	
					INVOICE TOTAL:		83.25	*
	3897838000-1024	10/31/24	01	09/30-10/29 609 N BRIDGE	51-510-54-00-5480		49.31	
					INVOICE TOTAL:		49.31	*
	5110449000-1024	10/31/24	01	10/01-10/30 6780 RT47	23-230-54-00-5482		40.06	
					INVOICE TOTAL:		40.06	*
	5285646000-1024	10/29/24	01	09/27-10/28 KENNEDY & MCHUGH	23-230-54-00-5482		133.76	
					INVOICE TOTAL:		133.76	*
	5288861222-1024	10/31/24	01	09/30-10/29 1850 MARKETVIEW	23-230-54-00-5482		104.93	
					INVOICE TOTAL:		104.93	*
	5336617000-1024	10/17/24	01	09/13-10/14 ROSENWINKLE & RT47	23-230-54-00-5482		28.86	
					INVOICE TOTAL:		28.86	*
	5946707000-1024	11/06/24	01	09/30-10/29 PR BUILDINGS	79-795-54-00-5480		171.81	
					INVOICE TOTAL:		171.81	*
	6114554111-1024	10/31/24	01	09/30-10/29 610 TOWER	51-510-54-00-5480		149.90	
					INVOICE TOTAL:		149.90	*
	6564924000-1024	10/28/24	01	09/18-10/17 421 POPLAR	23-230-54-00-5482		7,734.65	
					INVOICE TOTAL:		7,734.65	*

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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541677	COMED COMMONWEALTH EDISON							
	6918342222-1024	10/29/24	01	09/27-10/28 301 E HYDRAULIC	79-795-54-00-5480		88.79	
					INVOICE TOTAL:		88.79	*
	7581432222-1024	10/28/24	01	09/26-10/25 1107 PRAIRIE CR	52-520-54-00-5480		169.57	
					INVOICE TOTAL:		169.57	*
	7706362222-1024	10/18/24	01	09/18-10/17 RT47 & KENNEDY	23-230-54-00-5482		1,532.59	
					INVOICE TOTAL:		1,532.59	*
	7824275000-1024	10/31/24	01	09/30-10/29 1 MCHUGH RD	23-230-54-00-5482		106.09	
					INVOICE TOTAL:		106.09	*
	8273737000-1024	10/28/24	01	09/30-10/28 104 E VAN EMMON	79-795-54-00-5480		246.96	
					INVOICE TOTAL:		246.96	*
	8500662000-1024	10/29/24	01	09/27-10/28 2512 ROSEMONT	52-520-54-00-5480		149.99	
					INVOICE TOTAL:		149.99	*
	8503040100-1024	11/01/24	01	10/02-10/31 FOXHILL 7 LIFT	52-520-54-00-5480		95.58	
					INVOICE TOTAL:		95.58	*
	8507242000-1024	10/31/24	01	09/30-10/29 7 COUNTRYSIDE PKWY	23-230-54-00-5482		173.74	
					INVOICE TOTAL:		173.74	*
	9567127000-1024	10/31/24	01	09/30-10/29 1 COUNTRYSIDE PKWY	23-230-54-00-5482		213.86	
					INVOICE TOTAL:		213.86	*
	9810925111-1024	10/29/24	01	09/27-10/28 276 WINDHAM LIFT	52-520-54-00-5480		160.60	
					INVOICE TOTAL:		160.60	*
					CHECK TOTAL:		13,290.07	
541678	CONTELEC CONSTELLATION TELECOM							
	2795	11/01/24	01	NOV 2024 ADMIN LINES	01-110-54-00-5440		301.35	

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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541678	CONTELEC CONSTELLATION TELECOM						
	2795	11/01/24	02	NOV 2024 PW LINES	51-510-54-00-5440		421.89
			03	NOV 2024 SEWER DEPT LINES	52-520-54-00-5440		241.08
			04	NOV 2024 RECREATION LINES	79-795-54-00-5440		261.55
			05	NOV 2024 TRAFFIC SIGNAL	01-410-54-00-5435		60.27
			06	MAINTENANCE	** COMMENT **		
					INVOICE TOTAL:		1,286.14 *
					CHECK TOTAL:		1,286.14
541679	COXLAND COX LANDSCAPING LLC						
	192604	10/31/24	01	OCT 2024 SUNFLOWER MOWING	12-112-54-00-5495		1,000.00
					INVOICE TOTAL:		1,000.00 *
	192605	10/31/24	01	OCT 2024 FOX HILL MOWING	11-111-54-00-5495		1,058.00
					INVOICE TOTAL:		1,058.00 *
					CHECK TOTAL:		2,058.00
541680	DIRENRGY DIRECT ENERGY BUSINESS						
	1704721-243090055611	11/04/24	01	05/01-06/03 610 TOWER WELLS	51-510-54-00-5480		12,589.66
					INVOICE TOTAL:		12,589.66 *
	1704723-243060055608	11/01/24	01	04/30-06/02 2224 TREMONT ST	51-510-54-00-5480		884.07
					INVOICE TOTAL:		884.07 *
	1704724-243060055608	11/01/24	01	05/20-06/20 3299 LEHMAN	51-510-54-00-5480		14,726.88
					INVOICE TOTAL:		14,726.88 *
					CHECK TOTAL:		28,200.61
541681	DUTEK THOMAS & JULIE FLETCHER						
	0031336	10/18/24	01	HOSE, COUPLER, NIPPLES	79-790-56-00-5640		690.00
					INVOICE TOTAL:		690.00 *
					CHECK TOTAL:		690.00

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				

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541682	EEI ENGINEERING ENTERPRISES, INC.							
	81636	10/24/24	01	NORTH RT47 IMPROVEMENTS	01-640-54-00-5465		997.50	
					INVOICE TOTAL:		997.50	*
	81664	10/29/24	01	TRAFFIC CONTROL SIGNAGE AND	01-640-54-00-5465		4,084.00	
			02	MARKINGS	** COMMENT **			
					INVOICE TOTAL:		4,084.00	*
	81665	10/29/24	01	PRESTWICK	01-640-54-00-5465		1,786.00	
					INVOICE TOTAL:		1,786.00	*
	81666	10/22/24	01	STORM WATER BASIN INSPECTIONS	01-640-54-00-5465		553.50	
					INVOICE TOTAL:		553.50	*
	81667	10/29/24	01	WHISPERING MEADOWS-TRG	01-640-54-00-5465		357.00	
					INVOICE TOTAL:		357.00	*
	81668	10/29/24	01	GRANDE RESERVE-UNIT 3	01-640-54-00-5465		285.00	
					INVOICE TOTAL:		285.00	*
	81669	10/29/24	01	GRANDE RESERVE-UNITS 26 & 27	90-147-00-00-0111		9,626.00	
					INVOICE TOTAL:		9,626.00	*
	81670	10/29/24	01	GRANDE RESERVE-UNIT 7	01-640-54-00-5465		3,995.00	
					INVOICE TOTAL:		3,995.00	*
	81671	10/29/24	01	KENDALL MARKETPLACE-LOT 52	90-154-00-00-0111		225.00	
			02	PHASE 2 AND 3 RESUB	** COMMENT **			
					INVOICE TOTAL:		225.00	*
	81672	10/29/24	01	YBSD SOLIDS HANDLING	01-640-54-00-5465		68.00	
			02	IMPROVEMENTS	** COMMENT **			
					INVOICE TOTAL:		68.00	*
	81673	10/29/24	01	GRANDE RESERVE-UNITS 13 & 14	01-640-54-00-5465		318.00	
					INVOICE TOTAL:		318.00	*

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				

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541682	EEI ENGINEERING ENTERPRISES, INC.							
	81674	10/29/24	01	GRANDE RESERVE-UNIT 9	01-640-54-00-5465		329.00	
					INVOICE TOTAL:		329.00	*
	81675	10/29/24	01	BRIGHT FARMS	90-173-00-00-0111		1,123.00	
					INVOICE TOTAL:		1,123.00	*
	81676	10/29/24	01	KENDALLWOOD ESTATES-RALLY	90-174-00-00-0111		1,027.00	
					INVOICE TOTAL:		1,027.00	*
	81677	10/29/24	01	KENNEDY RD & FREEDOM PLACE	23-230-60-00-6087		114.00	
			02	INTERSECTION IMPROVEMENTS	** COMMENT **			
					INVOICE TOTAL:		114.00	*
	81678	10/29/24	01	CALEDONIA UNIT 3	90-188-00-00-0111		1,359.00	
					INVOICE TOTAL:		1,359.00	*
	81679	10/29/24	01	BRISTOL BAY UNIT 10	90-186-00-00-0111		262.00	
					INVOICE TOTAL:		262.00	*
	81680	10/29/24	01	BRISTOL BAY UNIT 12	90-186-00-00-0111		94.00	
					INVOICE TOTAL:		94.00	*
	81681	10/29/24	01	GRANDE RESERVE-UNIT 4	01-640-54-00-5465		653.00	
					INVOICE TOTAL:		653.00	*
	81682	10/29/24	01	LAKE MICHIGAN CONNECTION-	51-510-60-00-6011		182.00	
			02	CORROSION CONTROL STUDY	** COMMENT **			
					INVOICE TOTAL:		182.00	*
	81683	10/29/24	01	GRANDE RESERVE-UNIT 6	01-640-54-00-5465		4,714.00	
					INVOICE TOTAL:		4,714.00	*
	81684	10/29/24	01	PUBLIC WORKS SITE-BOOMBAH	24-216-60-00-6042		630.00	
					INVOICE TOTAL:		630.00	*

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				

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541682	EEI	ENGINEERING ENTERPRISES, INC.							
	81685		10/29/24	01	NORTHPOINTE SUBDIVISION	90-195-00-00-0111		1,350.49	
						INVOICE TOTAL:		1,350.49	*
	81686		10/29/24	01	GREEN DOOR HAGEMANN	90-229-00-00-0111		140.00	
						INVOICE TOTAL:		140.00	*
						CHECK TOTAL:		34,272.49	
541683	EEI	ENGINEERING ENTERPRISES, INC.							
	81687		10/29/24	01	WELL #10 AND RAW WATER MAIN	51-510-60-00-6029		12,797.00	
						INVOICE TOTAL:		12,797.00	*
						CHECK TOTAL:		12,797.00	
541684	EEI	ENGINEERING ENTERPRISES, INC.							
	81688		10/29/24	01	GREEN DOOR KELAKA	90-220-00-00-0111		2,844.00	
						INVOICE TOTAL:		2,844.00	*
	81689		10/29/24	01	2024 WATER MAIN REPLACEMENT-A	51-510-60-00-6025		35,184.50	
						INVOICE TOTAL:		35,184.50	*
	81690		10/29/24	01	GENERAL LAKE MICHIGAN/DWC	01-640-54-00-5465		1,935.50	
				02	COORDINATION	** COMMENT **			
						INVOICE TOTAL:		1,935.50	*
	81691		10/29/24	01	WELL #7 WTP STANDBY GENERATOR	51-510-60-00-6060		15,098.81	
						INVOICE TOTAL:		15,098.81	*
	81692		10/29/24	01	ELDAMAIN WATER MAIN LOOP-LP	51-510-60-00-6024		35,839.00	
						INVOICE TOTAL:		35,839.00	*
	81693		10/29/24	01	SOUTHERN SANITARY SEWER	52-520-60-00-6024		7,413.49	

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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541684	EEI	ENGINEERING ENTERPRISES, INC.						
	81693	10/29/24	02	CONNECTION-LP	** COMMENT **			
						INVOICE TOTAL:	7,413.49	*
	81694	10/29/24	01	QUIKTRIP GAS STATION	90-208-00-00-0111		1,461.50	
						INVOICE TOTAL:	1,461.50	*
	81695	10/29/24	01	E. VAN EMMON ST. RESURFACING	23-230-60-00-6089		1,560.66	
						INVOICE TOTAL:	1,560.66	*
	81696	10/29/24	01	2024 ROAD PROGRAM	23-230-60-00-6025		2,057.50	
						INVOICE TOTAL:	2,057.50	*
	81697	10/29/24	01	KENDALL MARKETPLACE-LOT 52	90-154-00-00-0111		2,877.50	
			02	PHASE 4	** COMMENT **			
						INVOICE TOTAL:	2,877.50	*
	81698	10/29/24	01	YORKVILLE SOLAR-NAGLE/NEXAMP	90-212-00-00-0111		1,068.00	
						INVOICE TOTAL:	1,068.00	*
	81699	10/29/24	01	CITY OF YORKVILLE-GENERAL	01-640-54-00-5465		4,137.00	
						INVOICE TOTAL:	4,137.00	*
	81700	10/29/24	01	MUNICIPAL ENGINEERING SERVICES	01-640-54-00-5465		1,900.00	
						INVOICE TOTAL:	1,900.00	*
	81701	10/29/24	01	CORNEILS RD SOLAR/BEECHER	90-233-00-00-0111		617.00	
			02	RD SOLAR	** COMMENT **			
						INVOICE TOTAL:	617.00	*
	81702	10/29/24	01	GRANDE RESERVE-UNIT 21	90-222-00-00-0111		246.00	
						INVOICE TOTAL:	246.00	*
	81703	10/29/24	01	724 E VETERANS PKWY	90-217-00-00-0111		362.50	
						INVOICE TOTAL:	362.50	*
					CHECK TOTAL:		114,602.96	

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	
541685	EEI	ENGINEERING ENTERPRISES, INC.							
	81704		10/29/24	01	2024 LOCAL ROAD PROGRAM -	23-230-60-00-6028		64,446.50	
				02	SUPPLEMENTAL	** COMMENT **			
						INVOICE TOTAL:		64,446.50	*
						CHECK TOTAL:		64,446.50	
541686	EEI	ENGINEERING ENTERPRISES, INC.							
	81705		10/29/24	01	GRANDE RESERVE-UNITS 18 & 25	90-228-00-00-0111		2,229.38	
						INVOICE TOTAL:		2,229.38	*
	81706		10/29/24	01	YBSD SSES ANALYSIS	01-640-54-00-5465		2,802.50	
						INVOICE TOTAL:		2,802.50	*
	81707		10/29/24	01	PAVEMENT MANAGEMENT SYSTEM	23-230-54-00-5465		11,260.00	
				02	UPDATE	** COMMENT **			
						INVOICE TOTAL:		11,260.00	*
	81708		10/29/24	01	LM-NORTH RECEIVING STATION	51-510-60-00-6011		9,582.15	
						INVOICE TOTAL:		9,582.15	*
	81709		10/29/24	01	LM-SOUTH RECEIVING STATION	51-510-60-00-6011		11,097.75	
						INVOICE TOTAL:		11,097.75	*
	81710		10/29/24	01	LM-SOUTH RECEIVING STATION	51-510-60-00-6011		4,972.00	
				02	STANDPIPE	** COMMENT **			
						INVOICE TOTAL:		4,972.00	*
	81711		10/29/24	01	LM-NORTHWEST ELEVATED WATER	51-510-60-00-6011		5,456.25	
				02	STORAGE TANK	** COMMENT **			
						INVOICE TOTAL:		5,456.25	*
	81712		10/29/24	01	LM-RT126 WATER MAIN	51-510-60-00-6011		10,212.00	
				02	IMPROVEMENTS	** COMMENT **			
						INVOICE TOTAL:		10,212.00	*

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

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541686	EEI ENGINEERING ENTERPRISES, INC.							
	81713	10/29/24	01	LM-BLUESTEM WATER MAIN	51-510-60-00-6011		351.00	
			02	IMPROVEMENTS	** COMMENT **			
					INVOICE TOTAL:		351.00	*
	81714	10/29/24	01	GRANDE RESERVE-UNITS 10 & 11	90-223-00-00-0111		801.50	
					INVOICE TOTAL:		801.50	*
	81715	10/29/24	01	CYRUS ONE	90-227-00-00-0111		2,339.00	
					INVOICE TOTAL:		2,339.00	*
	81716	10/29/24	01	2025 WATER MAIN REPLACEMENT	51-510-60-00-6035		29,959.50	
					INVOICE TOTAL:		29,959.50	*
	81717	10/29/24	01	YORKVILLE WATER RATE STUDY	51-510-54-00-5465		6,128.00	
					INVOICE TOTAL:		6,128.00	*
	81718	10/29/24	01	MARS WRIGLEY YVR EXPANSION	90-235-00-00-0111		989.00	
					INVOICE TOTAL:		989.00	*
	81719	10/29/24	01	2820 BEECHER SOLAR	90-231-00-00-0111		2,417.00	
					INVOICE TOTAL:		2,417.00	*
	81720	10/29/24	01	WWS NEEDS ASSESSMENT	01-640-54-00-5465		13,616.00	
			02	CALCULATIONS UPDATE	** COMMENT **			
					INVOICE TOTAL:		13,616.00	*
	81721	10/29/24	01	NORTHWEST AREA TRANSPORTATION	01-640-54-00-5465		1,071.00	
			02	PLANNING	** COMMENT **			
					INVOICE TOTAL:		1,071.00	*
	81722	10/29/24	01	FY 2026 BUDGET	01-640-54-00-5465		1,704.00	
					INVOICE TOTAL:		1,704.00	*
	81723	10/29/24	01	GREEN DOOR-MEYER	90-191-00-00-0111		2,241.00	
					INVOICE TOTAL:		2,241.00	*

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				

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541686	EEI	ENGINEERING ENTERPRISES, INC.							
	81724		10/29/24	01	HEARTLAND MEADOWS WEST	90-232-00-00-0111		350.00	
						INVOICE TOTAL:		350.00	*
	81726		10/29/24	01	CRIMSON LANE ROW DEDICATION	01-640-54-00-5465		771.00	
						INVOICE TOTAL:		771.00	*
						CHECK TOTAL:		120,350.03	
541687	EJEQUIP	EJ EQUIPMENT							
	P14317		11/05/24	01	GREASE TUBE	52-520-56-00-5628		107.14	
						INVOICE TOTAL:		107.14	*
						CHECK TOTAL:		107.14	
541688	FIRSTNET	AT&T MOBILITY							
	287313454005X1103202		10/25/24	01	09/26-10/25 MOBILE DEVICES	01-220-54-00-5440		42.20	
				02	09/26-10/25 MOBILE DEVICES	51-510-54-00-5440		42.20	
				03	09/26-10/25 MOBILE DEVICES	01-110-54-00-5440		42.20	
				04	09/26-10/25 MOBILE DEVICES	01-210-54-00-5440		838.04	
				05	09/26-10/25 MOBILE DEVICES	79-795-54-00-5440		42.20	
						INVOICE TOTAL:		1,006.84	*
						CHECK TOTAL:		1,006.84	
541689	FIRSTNET	AT&T MOBILITY							
	287313454207X1103202		10/25/24	01	09/26-10/25 MOBILE DEDVICES	01-220-54-00-5440		253.20	
				02	09/26-10/25 MOBILE DEDVICES	79-790-54-00-5440		36.24	
				03	09/26-10/25 MOBILE DEDVICES	79-795-54-00-5440		156.88	
				04	09/26-10/25 MOBILE DEDVICES	51-510-54-00-5440		235.32	
				05	09/26-10/25 MOBILE DEDVICES	52-520-54-00-5440		72.48	
						INVOICE TOTAL:		754.12	*
						CHECK TOTAL:		754.12	

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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541690	FOXVALSA	FOX VALLEY SANDBLASTING						
	60063		10/09/24	01	SANDBLAST AND RECOAT BENCHES	79-790-54-00-5495		1,055.00
						INVOICE TOTAL:		1,055.00 *
						CHECK TOTAL:		1,055.00
541691	FRNKMRSH	FRANK MARSHALL						
	92220		11/08/24	01	INSTALLED DIMMER SWITCH AND	24-216-54-00-5446		1,354.27
				02	NEW DIMMING CONDUCTORS IN	** COMMENT **		
				03	POLICE DEPARTMENT CONFERENCE	** COMMENT **		
				04	ROOM AT 651 PRAIRIE POINTE	** COMMENT **		
						INVOICE TOTAL:		1,354.27 *
						CHECK TOTAL:		1,354.27
541692	GARDKOCH	GARDINER KOCH & WEISBERG						
	H-2364C-21699		11/08/24	01	KIMBALL HILL I MATTERS	01-640-54-00-5461		480.00
						INVOICE TOTAL:		480.00 *
	H-3181C-21700		11/08/24	01	MISC CITY LEGAL MATTERS	01-640-54-00-5461		110.00
						INVOICE TOTAL:		110.00 *
						CHECK TOTAL:		590.00
541693	GLATFELT	GLATFELTER UNDERWRITING SRVS.						
	20532131		10/22/24	01	POLICY PREMIUM FOR ADDING	01-640-52-00-5231		147.00
				02	TRACTOR	** COMMENT **		
						INVOICE TOTAL:		147.00 *
						CHECK TOTAL:		147.00
541694	GROOT	GROOT INC						

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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541694	GROOT	GROOT INC							
	13431356T102		11/01/24	01	OCT 2024 REFUSE SERVICE	01-540-54-00-5442		153,701.96	
				02	OCT 2024 SR. REFUSE SERVICE	01-540-54-00-5441		4,435.22	
						INVOICE TOTAL:		158,137.18	*
						CHECK TOTAL:		158,137.18	
541695	HARRIS	HARRIS COMPUTER SYSTEMS							
	MSIMN0000901		10/30/24	01	MSI ANNUAL MAINTENANCE	01-120-54-00-5462		27,571.08	
				02	AGREEMENT RENEWAL	** COMMENT **			
						INVOICE TOTAL:		27,571.08	*
	MSIXT0000575		10/28/24	01	OCT 2024 MYGOVHUB FEES	01-120-54-00-5462		107.45	
				02	OCT 2024 MYGOVHUB FEES	51-510-54-00-5462		161.18	
				03	OCT 2024 MYGOVHUB FEES	52-520-54-00-5462		47.40	
						INVOICE TOTAL:		316.03	*
						CHECK TOTAL:		27,887.11	
541696	HIGHSTAR	HIGH STAR TRAFFIC							
	9019		10/23/24	01	MISCELLANEOUS SIGNS	23-230-56-00-5619		534.75	
						INVOICE TOTAL:		534.75	*
	9042		10/22/24	01	MISCELLANEOUS SIGNS	23-230-56-00-5642		165.10	
						INVOICE TOTAL:		165.10	*
	9216		10/30/24	01	PLAYGROUND SYMBOLS	23-230-56-00-5619		363.10	
						INVOICE TOTAL:		363.10	*
						CHECK TOTAL:		1,062.95	
541697	HRHTOP	HRH TOPSOIL LLC							
	1262		10/28/24	01	SOIL	79-790-56-00-5640		255.00	
						INVOICE TOTAL:		255.00	*

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

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541697	HRHTOP	HRH TOPSOIL LLC							
	1263		10/28/24	01	SOIL	79-790-56-00-5640		735.00	
						INVOICE TOTAL:		735.00	*
						CHECK TOTAL:		990.00	
541698	ILPD4778	ILLINOIS STATE POLICE							
	20241004790		10/31/24	01	LIQUOR LICENSE BACKGROUND	01-110-54-00-5462		113.00	
				02	CHECKS	** COMMENT **			
						INVOICE TOTAL:		113.00	*
						CHECK TOTAL:		113.00	
541699	ILPD4811	ILLINOIS STATE POLICE							
	20241004811		10/31/24	01	BACKGROUND CHECKS	79-790-54-00-5462		113.00	
				02	BACKGROUND CHECKS	01-220-54-00-5462		141.25	
						INVOICE TOTAL:		254.25	*
						CHECK TOTAL:		254.25	
541700	IMPACT	IMPACT NETWORKING, LLC							
	3360182		11/01/24	01	11/01-1/31 MANAGED PRINT	01-210-54-00-5430		189.99	
				02	SERVICES	** COMMENT **			
				03	11/01-1/31 MANAGED PRINT	01-110-54-00-5430		189.99	
				04	SERVICES	** COMMENT **			
				05	11/01-1/31 MANAGED PRINT	01-120-54-00-5430		126.69	
				06	SERVICES	** COMMENT **			
				07	11/01-1/31 MANAGED PRINT	01-120-54-00-5430		21.36	
				08	SERVICES-UB	** COMMENT **			
				09	11/01-1/31 MANAGED PRINT	51-510-54-00-5430		28.62	
				10	SERVICES-UB	** COMMENT **			
				11	11/01-1/31 MANAGED PRINT	52-520-54-00-5430		13.35	

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
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541700	IMPACT — IMPACT NETWORKING, LLC						
	3360182	11/01/24	12	SERVICES-UB	** COMMENT **		
					INVOICE TOTAL:		570.00 *
					CHECK TOTAL:		570.00
541701	IMPERINV — IMPERIAL INVESTMENTS						
	SEPT 2024-REBATE	11/12/24	01	BUSINESS DIST REBATE-SEPT 2024	01-000-24-00-2488		3,085.56
					INVOICE TOTAL:		3,085.56 *
					CHECK TOTAL:		3,085.56
541702	INTERDEV — INTERDEV, LLC						
	MSP-1046891	10/31/24	01	MONTHLY IT BILLING - OCT 2024	01-640-54-00-5450		19,212.90
					INVOICE TOTAL:		19,212.90 *
	SEC-1046881	10/31/24	01	DUO & SENTINEL ONE BILLING FOR	01-640-54-00-5450		1,240.54
			02	OCT 2024	** COMMENT **		
					INVOICE TOTAL:		1,240.54 *
					CHECK TOTAL:		20,453.44
541703	JIMSTRCK — JIM'S TRUCK INSPECTION LLC						
	203225	10/28/24	01	TRUCK INSPECTION	01-410-54-00-5490		65.00
					INVOICE TOTAL:		65.00 *
	203226	10/28/24	01	TRUCK INSPECTION	01-410-54-00-5490		43.00
					INVOICE TOTAL:		43.00 *
	206221	10/28/24	01	TRUCK INSPECTION	01-410-54-00-5490		43.00
					INVOICE TOTAL:		43.00 *
	206243	10/29/24	01	TRUCK INSPECTION	01-410-54-00-5490		43.00
					INVOICE TOTAL:		43.00 *

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				

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541703	JIMSTRCK JIM'S TRUCK INSPECTION LLC						
	206343	11/04/24	01	TRUCK INSPECTION	01-410-54-00-5490		65.00
					INVOICE TOTAL:		65.00 *
					CHECK TOTAL:		259.00
541704	KENDCROS KENDALL CROSSING, LLC						
	BD REBATE 09/24	11/12/24	01	BUSINESS DIST REBATE-SEPT 2024	01-000-24-00-2487		7,452.77
					INVOICE TOTAL:		7,452.77 *
					CHECK TOTAL:		7,452.77
541705	KLUBER KLUBER, INC						
	9276	10/31/24	01	CITY OF YORKVILLE PUBLIC	24-216-60-00-6042		171,233.11
			02	WORKS AND PARK MAINTENANCE	** COMMENT **		
			03	BUILDING COMPLETED WORK	** COMMENT **		
					INVOICE TOTAL:		171,233.11 *
					CHECK TOTAL:		171,233.11
541706	LEGENDRP PATRICK LEGENDRE						
	101824-MILEAGE	10/18/24	01	10/14-10/18 CDL TRAINING	51-510-54-00-5412		270.01
			02	MILEAGE REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		270.01 *
	102524-MILEAGE	10/25/24	01	10/21-10/25 CDL TRAINING	51-510-54-00-5415		270.01
			02	MILEAGE REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		270.01 *
	103124-MILEAGE	10/31/24	01	10/28-10/31 CDL TRAINING	51-510-54-00-5415		216.01
			02	MILEAGE REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		216.01 *

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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541706	LEGENDRP PATRICK LEGENDRE						
	111224-MILEAGE	11/12/24	01	11/12/24 CDL TRAINING MILEAGE	51-510-54-00-5415		54.00
			02	REIMBURSEMENT ** COMMENT **			
					INVOICE TOTAL:		54.00 *
					CHECK TOTAL:		810.03
541707	MECHANIC MECHANICS LAB LLC						
	5802	10/14/24	01	REPAIR VALVE COVER GASKET,	01-410-54-00-5490		3,775.06
			02	OEM INJECTOR HARNESS AND ** COMMENT **			
			03	REBUILD FICM ** COMMENT **			
					INVOICE TOTAL:		3,775.06 *
					CHECK TOTAL:		3,775.06
541708	MIDWSALT MIDWEST SALT						
	P476256	09/12/24	01	BULK ROCK SALT	51-510-56-00-5638		3,276.71
					INVOICE TOTAL:		3,276.71 *
	P476908	10/23/24	01	BULK ROCK SALT	51-510-56-00-5638		3,295.14
					INVOICE TOTAL:		3,295.14 *
	P476910	10/23/24	01	BULK ROCK SALT	51-510-56-00-5638		3,254.87
					INVOICE TOTAL:		3,254.87 *
	P476911	10/23/24	01	BULK ROCK SALT	51-510-56-00-5638		3,165.36
					INVOICE TOTAL:		3,165.36 *
					CHECK TOTAL:		12,992.08
541709	MOHMS MIDWEST OCCUPATIONAL HEALTH MS						
	212274	05/19/24	01	2024 ANNUAL RANDOM MANAGEMENT	01-110-54-00-5462		250.00

UNITED CITY OF YORKVILLE ILLINOIS EST. 1836 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
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
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INVOICES DUE ON/BEFORE 11/26/2024

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541709	MOHMS	MIDWEST OCCUPATIONAL HEALTH MS					
	212274	05/19/24	02	FEE	** COMMENT **		
					INVOICE TOTAL:		250.00 *
					CHECK TOTAL:		250.00
541710	MROWCO	MATHEWSON RIGHT OF WAY CO,					
	24-0387-01	10/31/24	01	APPRAISAL SERVICES FOR LAKE	51-510-60-00-6011		18,875.00
			02	MICHIGAN WATER WAY SYSTEM	** COMMENT **		
			03	IMPROVEMENT PROJECT	** COMMENT **		
					INVOICE TOTAL:		18,875.00 *
					CHECK TOTAL:		18,875.00
541711	NARVICK	NARVICK BROS. LUMBER CO, INC					
	94249	10/17/24	01	CONCRETE	25-225-60-00-6010		2,565.50
					INVOICE TOTAL:		2,565.50 *
	94350	10/22/24	01	CONCRETE	25-225-60-00-6020		1,922.00
					INVOICE TOTAL:		1,922.00 *
	94520	10/30/24	01	CONCRETE	25-225-60-00-6010		873.50
					INVOICE TOTAL:		873.50 *
					CHECK TOTAL:		5,361.00
541712	NASUTAE	EMILY NASUTA					
	110124	11/01/24	01	OCT 2024 MOBILE EMAIL	01-120-54-00-5440		24.65
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		24.65 *
					CHECK TOTAL:		24.65

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	
541713	NICOR NICOR GAS							
	00-41-22-8748 4-1024	10/31/24	01	10/01-10/31 1107 PRAIRIE LN	01-110-54-00-5480		53.74	
						INVOICE TOTAL:	53.74	*
	15-64-61-3532 5-1024	10/31/24	01	10/01-10/31 1991 CANNONBALL TR	01-110-54-00-5480		55.55	
						INVOICE TOTAL:	55.55	*
	20-52-56-2042 1-1024	10/29/24	01	09/27-10/29 420 FAIRHAVEN	01-110-54-00-5480		148.01	
						INVOICE TOTAL:	148.01	*
	23-45-91-4862 5-1024	11/01/24	01	10/02-11/01 101 BRUELL ST	01-110-54-00-5480		152.44	
						INVOICE TOTAL:	152.44	*
	31-61-67-2493 1-1024	11/08/24	01	10/09-11/08 276 WINDHAM CR	01-110-54-00-5480		52.19	
						INVOICE TOTAL:	52.19	*
	37-35-53-1941 1-1024	11/06/24	01	10/07-11/06 185 WOLF ST	01-110-54-00-5480		61.49	
						INVOICE TOTAL:	61.49	*
	40-52-64-8356 1-1024	11/04/24	01	10/03-11/04 102 E VAN EMMON	01-110-54-00-5480		218.43	
						INVOICE TOTAL:	218.43	*
	46-69-47-6727 1-1024	11/06/24	01	10/07-11/06 1975 N BRIDGE ST	01-110-54-00-5480		149.73	
						INVOICE TOTAL:	149.73	*
	61-60-41-1000 9-1024	11/01/24	01	10/02-11/01 610 TOWER	01-110-54-00-5480		102.09	
						INVOICE TOTAL:	102.09	*
	66-70-44-6942 9-1024	11/06/24	01	10/07-11/06 1908 RAINTREE RD	01-110-54-00-5480		155.67	
						INVOICE TOTAL:	155.67	*
	80-56-05-1157 0-1024	11/06/24	01	10/07-11/06 2512 ROSEMONT	01-110-54-00-5480		55.07	
						INVOICE TOTAL:	55.07	*
	83-80-00-1000 7-1024	11/01/24	01	10/02-11/01 610 TOWER UNIT B	01-110-54-00-5480		68.83	
						INVOICE TOTAL:	68.83	*

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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541713	NICOR	NICOR GAS					
	91-85-68-4012 8-1024	11/01/24	01	10/01-10/31 902 GAME FARM RD	82-820-54-00-5480		1,174.66
					INVOICE TOTAL:		1,174.66 *
					CHECK TOTAL:		2,447.90
541714	OMALLEY	O'MALLEY WELDING & FABRICATING					
	21403	10/16/24	01	LIGHT POLE REAPAIR WELDING	79-790-54-00-5495		300.00
					INVOICE TOTAL:		300.00 *
	21421	11/04/24	01	MATERIAL FABRICATED	79-790-54-00-5495		36.50
					INVOICE TOTAL:		36.50 *
					CHECK TOTAL:		336.50
541715	OSWEFIRE	OSWEGO FIRE PROTECTION DIST.					
	103124-LC	11/12/24	01	AUG-OCT 2024 DEVELOPMENT FEES	95-000-24-00-2456		548.10
					INVOICE TOTAL:		548.10 *
					CHECK TOTAL:		548.10
541716	OSWEGO	VILLAGE OF OSWEGO					
	2891	11/05/24	01	STATE LOBBYIST CHARGES -	01-640-54-00-5462		2,333.34
			02	OCT-NOV 2024	** COMMENT **		
			03	STATE LOBBYIST CHARGES -	51-510-54-00-5462		2,333.33
			04	OCT-NOV 2024	** COMMENT **		
			05	FEDERAL LOBBYIST CHARGES -	01-640-54-00-5462		3,125.00
			06	OCT-NOV 2024	** COMMENT **		
			07	FEDERAL LOBBYIST CHARGES -	51-510-54-00-5462		3,125.00
			08	OCT-NOV 2024	** COMMENT **		
					INVOICE TOTAL:		10,916.67 *
	2892	11/05/24	01	TRAINING COORDINATOR SALARY	01-210-54-00-5413		4,856.43

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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541716	OSWEGO	VILLAGE OF OSWEGO						
	2892		11/05/24	02	REIMBURSEMENT FOR OCT 2024	** COMMENT **		
						INVOICE TOTAL:		4,856.43 *
						CHECK TOTAL:		15,773.10
541717	PIZZO	PIZZO AND ASSOCIATES, LTD						
	340-7		11/01/24	01	UPKEEP OF NATURALIZATION AREAS	24-216-54-00-5446		732.19
				02	AT 651 PRAIRIE POINTE	** COMMENT **		
						INVOICE TOTAL:		732.19 *
						CHECK TOTAL:		732.19
541718	PMIPHOTO	PMI PHOTOGRAPHY						
	INV0000000582		10/24/24	01	FALL SOCCER PLAQUE	79-795-56-00-5606		8.00
						INVOICE TOTAL:		8.00 *
						CHECK TOTAL:		8.00
541719	PRINTSRC	LAMBERT PRINT SOURCE, LLC						
	4349		11/01/24	01	HOLIDAY CELEBRATION SIGNAGE	79-795-56-00-5606		975.00
						INVOICE TOTAL:		975.00 *
						CHECK TOTAL:		975.00
541720	R0001975	RYAN HOMES						
	2023-1758-3057 CONST		11/08/24	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00
						INVOICE TOTAL:		5,000.00 *
						CHECK TOTAL:		5,000.00
541721	R0002676	CHRISTIN SOLECKI						

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	
541721	R0002676	CHRISTIN SOLECKI							
	101924		10/28/24	01	BEECHER DEPOSIT REFUND	01-000-24-00-2410		50.00	
						INVOICE TOTAL:		50.00	*
						CHECK TOTAL:		50.00	
541722	R0002677	ROXANNE BOYCE							
	111824-REIMB		11/18/24	01	PLUMBING REPAIR REIMBURSEMENT	51-510-56-00-5640		846.00	
						INVOICE TOTAL:		846.00	*
						CHECK TOTAL:		846.00	
541723	REINDERS	REINDERS, INC.							
	6062563-00		10/18/24	01	SWITCHES	79-790-56-00-5640		86.76	
						INVOICE TOTAL:		86.76	*
	6062878-00		10/24/24	01	SWITCHES	79-790-56-00-5640		137.34	
						INVOICE TOTAL:		137.34	*
						CHECK TOTAL:		224.10	
541724	RUSHTRCK	RUSH TRUCK CENTER							
	3039263946		10/24/24	01	DIAGNOSTIC INSPECTION	01-410-54-00-5490		386.50	
						INVOICE TOTAL:		386.50	*
						CHECK TOTAL:		386.50	
541725	SEBIS	SEBIS DIRECT							
	107612		11/11/24	01	OCT 2024 UTILITY BILLING	01-120-54-00-5430		77.11	
				02	OCT 2024 UTILITY BILLING	01-220-54-00-5430		62.50	
				03	OCT 2024 UTILITY BILLING	51-510-54-00-5430		103.31	

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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541725	SEBIS	SEBIS DIRECT					
	107612	11/11/24	04	OCT 2024 UTILITY BILLING	52-520-54-00-5430		48.19
			05	OCT 2024 UTILITY BILLING	79-795-54-00-5426		109.35
					INVOICE TOTAL:		400.46 *
					CHECK TOTAL:		400.46
541726	SUBURLAB	SUBURBAN LABORATORIES INC.					
	229479	10/31/24	01	FLOURIDE	51-510-54-00-5429		84.30
					INVOICE TOTAL:		84.30 *
					CHECK TOTAL:		84.30
541727	TRAFFIC	TRAFFIC CONTROL CORPORATION					
	154555	10/28/24	01	REPLACE ALPHA INVERTERS	01-410-54-00-5435		3,631.00
					INVOICE TOTAL:		3,631.00 *
					CHECK TOTAL:		3,631.00
541728	TRICO	TRICO MECHANICAL , INC					
	15079	10/29/24	01	BEECHER CENTER ROOF TOP UNIT	24-216-54-00-5446		900.00
			02	REPAIR	** COMMENT **		
					INVOICE TOTAL:		900.00 *
					CHECK TOTAL:		900.00
541729	WATERSYS	WATER SOLUTIONS UNLIMITED, INC					
	6892449	10/16/24	01	CHEMICALS	51-510-56-00-5638		5,411.50
					INVOICE TOTAL:		5,411.50 *
					CHECK TOTAL:		5,411.50

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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541730	WINNINGE WINNINGER EXCAVATING INC.						
	PAY ESTIMATE4	11/04/24	01	ENGINEERS PAYMENT ESTIMATE 4	51-510-60-00-6025		147,844.29
			02	AND FINAL FOR 2024 WATER MAIN	** COMMENT **		
			03	IMPROVEMENTS CONTRACT B	** COMMENT **		
					INVOICE TOTAL:		147,844.29 *
					CHECK TOTAL:		147,844.29
D003836	YBSD YORKVILLE BRISTOL						
	133-0-102824	10/28/24	01	06/30-08/31 SANITARY SERVICES	51-510-54-00-5480		104.00
			02	FOR 610 TOWER	** COMMENT **		
					INVOICE TOTAL:		104.00 *
	146-0-102824	10/28/24	01	06/30-08/31 SANITARY SERVICES	82-820-54-00-5480		134.00
			02	FOR 902 GAME FARM RD	** COMMENT **		
					INVOICE TOTAL:		134.00 *
	147-0-102824	10/28/24	01	06/30-08/1 908 GAME FARM	01-110-54-00-5480		118.00
			02	SERVICES	** COMMENT **		
					INVOICE TOTAL:		118.00 *
	2024.021	11/05/24	01	NOV 2024 LANDFILL EXPENSE	51-510-54-00-5445		21,818.95
					INVOICE TOTAL:		21,818.95 *
	32-0-102724	10/28/24	01	06/30-08/31 SANITARY SERVICES	01-110-54-00-5480		96.00
			02	FOR 102 E VAN EMMON	** COMMENT **		
					INVOICE TOTAL:		96.00 *
	365-0-102824	10/28/24	01	06/30-08/31 SANITARY SERVICES	01-110-54-00-5480		498.00
			02	FOR 651 PRAIRIE POINTE	** COMMENT **		
					INVOICE TOTAL:		498.00 *
	420-0-102824	10/28/24	01	06/30-08/31 SANITARY SERVICES	01-110-54-00-5480		106.00
			02	FOR 185 WOLF ST	** COMMENT **		
					INVOICE TOTAL:		106.00 *

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				

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D003836	YBSD	YORKVILLE BRISTOL							
	445-0-102824		10/28/24	01	06/30-08/31 SANITARY SERVICES	01-110-54-00-5480		94.00	
				02	FOR 201 W HYDRAULIC	** COMMENT **			
						INVOICE TOTAL:		94.00	*
	487-0-102824		10/28/24	01	06/30-08/31 SANITARY SERVICES	01-110-54-00-5480		96.00	
				02	FOR 651 PRAIRIE POINTE	** COMMENT **			
						INVOICE TOTAL:		96.00	*
						DIRECT DEPOSIT TOTAL:		23,064.95	
541731	YORKACE	YORKVILLE ACE & RADIO SHACK							
	179492		11/01/24	01	KEYS	51-510-56-00-5620		15.96	
						INVOICE TOTAL:		15.96	*
	179493		11/01/24	01	KEYS	51-510-56-00-5620		15.96	
						INVOICE TOTAL:		15.96	*
						CHECK TOTAL:		31.92	
541732	YORKSCHO	YORKVILLE SCHOOL DIST #115							
	103124-LC		08/12/24	01	AUG-OCT 2024 LAND CASH	95-000-24-00-2453		24,948.70	
						INVOICE TOTAL:		24,948.70	*
						CHECK TOTAL:		24,948.70	
541733	YOUNGM	MARLYS J. YOUNG							
	100924-PZ		10/28/24	01	10/06/24 PZ MEETING MINUTES	90-230-00-00-0011		56.66	
				02	10/06/24 PZ MEETING MINUTES	01-220-54-00-5462		28.34	
						INVOICE TOTAL:		85.00	*
	101524-PW		11/01/24	01	10/15/24 PW 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
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 11/26/2024

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
541733	YOUNGM MARLYS J. YOUNG							
	101624-ADMIN	11/05/24	01	10/16/24 ADMIN MEETING MINUTES	01-110-54-00-5462		85.00	
					INVOICE TOTAL:		85.00	*
	102424-PC	10/29/24	01	10/24/24 PC MEETING MINUTES	90-233-00-00-0011		42.50	
			02	10/24/24 PC MEETING MINUTES	90-234-00-00-0011		42.50	
					INVOICE TOTAL:		85.00	*
					CHECK TOTAL:		340.00	

TOTAL CHECKS PAID: 1,176,806.02

TOTAL DIRECT DEPOSITS PAID: 24,159.67

TOTAL AMOUNT PAID: 1,200,965.69

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
PAYROLL SUMMARY
November 8, 2024

	REGULAR	OVERTIME	TOTAL	IMRF	FICA	TOTALS
ADMINISTRATION	19,684.69	-	19,684.69	1,147.62	951.50	21,783.81
FINANCE	15,719.10	-	15,719.10	916.43	1,169.97	17,805.50
POLICE	142,937.31	3,853.12	146,790.43	414.08	10,946.40	158,150.91
COMMUNITY DEV.	27,026.52	-	27,026.52	1,598.96	2,017.99	30,643.47
STREETS	29,613.08	-	29,613.08	1,732.24	2,279.50	33,624.82
BUILDING & GROUNDS	6,356.07	-	6,356.07	379.31	484.89	7,220.27
WATER	22,327.93	-	22,327.93	1,208.43	1,638.81	25,175.17
SEWER	13,200.57	-	13,200.57	769.61	969.96	14,940.14
PARKS	36,553.32	325.40	36,878.72	2,026.43	2,774.38	41,679.53
RECREATION	30,842.88	-	30,842.88	1,352.94	2,319.57	34,515.39
LIBRARY	18,029.99	-	18,029.99	676.15	1,327.08	20,033.22
TOTALS	$ 362,291.46	$ 4,178.52	$ 366,469.98	$ 12,222.20	$ 26,880.05	$ 405,572.23

TOTAL PAYROLL **$ 405,572.23**

UNITED CITY OF YORKVILLE

BILL LIST SUMMARY

Tuesday, November 26, 2024

ACCOUNTS PAYABLE		**DATE**		
Manual City Check Register (Page 1)		11/06/2024	$	6,757.12
Manual City Check Register (Page 2)		11/08/2024		7,886.81
Manual City Check Register (Pages 3 - 4)		11/15/2024		5,042.83
Manual City Check Register (Page 5)		11/22/2024		510.00
City MasterCard Bill Register *(Pages 6 - 20)*		11/25/2024		171,065.86
Manual City Check Register (Page 21)		11/26/2024		384,686.90
City Check Register *(Pages 22 - 50)*		11/26/2024		1,200,965.69
	SUB-TOTAL:			**$1,776,915.21**
WIRE PAYMENTS				
Dearborn Insurance -Nov. 2024		11/04/2024	$	3,128.71
	TOTAL PAYMENTS:			**$3,128.71**
PAYROLL				
Bi - Weekly *(Page 51)*		11/08/2024	$	405,572.23
	SUB-TOTAL:		**$**	**405,572.23**
	TOTAL DISBURSEMENTS:		**$**	**2,185,616.15**

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 2024-93

Agenda Item Summary Memo

Title: Grace Holistic Parking – Garden Street

Meeting and Date: City Council – November 26, 2024

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: PW – 11/19/24 Action Taken: Moved forward to CC consent agenda.

Item Number: PW 2024-93

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Eric Dhuse (Name) Public Works (Department)

Agenda Item Notes:

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

Memorandum

To: Public Works Committee
From: Eric Dhuse, Director of Public Works
CC: Bart Olson, City Administrator
Date: November 14, 2024
Subject: Garden Street Parking

Summary

Update for the committee regarding the parking issue on Garden Street near the schools.

Background

Last month, Grace Holistic Center for Education asked that the parking restrictions on Garden Street be modified to allow for parent lineup for drop off and pickup daily. The committee agreed that this would be a benefit to the schools and not interfere with the spirit of the no parking area that is in effect now.

On October 24th, Public Works installed a placard below the existing no parking signs that delineate the specific times that are allowed for drop off and pickup. There is a photo attached of the sign and placard for your review. To date we have not received any feedback positive or negative regarding this change. Since there has been no negative feedback, staff has attached a proposed ordinance that updates the parking restrictions to reflect our modification.

Recommendation

Staff recommends leaving the placards in place and amending the City Code to reflect the change in the parking regulation.

Ordinance No. 2024-_____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS REGULATING ON-STREET PARKING (GARDEN STREET)

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

Section 1. Title 6, Chapter 2, Section 6-2-2, of the United City of Yorkville Code of Ordinances is hereby amended by adding the following:

6-2-2: PARKING PROHIBITED ON DESIGNATED STREETS:

GARDEN STREET

A "no parking" zone shall be created on the north side of Garden Street from Route 47 to Garden Circle, except on Monday through Friday between the hours of 8:00 a.m. to 9:00 a.m. and between the hours of 2:00 p.m. to 3:00 p.m.

Section 2. If any Section, subsection, sentence, clause, phrase or portion of this Chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

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. 2024.

_____

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. 2024.

_____

MAYOR

Attest:

_____

CITY CLERK


P
THIS SIDE
OF STREET
EXCEPT MON-FRI
8AM-9AM
2PM-3PM

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 2024-95

Agenda Item Summary Memo

Title: 2024 Water Main Replacement (Contract B Fox Industrial) – Change Order No. 1 (Final)

Meeting and Date: City Council – November 26, 2024

Synopsis: Consideration of Change Order No. 1 – Final

Council Action Previously Taken:

Date of Action: PW – 11/19/24 Action Taken: Moved forward to CC consent agenda.

Item Number: PW 2024-95

Type of Vote Required: Majority

Council Action Requested: Consideration of Approval

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

Agenda Item Notes:

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

Memorandum

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

Date: November 19, 2024
Subject: 2024 Water Main Improvements – Contract B Fox Industrial

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

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

Background:

The United City of Yorkville and Winninger Excavating, Inc. entered into an agreement for a Contract value of **$2,719,454.25** for the above referenced project.

Questions Presented:

Should the City approve Change Order No. 1 (Final Balancing) which would **decrease** the contract amount by $145,641.85.

Discussion:

Please see the attached summary spreadsheet.

We are recommending approval of the change order.

Action Required:

Consideration of approval of Change Order No. (Final Balancing) in the amount of ($145,641.85).

Resolution No. 2024-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS APPROVING A CHANGE ORDER RELATING TO THE 2024 WATER MAIN IMPROVEMENT PROJECT

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

WHEREAS, the City had approved a contract in the amount of $2,719,454.25 with Winninger Excavating, Inc. ("*Winninger*"), for a project commonly known as the 2024 Water Main Improvements – Contract B Fox Industrial, the price of which has decreased from the original contract amount in the amount of $145,641.85 (the "*Change Order*") due to additional sidewalk replacement, curb and gutter replacement and parking restoration; and

WHEREAS, all change orders must meet the required findings that circumstances necessitating the change were not reasonably foreseeable at the time the contract was signed; or the change is germane to the original contract as signed; or the Change Order is in the best interest of the City as required by Section 33E-9 of the Illinois Criminal Code (720 ILCS 5/33E-9); and

WHEREAS, it has been recommended to the Mayor and City Council (the "*Corporate Authorities*") that a Change Order decreasing the total contract price to the amount of $145,641.85 is necessary, as set forth in the proposal from Winninger.

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

Section 1. The foregoing recitals are hereby incorporated in this Resolution as the findings of the Corporate Authorities.

Section 2. The Corporate Authorities hereby find and declare that the Change Order to the 2024 Water Main Improvements – Contract B Fox Industrial with Winninger Excavating, Inc., which results in a total decrease of $145,641.85, is required and that such decrease is in the best interests of the City and is authorized by law.

Section 3. The Change Order is hereby approved, and the City Administrator is authorized to execute the Change Order as hereinabove identified.

Section 4. That this resolution shall be in full force and effect from and after its passage and approval according to law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2024.

_____

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. 2024.

_____

MAYOR

Attest:

_____

CITY CLERK

CHANGE ORDER

Order No. 1 (Final Balancing)

Date: November 19, 2024

Agreement Date: February 15, 2024

NAME OF PROJECT: 2024 Water Main Improvements – Contract B (Fox Industrial)

OWNER: United City of Yorkville

CONTRACTOR: Winninger Excavating, Inc.

The following changes are hereby made to the CONTRACT DOCUMENTS:

Change of CONTRACT PRICE:

Original CONTRACT PRICE: $2,719,454.25

Current CONTRACT PRICE adjusted by previous CHANGE ORDER(S): $2,719,454.25

The CONTRACT PRICE due to this CHANGE ORDER will be (~~increased~~) (decreased) by: $145,641.85

The new CONTRACT PRICE including this CHANGE ORDER will be: $2,573,812.40

Change to CONTRACT TIME:

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

The date for substantial completion for all work except restoration _____

The date for completion for all work will be _____

Justification

Please see attached spreadsheet. Quantities based on final measurement in the field.

Approvals Required

Requested by: United City of Yorkville

Recommended by: Engineering Enterprises, Inc.

Accepted by: Winninger Excavating, Inc.

PAYABLE TO: WINNINGER EXCAVATING, INC
ADDRESS: 8845 SCHOGER DRIVE, NAPERVILLE, IL 60564

ENGINEERS PAYMENT ESTIMATE NO. 4
2024 WATER MAIN IMPROVEMENTS - CONTRACT B
UNITED CITY OF YORKVILLE

PAY PERIOD **FROM:** 7/10/2024 **TO:**

ITEM NO.	ITEMS	UNIT	QUANTITY	AWARDED VALUE	ADDED QUANTITY	DEDUCTED QUANTITY	UNIT PRICE	COMPLETED QUANTITY THIS PAY PERIOD	COMPLETED VALUE THIS PAY PERIOD	TOTAL COMPLETED QUANTITY	TOTAL COMPLETED VALUE
1	TREE REMOVAL	EACH	9	$ 1,800.00	2		$ 200.00		$ -	11.0	$ 2,200.00
2	TREE ROOT PRUNING	EACH	2	$ 400.00			$ 200.00		$ -	2.0	$ 400.00
3	CONNECTION TO EXISTING WATER MAIN, 12-INCH	EACH	2	$ 10,600.00			$ 5,300.00		$ -	2.0	$ 10,600.00
4	CONNECTION TO EXISTING WATER MAIN, 8-INCH	EACH	3	$ 12,900.00		1	$ 4,300.00		$ -	2.0	$ 8,600.00
5	WATER MAIN, CLASS 52, WITH POLYETHYLENE WRAP, 16-INCH	LF	2,220	$ 532,800.00		150	$ 240.00		$ -	2070.0	$ 496,800.00
6	WATER MAIN, CLASS 52, WITH POLYETHYLENE WRAP, 12-INCH	LF	1,303	$ 250,176.00	48		$ 192.00		$ -	1351.0	$ 259,392.00
7	WATER MAIN, CLASS 52, WITH POLYETHYLENE WRAP, 8-INCH	LF	2,038	$ 356,650.00		97	$ 175.00		$ -	1941.0	$ 339,675.00
8	BUTTERFLY VALVE IN 60" VAULT, 16-INCH	EACH	6	$ 72,000.00			$ 12,000.00		$ -	6.0	$ 72,000.00
9	GATE VALVE (RESILIENT SEAT) IN 60" VAULT, 12-INCH	EACH	4	$ 42,000.00			$ 10,500.00		$ -	4.0	$ 42,000.00
10	GATE VALVE (RESILIENT SEAT) IN 60" VAULT, 8-INCH	EACH	6	$ 39,000.00		2	$ 6,500.00		$ -	4.0	$ 26,000.00
11	GATE VALVE (RESILIENT SEAT) IN VALVE BOX, 12-INCH	EACH	1	$ 5,900.00		1	$ 5,900.00		$ -	0.0	$ -
12	GATE VALVE (RESILIENT SEAT) IN VALVE BOX, 8-INCH	EACH	2	$ 6,600.00		2	$ 3,300.00		$ -	0.0	$ -
13	GATE VALVE (RESILIENT SEAT) IN VALVE BOX, 6-INCH	EACH	2	$ 4,800.00	1		$ 2,400.00		$ -	3.0	$ 7,200.00
14	FIRE HYDRANT ASSEMBLY, WITH AUXILIARY VALVE, 6-INCH MJ	EACH	18	$ 189,000.00		2	$ 10,500.00		$ -	16.0	$ 168,000.00
15	SERVICE BOX COVER (SPECIAL)	EACH	3	$ 900.00	3		$ 300.00		$ -	6.0	$ 1,800.00
16	FIRE HYDRANT TO BE REMOVED	EACH	16	$ 9,600.00			$ 600.00		$ -	16.0	$ 9,600.00
17	DUCTILE IRON FITTINGS	LB	10,155	$ 101.55		4785	$ 0.01		$ -	5370.0	$ 53.70
18	WATER MAIN PROTECTION, PVC C-900, 18-INCH	LF	231	$ 16,170.00		231	$ 70.00		$ -	0.0	$ -
19	WATER MAIN PROTECTION, PVC C-900, 24-INCH	LF	84	$ 9,240.00		84	$ 110.00		$ -	0.0	$ -
20	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL - TYPE 1	TON	50	$ 3,000.00		50	$ 60.00		$ -	0.0	$ -
21	NON-SPECIAL, NON-HAZARDOUS SOIL WASTE DISPOSAL - TYPE 2	TON	50	$ 3,000.00		50	$ 60.00		$ -	0.0	$ -
22	FOUNDATION MATERIAL	CY	100	$ 100.00		100	$ 1.00		$ -	0.0	$ -
23	EXPLORATORY EXCAVATION	EACH	5	$ 2,500.00		3	$ 500.00		$ -	2.0	$ 1,000.00
24	WATER SERVICE CONNECTION, 6-INCH	EACH	2	$ 7,000.00			$ 3,500.00		$ -	2.0	$ 7,000.00
25	WATER SERVICE CONNECTION, 1-INCH	EACH	41	$ 82,000.00		8	$ 2,000.00		$ -	33.0	$ 66,000.00
26	WATER SERVICE PIPE, 6-INCH DIP	LF	40	$ 4,800.00	21		$ 120.00		$ -	61.0	$ 7,320.00
27	WATER SERVICE PIPE, PEX, 1-INCH	LF	1,653	$ 4,959.00		364	$ 3.00		$ -	1289.0	$ 3,867.00
28	VALVE VAULT TO BE ABANDONED	EACH	17	$ 10,200.00		7	$ 600.00		$ -	10.0	$ 6,000.00
29	SANITARY SEWER SERVICE REPAIR, PVC SDR-26, D-2241, 6-INCH	EACH	5	$ 3,000.00		5	$ 600.00		$ -	0.0	$ -
30	EROSION RIPRAP REMOVAL AND REPLACEMENT	SF	415	$ 2,490.00		415	$ 6.00		$ -	0.0	$ -
31	DISCONNECT AND ABANDON EXISTING WATER MAIN	EACH	2	$ 9,000.00			$ 4,500.00		$ -	2.0	$ 9,000.00
32	INLET PROTECTION	EACH	30	$ 1,500.00			$ 50.00		$ -	30.0	$ 1,500.00
33	WATER MAIN TESTING - PRESSURE AND DISINFECTION	LS	1	$ 15,000.00			$ 15,000.00		$ -	1.0	$ 15,000.00
34	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SY	2,124	$ 3,186.00		2124	$ 1.50		$ -	0.0	$ -
35	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIALS	CY	708	$ 14,160.00		708	$ 20.00		$ -	0.0	$ -
36	AGGREGATE SUBGRADE IMPROVEMENT	CY	708	$ 21,240.00		708	$ 30.00		$ -	0.0	$ -
37	HOT-MIX ASPHALT SURFACE REMOVAL, 3"	SY	14,163	$ 45,321.60			$ 3.20		$ -	14163.0	$ 45,321.60
38	HOT-MIX ASPHALT PAVEMENT REMOVAL - FULL DEPTH WATER MAIN TRENCH	SY	2,942	$ 8,826.00		414	$ 3.00		$ -	2528.0	$ 7,584.00
39	ROADWAY EDGE SEALING	**LF**	**9,852**	$ 9,852.00			$ 1.00		$ -	9852.0	$ 9,852.00
40	BITUMINOUS MATERIALS (TACK COAT)	LBS	9,610	$ 96.10	6330		$ 0.01		$ -	15940.0	$ 159.40
41	HOT-MIX ASPHALT BINDER COURSE, IL-9.5, N50, 1.5"	TON	1,266	$ 126,600.00		111	$ 100.00		$ -	1155.0	$ 115,500.00
42	HOT-MIX ASPHALT SURFACE COURSE, MIX 'D', N50, 1.5"	TON	1,266	$ 126,600.00		26	$ 100.00		$ -	1240.0	$ 124,000.00
43	PARTIAL DEPTH PATCHING, 4"	SY	2,737	$ 82,110.00	346		$ 30.00		$ -	3083.0	$ 92,490.00
44	TEMPORARY PATCHING, 2"	SY	2,737	$ 54,740.00		2737	$ 20.00		$ -	0.0	$ -
45	PCC SIDEWALK REMOVAL AND REPLACEMENT, 5"	SF	16	$ 688.00		16	$ 43.00		$ -	0.0	$ -
46	COMBINATION CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT	LF	3,777	$ 188,850.00		27	$ 50.00		$ -	3750.0	$ 187,500.00
47	SANITARY MANHOLE TO BE ADJUSTED	EACH	10	$ 11,000.00			$ 1,100.00		$ -	10.0	$ 11,000.00
48	MANHOLE TO BE ADJUSTED	EACH	2	$ 1,500.00			$ 750.00		$ -	2.0	$ 1,500.00
49	INLET TO BE ADJUSTED	EACH	17	$ 10,200.00			$ 600.00		$ -	17.0	$ 10,200.00
50	HOT-MIX ASPHALT DRIVEWAY REMOVAL	SY	1,136	$ 11,928.00		210	$ 10.50		$ -	926.0	$ 9,723.00
51	HOT-MIX ASPHALT DRIVEWAY 3-INCH	SY	1,136	$ 42,032.00		210	$ 37.00		$ -	926.0	$ 34,262.00
52	PORTLAND CEMENT CONCRETE DRIVEWAY REMOVAL	SY	217	$ 4,123.00	101		$ 19.00		$ -	318.0	$ 6,042.00
53	PORTLAND CEMENT CONCRETE DRIVEWAY 6-INCH	SY	217	$ 27,125.00	101		$ 125.00		$ -	318.0	$ 39,750.00
54	AGGREGATE SHOULDER REMOVAL AND REPLACEMENT	SY	92	$ 3,680.00		92	$ 40.00		$ -	0.0	$ -
55	MAILBOX TO BE REMOVED AND RESET	EACH	4	$ 800.00		4	$ 200.00		$ -	0.0	$ -
56	SIGN TO BE REMOVED AND RESET	EACH	3	$ 600.00		1	$ 200.00		$ -	2.0	$ 400.00
57	LANDSCAPING TO BE REMOVED AND RESET	EACH	6	$ 6,000.00		6	$ 1,000.00		$ -	0.0	$ -
58	RESTORATION	SY	3,500	$ 35,000.00	1600		$ 10.00		$ -	5100.0	$ 51,000.00

ITEM NO.	ITEMS	UNIT	QUANTITY	AWARDED VALUE	ADDED QUANTITY	DEDUCTED QUANTITY	UNIT PRICE	COMPLETED QUANTITY THIS PAY PERIOD	COMPLETED VALUE THIS PAY PERIOD	TOTAL COMPLETED QUANTITY	TOTAL COMPLETED VALUE
59	TRAFFIC CONTROL AND PROTECTION	LS	1	$ 91,000.00			$ 91,000.00		$ -	1.0	$ 91,000.00
60	ALLOWANCE - ITEMS ORDERED BY THE ENGINEER	UNIT	30,000	$ 30,000.00		30000	$ 1.00		$ -	0.0	$ -
	ALTERNATE B - OPEN CUT (STATION 85+48 TO 88+58)			$ -						0.0	$ -
61	WATER MAIN, 12-INCH D.I.P., OPEN CUT	LF	310	$ 53,010.00			$ 171.00		$ -	310.0	$ 53,010.00
			BID VALUE AWARDED:	**$ 2,719,454.25**			**VALUE COMPLETED - THIS REQUEST:**		**$ -**	**- TO DATE:**	**$ 2,451,301.70**

MISCELLANEOUS EXTRAS AND CREDITS		**QUANTITY**	**UNIT PRICE**	**VALUES**
1	T&M - WATER SERVICE TO DANCE STUDIO	1	$ 15,624.84	$ 15,624.84
2	AUP - DEPRESSED CASTINGS	2	$ 800.00	$ 1,600.00
3	AUP - 1.5" SHORT SERVICE	1	$ 4,465.00	$ 4,465.00
4	AUP - 1.5" LONG SERVICE	2	$ 5,100.00	$ 10,200.00
5	AUP - 2" SHORT SERVICE	1	$ 4,980.00	$ 4,980.00
6	T&M - WATER MAIN BREAK REPAIR	1	$ 2,267.00	$ 2,267.00
7	T&M - 16-INCH SHUT-DOWN AND CONNECTION TO 6-INCH FIRE SERVICE	1	$ 9,225.70	$ 9,225.70
8	T&M - FRAME AND POUR RETAINING WALL	1	$ 3,155.90	$ 3,155.90
9	T&M - TEMPORARY ACCESS STONE	1	$ 5,230.50	$ 5,230.50
10	AUP - ADDITIONAL HMA TONNAGE AT COMMERCIAL DRIVES	110	$ 165.00	$ 18,150.00
11	AUP - RESTORATION REPAIRS	1	$ 27,450.00	$ 27,450.00
12	AUP - ASPHALT MODIFICATIONS	1	$ 20,161.76	$ 20,161.76

DEBITS		**VALUES**
1	PAY ESTIMATE 1	$ 1,003,223.43
2	PAY ESTIMATE 2	$ 620,803.39
3	PAY ESTIMATE 3	$ 801,941.29

SUMMARY	
TOTAL MISCELLANEOUS ADDITIONS	$ 122,510.70
TOTAL COMPLETED CONSTRUCTION COSTS	$ 2,573,812.40
DEDUCT RETAINAGE (0%)	$ -
TOTAL AMOUNT DUE TO CONTRACTOR	$ 2,573,812.40
TOTAL DEBITS	$ 2,425,968.11
NET AMOUNT DUE - THIS PAYMENT	**$ 147,844.29**

PREPARED BY: _____

APPROVED BY: _____

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

Agenda Item Number

Consent Agenda #4

Tracking Number

PW 2024-97

Agenda Item Summary Memo

Title: 2024 Road to Better Roads Program – MFT – Change of Plans and Final Estimate

Meeting and Date: City Council – November 26, 2024

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: PW – 11/19/24 Action Taken: Moved forward to CC consent agenda.

Item Number: PW 2024-97

Type of Vote Required: Majority

Council Action Requested: Approval of 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/gov_officials.php

Memorandum

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

Date: November 5, 2024
Subject: 2024 Road to Better Roads - MFT

The 2024 Road to Better Roads Program was awarded to D. Construction 1488 S. Broadway Coal City, IL 60416 at total awarded value of $1,382,442.77. The project is now complete and accepted.

The project came in $12,965.13 under budget for a Final Construction Cost of $1,369,477.64. Due to the use of Motor Fuel Tax Funds, the Request for Change in Plans and Engineer's Final Pay 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.

Resolution No. 2024-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS APPROVING A REQUEST FOR CHANGE IN PLANS AND ENGINEER'S FINAL PAYMENT ESTIMATE FOR THE 2024 ROAD TO BETTER ROADS PROJECT

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

WHEREAS, the City had approved a contract in the amount of $1,382,442.77 with D. Construction of Coal City, Illinois ("*Contractor*"), for a project commonly known as the 2024 Road to Better Roads Program (the "*Project*"); and

WHEREAS, the Project has been completed and accepted by the City, with a final construction cost of $1,369,477.64; and

WHEREAS, upon the Project's completion a Request for Change in Plans and Engineer's Final Estimate was submitted to the City for approval; and

WHEREAS, it has been recommended to the Mayor and City Council (the "*Corporate Authorities*") to approve the Request for Change in Plans and Engineer's Final Payment Estimate.

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

Section 1. The foregoing recitals are hereby incorporated in this Resolution as the findings of the Corporate Authorities.

Section 2. The Request for Change in Plans and Engineer's Final Estimate, attached hereto as *Exhibit A*, is hereby approved, and the City Administrator is authorized to execute the same.

Section 3. That this resolution shall be in full force and effect from and after its passage and approval according to law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2024.

_____

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. 2024.

_____

MAYOR

Attest:

_____

CITY CLERK

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	24-00000-00-GM

Request Number: 1 ☒ Final

Contractor: D. Construction Inc.

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

Date: 10/28/24

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
-	Partial Depth Patching (Special)	Sq Yd	280	$29.0000	D	$0.0000	$8,120.0000
-	Hot-Mix Asphalt Surface Removal - Butt Joint	Sq Yd	7	$0.0100	A	$0.0700	$0.0000
-	Hot-Mix Asphalt Surface Removal, 1.5"	Sq Yd	2723	$1.6000	A	$4,356.8000	$0.0000
-	Bituminous Materials (Tack Coat)	Pound	10595	$0.0100	D	$0.0000	$105.9500
-	Hot-Mix Asphalt Binder Course, IL-9.5, N50	Ton	355	$70.0000	D	$0.0000	$24,850.0000
-	Hot-Mix Asphalt Surface Course, IL-9.5, Mix "D", N50	Ton	226	$78.0000	A	$17,628.0000	$0.0000
-	Combination Concrete Curb and Gutter Removal and Replacement	Foot	691	$47.6000	A	$32,891.6000	$0.0000
-	Sidewalk Removal	Sq Ft	1430	$2.7500	D	$0.0000	$3,932.5000
-	Portland Cement Concrete Sidewalk, 5 Inch	Sq Ft	1692	$10.0000	D	$0.0000	$16,920.0000
-	Detectable Warnings	Sq Ft	8	$40.7000	A	$325.6000	$0.0000
-	Inlets To Be Adjusted	Each	2	$600.0000	A	$1,200.0000	$0.0000
-	Manholes To Be Adjusted	Each	1	$800.0000	D	$0.0000	$800.0000
-	Sanitary Manholes To Be Adjusted	Each	2	$1,200.0000	D	$0.0000	$2,400.0000
-	Type 1 Frame, Open Lid	Each	4	$500.0000	D	$0.0000	$2,000.0000
-	Type 1 Frame, Closed Lid	Each	1	$500.0000	D	$0.0000	$500.0000
-	Type 3 Frame and Grate	Each	1	$500.0000	A	$500.0000	$0.0000
-	Valve Boxes To Be Adjusted	Each	1	$550.0000	D	$0.0000	$550.0000
-	Domestic Water Service Boxes To Be Adjusted	Each	1	$550.0000	D	$0.0000	$550.0000
-	Thermoplastic Pavement Markings - Line 4"	Foot	152	$0.9900	D	$0.0000	$150.4800
-	Thermoplastic Pavement Markings - Line 6"	Foot	100	$1.3200	A	$132.0000	$0.0000
-	Thermoplastic Pavement Markings - Line 8"	Foot	75	$1.9800	D	$0.0000	$148.5000
-	Thermoplastic Pavement Markings - Line 12"	Foot	56	$2.2000	A	$123.2000	$0.0000

	Item Description	Unit of Measure	Quantity	Unit Price	Addition (A) or Deduction (D)	Total Addition	Total Deduction
-	Thermoplastic Pavement Markings - Line 24"	Foot	48	$5.5000	A	$264.0000	$0.0000
-	Hot-Mix Asphalt Driveway Removal and Replacement	Sq Yd	22.8	$30.0000	A	$684.0000	$0.0000
-	Remove and Reinstall Brick Pavers	Sq Ft	1	$25.6000	D	$0.0000	$25.6000
-	Hot-Mix Asphalt Bike Path Removal and Replacement	Sq Yd	12.8	$50.0000	D	$0.0000	$640.0000
-	Sodding, Special	Sq Yd	85.6	$20.5200	D	$0.0000	$1,756.5120
-	Supplemental Watering	Unit	80	$0.0100	A	$0.8000	$0.0000
-	Routing and Sealing Cracks	Foot	36188	$0.8200	D	$0.0000	$29,674.1600
-	Crack Routing	Foot	36000	$0.0600	A	$2,160.0000	$0.0000
-	Crack Filling	Pound	12000	$1.8500	A	$22,200.0000	$0.0000
-	Class D Patches, 2 Inch	Sq Yd	100	$25.0000	D	$0.0000	$2,500.0000
-	Thermoplastic Pavement Markings - Letters & Symbols	Sq Ft	35	$5.5000	A	$192.5000	$0.0000
					Total Changes	$82,658.57	$95,623.70

Add Row

Total Net Change	($12,965.13)
Amount of Original Contract	$1,382,442.77
Amount of Previous Change Orders	$0.00
Amount of adjusted/final contract	$1,369,477.64

Total net deduction to date ($12,965.13) which is -0.94% of the contract price.

State fully the nature and reason for the change

As completed per field measurements. See attached for explanation.

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
2024 ROAD PROGRAM
SECTION NO. 24-00000-00-GM
BLR 13210 SUPPLEMENT
EXPLANATION OF PAY ITEM CHANGES IN EXCESS OF $10,000

HOT-MIX ASPHALT BINDER COURSE, IL-9.5, N50 (355 TONS DEDUCTED AT $70.00/TON = $24,850.00)

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

HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N 50 (226 TONS ADDED AT $78.00/TON = $17,628.00)

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

COMBINATION CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT (691 FEET ADDED AT $47.60/FOOT = $32,891.60)

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

PORTLAND CEMENT CONCRETE SIDEWALK, 5 INCH (1,692 SQUARE FEET DEDUCTED AT $10/SQUARE FOOT = $16,920.00)

This item was decreased in quantity due to less sidewalk needing replacement at various ADA ramps throughout the project.

ROUTING AND SEALING CRACKS (36,188 FEET DEDUCTED AT $0.82/FOOT = $29,674.16)

This item was removed from the contract.

CRACK FILLING (12,000 POUNDS ADDED AT $1.85/FOOT = $22,200.00)

This item was increased due to additional cracking in the streets that were crack sealed.

Illinois Department of Transportation

Engineer's Payment Estimate

Local Public Agency	County	Route(s) (Street/Road)	Section Number	Estimate	Final
United City of Yorkville	Kendall	Various Local Roads	24-00000-00-GM	4	☒

Payable to Name: D. Construction Inc.

Address: 1488 S. Broadway Coal City, IL

Date From: 09/17/24 Date To: 10/28/24

Pay Items	Unit of Meas.	Awarded		Approved Change in Plans		Completed to Date		
		Quantity	Values	Added	Deducted	Quantity	Unit Price	Value
Partial Depth Patching (Special)	SQ YD	280	$8,120.00		280	0	$29.0000	
Hot-Mix Asphalt Surface Removal - Butt Joint	SQ YD	140	$1.40	7		147	$0.0100	$1.4700
Hot-Mix Asphalt Surface Removal, Variable Depth	SQ YD	39430	$118,290.00			39430	$3.0000	$118,290.0000
Hot-Mix Asphalt Surface Removal, 1.5"	SQ YD	19555	$31,288.00	2723		22278	$1.6000	$35,644.8000
Bituminous Materials (Tack Coat)	Pound	31055	$310.55		10595	20460	$0.0100	$204.6000
Hot-Mix Asphalt Binder Course, IL-9.5, N50	Ton	3400	$238,000.00		355	3045	$70.0000	$213,150.0000
Hot-Mix Asphalt Surface Course, IL-9.5, Mix "D", N50	Ton	5090	$397,020.00	226		5316	$78.0000	$414,648.0000
Combination Concrete Curb and Gutter Removal and Replacement	Foot	2116	$100,721.60	691		2807	$47.6000	$133,613.2000
Sidewalk Removal	SQ FT	17325	$47,643.75		1430	15895	$2.7500	$43,711.2500
Portland Cement Concrete Sidewalk, 5 Inch	SQ FT	17480	$174,800.00		1692	15788	$10.0000	$157,880.0000
Detectable Warnings	SQ FT	742	$30,199.40	8		750	$40.7000	$30,525.0000
Inlets To Be Adjusted	Each	42	$25,200.00	2		44	$600.0000	$26,400.0000
Manholes To Be Adjusted	Each	1	$800.00		1	0	$800.0000	
Sanitary Manholes To Be Adjusted	Each	2	$2,400.00		2	0	$1,200.0000	

Local Public Agency	County	Route(s) (Street/Road)	Section Number
United City of Yorkville	Kendall	Various Local Roads	24-00000-00-GM

Pay Items	Meas.	Quantity	Values	Added	Deducted	Quantity	Unit Price	Value
Type 1 Frame, Open Lid	Each	8	$4,000.00		4	4	$500.0000	$2,000.0000
Type 1 Frame, Closed Lid	Each	1	$500.00		1	0	$500.0000	
Type 3 Frame and Grate	Each	1	$500.00	1		2	$500.0000	$1,000.0000
Valve Boxes To Be Adjusted	Each	3	$1,650.00		1	2	$550.0000	$1,100.0000
Domestic Water Service Boxes To Be Adjusted	Each	1	$550.00		1	0	$550.0000	
Thermoplastic Pavement Markings - Letters & Symbols	SQ FT	477	$2,623.50	35		512	$5.5000	$2,816.0000
Thermoplastic Pavement Markings - Line 4"	Foot	2050	$2,029.50		152	1898	$0.9900	$1,879.0200
Thermoplastic Pavement Markings - Line 6"	Foot	3244	$4,282.08	100		3344	$1.3200	$4,414.0800
Thermoplastic Pavement Markings - Line 8"	Foot	429	$849.42		75	354	$1.9800	$700.9200
Thermoplastic Pavement Markings - Line 12"	Foot	205	$451.00	56		261	$2.2000	$574.2000
Thermoplastic Pavement Markings - Line 24"	Foot	119	$654.50	48		167	$5.5000	$918.5000
Hot-Mix Asphalt Driveway Removal and Replacement	SQ YD	286.2	$8,586.00	22.8		309	$30.0000	$9,270.0000
Remove and Reinstall Brick Pavers	SQ FT	12	$307.20		1	11	$25.6000	$281.6000
Bike Path Removal	SQ FT	170	$1,700.00			170	$10.0000	$1,700.0000
Hot-Mix Asphalt Bike Path Removal and Replacement	SQ YD	50.8	$2,540.00		12.8	38	$50.0000	$1,900.0000
Sodding, Special	SQ YD	2035.6	$41,770.51		85.6	1950	$20.5200	$40,014.0000
Supplemental Watering	Unit	20	$0.20	80		100	$0.0100	$1.0000
Traffic Control and Protection	L Sum	1	$20,000.00			1	$20,000.0000	$20,000.0000
Routing and Sealing Cracks	Foot	36188	$29,674.16		36188	0	$0.8200	
Crack Routing	Foot	48000	$2,880.00	36000		84000	$0.0600	$5,040.0000
Crack Filling	Pound	16000	$29,600.00	12000		28000	$1.8500	$51,800.0000

Local Public Agency	County	Route(s) (Street/Road)	Section Number
United City of Yorkville	Kendall	Various Local Roads	24-00000-00-GM

Class D Patches, 2 Inch	SQ YD	2100	$52,500.00		100	2000	$25.0000	$50,000.0000
		Total	$1,382,442.77				Total	$1,369,477.64

	Miscellaneous Extras and Credits	Values

Total Miscellaneous Extras and Credits	
Total Value of Completed Work	$1,369,477.64
Deduct Retainage	$0.00
Balance Due of Completed Work	$1,369,477.64

	Miscellaneous Debits	Values

Total Miscellaneous Debits	
Net Cost of Section	$1,369,477.64
Previous Payments	$1,300,820.88
Net Amount Due	$68,656.76

☐ 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	24-00000-00-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

Consent Agenda #5

Tracking Number

ADM 2024-46

Agenda Item Summary Memo

Title: Treasurer's Report for October 2024

Meeting and Date: City Council – November 26, 2024

Synopsis:

Council Action Previously Taken:

Date of Action: ADM – 11/20/24 Action Taken: Moved forward to CC consent agenda.

Item Number: ADM 2024-46

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, 2024

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	$ 11,317,511	$ 2,272,803	$ 14,795,682	$ 24,269,791	61%	$ 1,862,492	$ 11,051,573	$ 24,269,791	46%	$ 15,061,620
Special Revenue Funds										
15 - Motor Fuel Tax	350,976	85,063	656,180	1,067,562	61%	-	1,000,000	1,190,000	84%	7,156
79 - Parks and Recreation	496,532	268,458	1,977,700	3,365,647	59%	276,490	1,961,864	3,854,403	51%	512,368
87 - Countryside TIF	(1,175,727)	-	155,137	232,465	67%	1,279	49,181	225,781	22%	(1,069,771)
88 - Downtown TIF	(1,570,512)	169,931	399,641	304,494	131%	2,850	55,463	923,967	6%	(1,226,333)
89 - Downtown TIF II	216,129	3,429	211,788	149,102	142%	133	151,247	172,000	88%	276,670
11 - Fox Hill SSA	50,777	326	23,892	24,000	100%	1,058	8,590	60,640	14%	66,080
12 - Sunflower SSA	13,131	628	21,000	21,000	100%	1,000	5,890	23,640	25%	28,241
Capital Project Funds										
25 - Vehicle & Equipment	1,581,655	126,375	1,089,014	1,668,774	65%	263,704	1,544,903	3,326,455	46%	1,125,766
23 - City-Wide Capital	5,788,454	738,456	1,314,202	3,073,985	43%	638,675	1,436,905	7,688,447	19%	5,665,751
24 - Buildings & Grounds	2,405,630	65,985	490,642	43,388,158	1%	204,515	645,446	11,337,961	6%	2,250,825
Enterprise Funds										
* 51 - Water	8,928,863	1,568,888	5,143,630	48,154,287	11%	963,703	8,094,822	40,206,233	20%	5,977,670
* 52 - Sewer	3,778,857	417,562	1,667,185	5,470,606	30%	69,576	514,240	6,363,532	8%	4,931,802
Library Funds										
82 - Library Operations	882,886	38,984	1,933,637	1,962,584	99%	73,152	475,099	1,995,272	24%	2,341,423
84 - Library Capital	333,847	6,530	65,708	50,200	131%	-	5,345	549,000	1%	394,210
Total Funds	**$ 33,399,009**	**$ 5,763,419**	**$ 29,945,038**	**$ 133,202,655**	**22%**	**$ 4,358,627**	**$ 27,000,568**	**$ 102,187,122**	**26%**	**$ 36,343,480**

* 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 #1

Tracking Number

CC 2024-89

Agenda Item Summary Memo

Title: 2024 Tax Levy – Approval

Meeting and Date: City Council – November 26, 2024

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: CC – 11/12/24 Action Taken: Public Hearing - Tax Levy

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: City Council
From: Rob Fredrickson, Finance Director
Date: November 20, 2024
Subject: 2024 Tax Levy Approval

Summary

Approval of the 2024 tax levy ordinance and a resolution instructing the County to levy the City and Library separately.

Background

As previously noted, in anticipation of the County revising the City's new construction EAV projection, staff strategically augmented this figure for the purposes of the tax levy estimate by ~$6.4 million (+20% - from $32.0M to $38.5M), in order to ensure that the City was able to capture every new construction dollar available under the tax cap (Exhibit A-1 – as presented at the November 12th Public Hearing).

Earlier this month, staff received the County's updated report on estimated new construction EAV. Following a 13.6% increase last year, this year's revised estimate reflects a 16.8% increase (+$5,377,699), raising new construction EAV from $32,045,452 to $37,423,151. This updated figure would generate an additional $25,361 in incremental property taxes from new construction, increasing the original estimate of $145,102 to a revised total of $170,463. Since the updated new construction EAV of $37.42 million is lower than the $38.5 million EAV originally used to calculate the tax levy estimate (which determines the maximum allowable levy), the City is able to fully capture the $25,361 increment generated by the revised new construction figure.

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 revised increment of $170,463) and **NOTHING MORE**, resulting in a total PTELL amount of $5,428,852 – allocated between the City ($4,051,430) and Library ($1,377,422), as shown on Exhibit A-2 of the attached levy funding scenarios.

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

- $984,792 for General Corporate purposes
- $1,280,665 for Police Department operations
- $150,000 for payroll related FICA (i.e., Social Security) payments in the upcoming fiscal year
- $1,465,973 – City's contribution to the Yorkville Police Pension Fund
- $70,000 – for audit and liability insurance expenditures in FY 2026
- $1,377,422 for Library operations

This represents an increase of 4.39% ($170,463 – 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 $1,465,973.

The Library Board formally approved their levy amount for operations on October 14th, setting it at $1,377,422. This represents an increase of $387,891, or 31.6%, compared to the previous year's 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 $1.06 million, as shown in levy Exhibit B-2. The overall Library levy, encompassing both operations and debt service, is projected to decrease by 48.1% (a reduction of $786,978, excluding revenue recapture). This substantial decrease is primarily due to the removal of approximately $864,000 in debt service from the tax rolls, following the retirement of the Library bonds in the current fiscal year.

Along with the attached levy ordinance, staff recommends that the Council approve a resolution directing the County to levy the City and Library separately. This approach ensures a "level playing field" by applying consistent growth rules to both entities, aligning with the City's established practices over the past seven levy cycles.

Homeowner Impact

The property tax bill delineates the City and Library as two distinct itemized charges. Assuming the City levies only for the new construction increment (as outlined in Exhibits A-2 & C-2), the City's estimated levy extension (both capped and uncapped) is projected to increase by 4.39% for the 2024 levy year, payable in 2025. Conversely, the Library's levy extension (both capped and uncapped) is anticipated to decrease by 48.13% (refer to Exhibit B-2) in comparison to the 2023 levy year extension, currently payable in 2024.

As of November 13th, overall Equalized Assessed Valuation (EAV) for the City is estimated at $918.4 million, reflecting a $123.3 million increase (15.5%) compared to the prior year's EAV of $795.1 million. Approximately 30% of this growth is attributable to new construction, which is currently estimated at $37.4 million. Adjusting for new construction, the EAV of existing properties is projected to rise by ~10.8%. However, this inflationary increase in EAV is expected to be mitigated by a similar reduction in the City's estimated property tax rate, which is projected to decrease by 9.6%, from $0.48812 to $0.44115 per $100 of EAV.

Based on the information presented above, homeowners can anticipate net property tax savings of approximately $100 attributable to the Library portion, since no further levy is required for Library debt service. The amount paid to the City **should** be approximately the same as last year's tax bill (as detailed in Exhibits A-2 and C-2 – new construction only). Please note that these projections assume that an individual property owner's EAV increases proportionally with overall EAV, adjusted for new construction.

Recommendation

Staff recommends approval of the attached levy ordinance, detailed in Exhibit A-2, along with a corresponding resolution requesting separate levies for the City and Library.

Exhibits B-2 and C-2 have been updated to reflect the latest estimates for new construction ($37.4 million) and EAV ($918.4 million) as of November 13th, along with the corresponding projected tax rates for the City and Library. All other levy schedules (Exhibits A-1, B-1, and C-1) remain unchanged from previous presentations.

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

Ordinance No. 2024-_____
(2025-2026 TAX LEVY)

AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2025 AND ENDING APRIL 30, 2026 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 $5,428,852.

Section 2: That the sum of $5,428,852 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, 2025, and ending April 30, 2026, 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 $5,428,852 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 $5,428,852 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 $100,000 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 $1,280,665 levied for Police Protection Tax is levied in an amount not exceeding the maximum tax rate of 0.60%.

(f) That the item of $1,465,973 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 $0.00 levied for School Crossing Guard is not exceeding the maximum tax rate of 0.02%.

(j) That the item of $984,792 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 $1,377,422 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 $5,428,852 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 _____, 2024, 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 _____, 2024.

_____
Mayor

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2024.

Attest:

_____
City Clerk

SUMMARY OF 2024 TAX LEVY

General Corporate Tax (65 ILCS 5/8 3-1)	$984,792
I.M.R.F. (40 ILCS 5/7-171)	$100,000
Social Security (40 ILCS 5/7-171)	$150,000
Police Pension (40 ILCS 5/3-125)	$1,465,973
Police Protection Tax (65 ILCS 5/11-1-3)	$1,280,665
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)	$0
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)	$1,377,422

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 _____, 2024.

_____
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 12, 2024, that the 2025-2026 Tax Levy would be $5,433,780, a sum greater than 105% of the tax levy extended by the County of Kendall Clerk for the 2024-2025 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 _____ _____, 2024.

Testimony Whereof, I have hereunto set my hand and seal this _____day of _____, 2024.

_____
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 2025-2026 Tax Levy.

Date : _____, 2024

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
2024 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
GENERAL FUND			
Administration			
SALARIES - MAYOR	$ 18,288	$ 18,288	
SALARIES - LIQUOR COMM	1,000	1,000	
SALARIES - ALDERMAN	73,680	73,680	
SALARIES - ADMINISTRATION	531,207	435,915	95,292
PART-TIME SALARIES	20,000	20,000	
RETIREMENT PLAN CONTRIBUTION	31,362	12,950	18,412
FICA CONTRIBUTION	45,039	31,958	13,081
GROUP HEALTH INSURANCE	88,605	72,710	15,895
GROUP LIFE INSURANCE	549	451	98
DENTAL INSURANCE	7,184	5,895	1,289
VISION INSURANCE	900	739	161
TRAINING & CONFERENCES	17,000	17,000	
TRAVEL & LODGING	10,000	10,000	
COMPUTER REPLACEMENT CHARGEBACK	3,624	3,624	
PUBLISHING & ADVERTISING	5,000	5,000	
PRINTING & DUPLICATING	3,000	3,000	
TELECOMMUNICATIONS	20,000	20,000	
FILING FEES	500	500	
CODIFICATION	10,000	10,000	
POSTAGE & SHIPPING	1,000	1,000	
DUES & SUBSCRIPTIONS	26,200	26,200	
PROFESSIONAL SERVICES	15,000	15,000	
UTILITIES	42,400	42,400	
RENTAL & LEASE PURCHASE	6,000	6,000	
OFFICE CLEANING	4,325	4,325	
OFFICE SUPPLIES	15,000	15,000	
Total Administration Department	**$ 996,863**	**$ 852,635**	**$ 144,228**
Finance			
SALARIES & WAGES	$ 425,401	$ 349,089	$ 76,312
RETIREMENT PLAN CONTRIBUTION	25,115	10,370	14,745
FICA CONTRIBUTION	31,560	22,394	9,166

UNITED CITY OF YORKVILLE
2024 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
GROUP HEALTH INSURANCE	94,447	77,504	16,943
GROUP LIFE INSURANCE	484	397	87
DENTAL INSURANCE	5,869	4,816	1,053
VISION INSURANCE	757	621	136
TRAINING & CONFERENCES	3,500	3,500	
AUDITING SERVICES	32,905	2,905	30,000
TRAVEL & LODGING	750	750	
COMPUTER REPLACEMENT CHARGEBACK	2,973	2,973	
PRINTING & DUPLICATING	4,000	4,000	
TELECOMMUNICATIONS	3,000	3,000	
POSTAGE & SHIPPING	2,000	2,000	
DUES & SUBSCRIPTIONS	1,500	1,500	
PROFESSIONAL SERVICES	95,000	95,000	
RENTAL & LEASE PURCHASE	5,000	5,000	
OFFICE CLEANING	4,325	4,325	
OFFICE SUPPLIES	2,500	2,500	
Total Finance Department	**$ 741,086**	**$ 592,644**	**$ 148,442**
Police			
SALARIES - POLICE OFFICERS	$ 2,481,593	$ 1,703,859	$ 777,734
SALARIES - COMMAND STAFF	601,808	413,201	188,607
SALARIES - SERGEANTS	633,049	434,651	198,398
SALARIES - POLICE CLERKS	185,895	127,635	58,260
SALARIES - CROSSING GUARD	30,000	30,000	-
PART-TIME SALARIES	70,000	48,062	21,938
OVERTIME	114,000	78,272	35,728
RETIREMENT PLAN CONTRIBUTION	10,975	4,532	6,443
EMPLOYER CONTRIBUTION - POLICE PENSION	1,386,265	(79,708)	1,465,973
FICA CONTRIBUTION	307,125	217,925	89,200
GROUP HEALTH INSURANCE	673,013	552,282	120,731
GROUP LIFE INSURANCE	4,318	3,543	775
DENTAL INSURANCE	51,276	42,078	9,198
VISION INSURANCE	6,442	5,286	1,156
TUITION REIMBURSEMENT	9,650	9,650	
POLICE COMMISSION	11,200	11,200	

UNITED CITY OF YORKVILLE
2024 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
TRAINING & CONFERENCE	27,000	27,000	
TRAINING COORDINATOR SERVICES	52,000	52,000	
TRAVEL & LODGING	12,900	12,900	
VEHICLE & EQUIPMENT CHARGEBACK	152,078	152,078	
COMPUTER REPLACEMENT CHARGEBACK	3,624	3,624	
PRINTING & DUPLICATING	4,400	4,400	
TELECOMMUNICATIONS	43,000	43,000	
POSTAGE & SHIPPING	1,100	1,100	
DUES & SUBSCRIPTIONS	12,000	12,000	
PROFESSIONAL SERVICES	46,000	46,000	
ADJUDICATION SERVICES	18,800	18,800	
NEW WORLD & LIVE SCAN	2,000	2,000	
KENDALL CO JUVE PROBATION	6,600	6,600	
RENTAL & LEASE PURCHASE	10,000	10,000	
OFFICE CLEANING	12,422	12,422	
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	3,500	3,500	
BALLISTIC VESTS	6,400	6,400	
GASOLINE	97,720	97,720	
AMMUNITION	8,000	8,000	
Total Police Department	**$ 7,192,653**	**$ 4,218,512**	**$ 2,974,141**
Community Development			
SALARIES & WAGES	$ 802,901	$ 658,870	$ 144,031
RETIREMENT PLAN CONTRIBUTION	47,403	19,573	27,830
FICA CONTRIBUTION	60,043	42,604	17,439
GROUP HEALTH INSURANCE	138,471	113,631	24,840
GROUP LIFE INSURANCE	916	752	164
DENTAL INSURANCE	11,321	9,290	2,031
VISION INSURANCE	1,464	1,201	263
TRAINING & CONFERENCES	7,850	7,850	
TRAVEL & LODGING	7,000	7,000	

UNITED CITY OF YORKVILLE
2024 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
VEHICLE & EQUIPMENT CHARGEBACK	-	-	
COMPUTER REPLACEMENT CHARGEBACK	3,150	3,150	
PUBLISHING & ADVERTISING	2,500	2,500	
PRINTING & DUPLICATING	3,000	3,000	
TELECOMMUNICATIONS	7,500	7,500	
POSTAGE & SHIPPING	500	500	
INSPECTIONS	145,000	145,000	
DUES & SUBSCRIPTIONS	4,000	4,000	
PROFESSIONAL SERVICES	30,000	30,000	
RENTAL & LEASE PURCHASE	9,000	9,000	
OFFICE CLEANING	2,381	2,381	
VEHICLE MAINTENANCE SERVICES	4,725	4,725	
OFFICE SUPPLIES	2,500	2,500	
OPERATING SUPPLIES	21,000	21,000	
GASOLINE	10,700	10,700	
Total Community Development Department	**$ 1,323,325**	**$ 1,106,727**	**$ 216,598**
Public Works - Street Operations			
SALARIES & WAGES	$ 909,659	$ 746,476	$ 163,183
PART-TIME SALARIES	40,000	32,824	7,176
OVERTIME	30,000	24,618	5,382
RETIREMENT PLAN CONTRIBUTION	55,477	22,907	32,570
FICA CONTRIBUTION	72,699	51,585	21,114
GROUP HEALTH INSURANCE	220,948	181,312	39,636
GROUP LIFE INSURANCE	1,099	902	197
DENTAL INSURANCE	17,032	13,977	3,055
VISION INSURANCE	2,294	1,882	412
TRAINING & CONFERENCES	10,000	10,000	
TRAVEL & LODGING	3,000	3,000	
VEHICLE & EQUIPMENT CHARGEBACK	941,887	941,887	
COMPUTER REPLACEMENT CHARGEBACK	2,802	2,802	
TRAFFIC SIGNAL MAINTENANCE	60,000	60,000	
TELECOMMUNICATIONS	13,700	13,700	
MOSQUITO CONTROL	7,774	7,774	
TREE & STUMP MAINTENANCE	30,000	30,000	

UNITED CITY OF YORKVILLE
2024 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
PROFESSIONAL SERVICES	30,000	30,000	
JULIE SERVICES	4,500	4,500	
RENTAL & LEASE PURCHASE	10,000	10,000	
OFFICE CLEANING	1,801	1,801	
VEHICLE MAINTENANCE SERVICES	80,000	80,000	
WEARING APPAREL	8,000	8,000	
OPERATING SUPPLIES	20,000	20,000	
VEHICLE MAINTENANCE SUPPLIES	35,000	35,000	
SMALL TOOLS & EQUIPMENT	25,000	25,000	
REPAIR & MAINTENANCE	45,000	45,000	

UNITED CITY OF YORKVILLE
2024 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
JULIE SUPPLIES	1,200	1,200	
GASOLINE	32,100	32,100	
Total Public Works Streets Department	**$ 2,710,972**	**$ 2,438,247**	**$ 272,725**
Public Works - Health & Sanitation			
GARBAGE SERVICES - SENIOR SUBSIDY	$ 50,290	$ 50,290	
GARBAGE SERVICES	1,804,020	1,804,020	
LEAF PICKUP	8,280	8,280	
Total PW Health & Sanitation Department	**$ 1,862,590**	**$ 1,862,590**	**$ -**
Administrative Services			
POLICE SPECIAL DETAIL WAGES	$ 10,000	$ 10,000	
UNEMPLOYMENT INSURANCE	25,000	25,000	
LIABILITY INSURANCE	470,987	430,987	40,000
RETIREES - GROUP HEALTH INSURANCE	33,790	33,790	
RETIREES - DENTAL INSURANCE	-	-	
RETIREES - VISION INSURANCE	-	-	
IDOR ADMINISTRATION FEE	71,081	71,081	
GC HOUSING RENTAL ASSISTANCE	11,730	11,730	
GIS CONSORTIUM SERVICES	151,247	151,247	
KENCOM	244,649	200,762	43,887
INFORMATION TECHNOLOGY SERVICES	475,000	389,790	85,210
BUILDING & GROUNDS CHARGEBACK	266,358	266,358	
CORPORATE COUNSEL	135,000	110,783	24,217
LITIGATION COUNSEL	75,000	61,546	13,454
PROFESSIONAL SERVICES	38,500	31,594	6,906
SPECIAL COUNSEL	30,000	24,618	5,382
ENGINEERING SERVICES	425,000	348,760	76,240
KENDALL AREA TRANSIT	27,201	27,201	
SPECIAL CENSUS	200,000	200,000	
HOTEL TAX REBATE	153,000	153,000	
ECONOMIC DEVELOPMENT	189,368	189,368	
CITY PROPERTY TAX REBATE	1,576	1,576	
SALES TAX REBATE	1,215,000	1,215,000	
BUSINESS DISTRICT REBATE	595,703	595,703	

UNITED CITY OF YORKVILLE
2024 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
ADMISSIONS TAX REBATE	220,000	220,000	
BAD DEBT	5,000	5,000	
REIMBURSABLE REPAIRS	5,000	5,000	
CONTINGENCY	75,000	75,000	
TRANSFER TO CITY-WIDE CAPITAL	449,642	449,642	
TRANSFER TO BUILDINGS & GROUNDS	387,344	387,344	
TRANSFER TO SEWER	1,069,096	1,069,096	
TRANSFER TO PARKS & RECREATION	2,357,728	2,357,728	
TRANSFER TO LIBRARY OPERATIONS	28,302	28,302	
Total Administrative Services Department	**$ 9,442,302**	**$ 9,147,006**	**$ 295,296**
TOTAL GENERAL FUND	**$ 24,269,791**	**$ 20,218,361**	**$ 4,051,430**

LIBRARY FUND

Library Operations

SALARIES & WAGES	$ 350,000	$ 3,092	$ 346,908
PART-TIME SALARIES	250,000	2,209	247,791
RETIREMENT PLAN CONTRIBUTION	19,635	173	19,462
FICA CONTRIBUTION	36,497	322	36,175
GROUP HEALTH INSURANCE	103,057	910	102,147
GROUP LIFE INSURANCE	600	5	595
DENTAL INSURANCE	7,450	66	7,384
VISION INSURANCE	940	8	932
UNEMPLOYMENT INSURANCE	1,500	13	1,487
LIABILITY INSURANCE	26,802	237	26,565
ADMINISTRATIVE CHARGEBACK	15,825	140	15,685
TRAINING & CONFERENCES	2,000	18	1,982
TRAVEL & LODGING	2,000	18	1,982
PUBLISHING & ADVERTISING	2,000	18	1,982
TELECOMMUNICATIONS	8,500	75	8,425
POSTAGE & SHIPPING	1,500	13	1,487
BUILDING & GROUND CHARGEBACK	8,091	71	8,020
DUES & SUBSCRIPTIONS	20,000	177	19,823

UNITED CITY OF YORKVILLE
2024 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
PROFESSIONAL SERVICES	185,000	1,634	183,366
LEGAL SERVICES	3,000	27	2,973
AUTOMATION	26,000	230	25,770
UTILITIES	26,202	231	25,971
OFFICE CLEANING	25,400	224	25,176
OUTSIDE REPAIR & MAINTENANCE	200,000	1,767	198,233
PAYING AGENT FEES	2,100	19	2,081
OFFICE SUPPLIES	7,000	62	6,938
LIBRARY OPERATING SUPPLIES	5,000	44	4,956
CUSTODIAL SUPPLIES	7,000	62	6,938
COMPUTER EQUIPMENT & SOFTWARE	7,000	62	6,938
LIBRARY PROGRAMMING	2,000	18	1,982
EMPLOYEE RECOGNITION	600	5	595
AUDIO BOOKS	3,500	31	3,469
COMPACT DISCS & OTHER MUSIC	500	4	496
DVD'S	3,000	27	2,973
BOOKS	30,000	265	29,735
TOTAL LIBRARY FUND	**$ 1,389,699**	**$ 12,277**	**$ 1,377,422**

UNITED CITY OF YORKVILLE
2024 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy

RECAPITULATION BY FUND

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
GENERAL FUND			
Administration Department	$ 996,863	$ 852,635	$ 144,228
Finance Department	741,086	592,644	148,442
Police Department	7,192,653	4,218,512	2,974,141
Community Development Department	1,323,325	1,106,727	216,598
Public Works Streets & Sanitation Department	4,573,562	4,300,837	272,725
Administrative Services Department	9,442,302	9,147,006	295,296
TOTAL GENERAL FUND	**$ 24,269,791**	**$ 20,218,361**	**$ 4,051,430**
LIBRARY FUND			
Library Operations Department	$ 1,389,699	$ 12,277	$ 1,377,422
TOTAL LIBRARY FUND	**$ 1,389,699**	**$ 12,277**	**$ 1,377,422**
GRAND TOTAL	**$ 25,659,490**	**$ 20,230,638**	**$ 5,428,852**

TAX LEVY SUMMARY

General Corporate Purpose Fund Levy	$ 984,792
IMRF Fund Levy	100,000
Social Security Fund Levy	150,000
Police Pension Fund Levy	1,465,973
Police Protection Fund Levy	1,280,665
Garbage Fund Levy	-
Audit Fund Levy	30,000
Liability Insurance Fund Levy	40,000
School Crossing Guard Fund Levy	-
Unemployment Insurance Fund Levy	-

UNITED CITY OF YORKVILLE
2024 TAX LEVY

	Amount Appropriated	Other Sources	To Be Raised by Tax Levy
Library Fund Levy			1,377,422
		$	**5,428,852**

Resolution No. 2024-_____

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 2024 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 _____, 2024.

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

APPROVED:

_____
Mayor

Attest:

_____
City Clerk

Exhibit A - 2

2024 Tax Levy Ordinance

*** Based on revised New Construction and Overall EAV estimates of $37,423,151 and $918,379,764, respectively, as of November 13, 2024 ***

(Limiting Rate Applied to City & Library)

	2022 Rate Setting EAV	% Change over Prior Yr EAV		2023 Rate Setting EAV	% Change over Prior Yr EAV		2024 Estimated EAV	% Change over Prior Yr EAV	$ Change
Farm	$ 3,936,704	11.71%	Farm	$ 4,209,199	6.92%	Farm	$ 6,657,408	58.16%	$ 2,448,209
Residential	594,475,190	13.30%	Residential	687,120,031	15.58%	Residential	800,943,630	16.57%	113,823,599
Commercial	80,620,321	1.01%	Commercial	87,102,531	8.04%	Commercial	93,437,592	7.27%	6,335,061
Industrial	15,925,318	2.66%	Industrial	16,551,850	3.93%	Industrial	17,240,090	4.16%	688,240
State Railroad	90,328	16.36%	State Railroad	101,044	11.86%	State Railroad	101,044	0.00%	-
Total	**$ 695,047,861**	**11.46%**	**Total**	**$ 795,084,655**	**14.39%**	**Total**	**$ 918,379,764**	15.51%	$ 123,295,109

	2022 Rate	2022 Levy Request	2022 Levy Extension	2023 Rate	2023 Levy Request	2023 Levy Extension	2024 Rate	2024 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
Corporate	0.14168	$ 984,723	$ 984,744	0.12386	$ 984,744	$ 984,792	0.10723	$ 984,792	0.00%	$ 0
Bonds & Interest	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
IMRF Pension	0.00000	-	-	0.00000	-	-	0.01089	100,000	-	100,000
Police Protection	0.16249	1,129,316	1,129,383	0.15969	1,269,660	1,269,671	0.13945	1,280,665	0.87%	10,994
Police Pension	0.19839	1,378,837	1,378,905	0.17436	1,386,265	1,386,310	0.15963	1,465,973	5.75%	79,663
Audit	0.00432	30,000	30,026	0.00378	30,000	30,054	0.00327	30,000	-0.18%	(54)
Liability Insurance	0.00576	40,000	40,035	0.00504	40,000	40,072	0.00436	40,000	-0.18%	(72)
Social Security	0.02159	150,000	150,061	0.01887	150,000	150,032	0.01633	150,000	-0.02%	(32)
School Crossing Guard	0.00288	20,000	20,017	0.00252	20,000	20,036	0.00000	-	-100.00%	(20,036)
Unemployment Insurance	0.00000	-	-	0.00000	-	-	0.00000	-	0.00%	-
Subtotal City (PTELL)	**0.53711**	**$ 3,732,876**	**$ 3,733,172**	**0.48812**	**$ 3,880,669**	**$ 3,880,967**	**0.44115**	**$ 4,051,430**	**4.39%**	**170,463**
Revenue Recapture	0.00060	-	4,170	0.00395	-	31,406	0.00000	-	-	(31,406)
Total City	**0.53771**	**$ 3,732,876**	**$ 3,737,342**	**0.49207**	**$ 3,880,669**	**$ 3,912,373**	**0.44115**	**$ 4,051,430**	**3.55%**	**139,057**
Library Operations	0.13032	$ 1,041,921	$ 905,786	0.12446	$ 1,192,336	$ 989,531	0.14998	$ 1,377,422	39.20%	$ 387,891
Library Bonds & Interest	0.12471	866,750	866,794	0.10868	864,000	864,071	0.00000	-	-100.00%	(864,071)
Revenue Recapture	0.00029	-	2,016	0.00187	-	14,868	0.00000	-	-	(14,868)
Total Library	**0.25532**	**$ 1,908,671**	**$ 1,774,596**	**0.23500**	**$ 2,056,336**	**$ 1,868,469**	**0.14998**	**$ 1,377,422**	**-26.28%**	**(491,047)**
Total City (PTELL & Non-PTELL)	**0.79303**	**$ 5,641,547**	**$ 5,511,938**	**0.72707**	**$ 5,937,005**	**$ 5,780,842**	**0.59113**	**$ 5,428,852**	**-6.09%**	**$ (351,990)**
less Bonds & Interest / Rev Recapture	0.12560	866,750	872,980	0.11450	864,000	910,344	0.00000	-	-100.00%	(910,344)
P-TELL Totals	**0.66743**	**$ 4,774,797**	**$ 4,638,958**	**0.61258**	**$ 5,073,005**	**$ 4,870,498**	**0.59113**	**$ 5,428,852**	**11.46%**	**$ 558,354**

Exhibit A - 2 - continued

2024 Tax Levy Ordinance

(Limiting Rate Applied to City & Library)

	2022 Requested	2022 Extended		2023 Requested	2023 Extended		2024 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
City	$ 2,354,039	$ 2,358,436	City	$ 2,494,404	$ 2,526,063	City	$ 2,585,457	2.35%	$ 59,394
Library	1,041,921	907,802	Library	1,192,336	1,004,399	Library	1,377,422	37.14%	373,024
Police Pension	1,378,837	1,378,905	Police Pension	1,386,265	1,386,310	Police Pension	1,465,973	5.75%	79,663
City Debt Service	-	-	City Debt Service	-	-	City Debt Service	-	-	-
Library Debt Service	866,750	866,794	Library Debt Service	864,000	864,071	Library Debt Service	-	-100.00%	(864,071)
Total	**$ 5,641,547**	**$ 5,511,938**	**Total**	**$ 5,937,005**	**$ 5,780,842**	**Total**	**$ 5,428,852**	**-6.09%**	**$ (351,990)**
less B&I / Rev Recapture	866,750	872,980	less B&I / Rev Recapture	864,000	910,344	less B&I / Rev Recapture	-	-100.00%	(910,344)
PTELL Subtotal	**$ 4,774,797**	**$ 4,638,958**	**PTELL Subtotal**	**$ 5,073,005**	**$ 4,870,498**	**PTELL Subtotal**	**$ 5,428,852**	**11.46%**	**$ 558,354**
City (excluding D/S & Rev Rec)	*$ 3,732,876*	*$ 3,733,172*	*City (excluding D/S & Rev Rec)*	*$ 3,880,669*	*$ 3,880,967*	*City (excluding D/S & Rev Rec)*	*$ 4,051,430*	***4.39%***	*$ 170,463*
Lib (excluding D/S & Rev Rec)	*1,041,921*	*905,786*	*Lib (excluding D/S & Rev Rec)*	*1,192,336*	*989,531*	*Lib (excluding D/S & Rev Rec)*	*1,377,422*	***39.20%***	*387,891*

Exhibit B - 2

2024 Tax Levy - Estimated CPI and New Construction Increments

*** Based on revised New Construction and Overall EAV estimates of $37,423,151 and $918,379,764, respectively, as of November 13, 2024 ***

(Limiting Rate Applied to City & Library)

	2022 Rate Setting EAV	% Change over Prior Yr EAV		2023 Rate Setting EAV	% Change over Prior Yr EAV		2024 Estimated EAV	% Change over Prior Yr EAV	$ Change
Farm	$ 3,936,704	11.71%	Farm	$ 4,209,199	6.92%	Farm	$ 6,657,408	58.16%	$ 2,448,209
Residential	594,475,190	13.30%	Residential	687,120,031	15.58%	Residential	800,943,630	16.57%	113,823,599
Commercial	80,620,321	1.01%	Commercial	87,102,531	8.04%	Commercial	93,437,592	7.27%	6,335,061
Industrial	15,925,318	2.66%	Industrial	16,551,850	3.93%	Industrial	17,240,090	4.16%	688,240
State Railroad	90,328	16.36%	State Railroad	101,044	11.86%	State Railroad	101,044	0.00%	-
Total	**$ 695,047,861**	**11.46%**	**Total**	**$ 795,084,655**	**14.39%**	**Total**	**$ 918,379,764**	15.51%	$ 123,295,109

	2022 Rate	2022 Levy Request	2022 Levy Extension	2023 Rate	2023 Levy Request	2023 Levy Extension	2024 Rate	2024 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
Corporate	0.14168	$ 984,723	$ 984,744	0.12386	$ 984,744	$ 984,792	0.10723	$ 984,792	0.00%	$ 0
Bonds & Interest	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
IMRF Pension	0.00000	-	-	0.00000	-	-	0.01089	100,000	-	100,000
Police Protection	0.16249	1,129,316	1,129,383	0.15969	1,269,660	1,269,671	0.15382	1,412,618	11.26%	142,947
Police Pension	0.19839	1,378,837	1,378,905	0.17436	1,386,265	1,386,310	0.15963	1,465,973	5.75%	79,663
Audit	0.00432	30,000	30,026	0.00378	30,000	30,054	0.00327	30,000	-0.18%	(54)
Liability Insurance	0.00576	40,000	40,035	0.00504	40,000	40,072	0.00436	40,000	-0.18%	(72)
Social Security	0.02159	150,000	150,061	0.01887	150,000	150,032	0.01633	150,000	-0.02%	(32)
School Crossing Guard	0.00288	20,000	20,017	0.00252	20,000	20,036	0.00000	-	-100.00%	(20,036)
Unemployment Insurance	0.00000	-	-	0.00000	-	-	0.00000	-	0.00%	-
Subtotal City (PTELL)	**0.53711**	**$ 3,732,876**	**$ 3,733,172**	**0.48812**	**$ 3,880,669**	**$ 3,880,967**	**0.45552**	**$ 4,183,383**	**7.79%**	**302,416**
Revenue Recapture	0.00060	-	4,170	0.00395	-	31,406	0.00000	-	-	(31,406)
Total City	**0.53771**	**$ 3,732,876**	**$ 3,737,342**	**0.49207**	**$ 3,880,669**	**$ 3,912,373**	**0.45552**	**$ 4,183,383**	**6.93%**	**271,010**
Library Operations	0.13032	$ 1,041,921	$ 905,786	0.12446	$ 1,192,336	$ 989,531	0.11614	$ 1,066,623	7.79%	$ 77,092
Library Bonds & Interest	0.12471	866,750	866,794	0.10868	864,000	864,071	0.00000	-	-100.00%	(864,071)
Revenue Recapture	0.00029	-	2,016	0.00187	-	14,868	0.00000	-	-	(14,868)
Total Library	**0.25532**	**$ 1,908,671**	**$ 1,774,596**	**0.23500**	**$ 2,056,336**	**$ 1,868,469**	**0.11614**	**$ 1,066,623**	**-42.91%**	**(801,846)**
Total City (PTELL & Non-PTELL)	**0.79303**	**$ 5,641,547**	**$ 5,511,938**	**0.72707**	**$ 5,937,005**	**$ 5,780,842**	**0.57166**	**$ 5,250,006**	**-9.18%**	**$ (530,836)**
less Bonds & Interest / Rev Recapture	0.12560	866,750	872,980	0.11450	864,000	910,344	0.00000	-	-100.00%	(910,344)
P-TELL Totals	**0.66743**	**$ 4,774,797**	**$ 4,638,958**	**0.61258**	**$ 5,073,005**	**$ 4,870,498**	**0.57166**	**$ 5,250,006**	**7.79%**	**$ 379,508**

Exhibit B - 2 - continued

2024 Tax Levy - Estimated CPI and New Construction Increments

(Limiting Rate Applied to City & Library)

	2022 Requested	2022 Extended		2023 Requested	2023 Extended		2024 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
City	$ 2,354,039	$ 2,358,436	City	$ 2,494,404	$ 2,526,063	City	$ 2,717,410	7.57%	$ 191,347
Library	1,041,921	907,802	Library	1,192,336	1,004,399	Library	1,066,623	6.20%	62,225
Police Pension	1,378,837	1,378,905	Police Pension	1,386,265	1,386,310	Police Pension	1,465,973	5.75%	79,663
City Debt Service	-	-	City Debt Service	-	-	City Debt Service	-	-	-
Library Debt Service	866,750	866,794	Library Debt Service	864,000	864,071	Library Debt Service	-	-100.00%	(864,071)
Total	**$ 5,641,547**	**$ 5,511,938**	**Total**	**$ 5,937,005**	**$ 5,780,842**	**Total**	**$ 5,250,006**	**-9.18%**	**$ (530,836)**
less B&I / Rev Recapture	866,750	872,980	less B&I / Rev Recapture	864,000	910,344	less B&I / Rev Recapture	-	-100.00%	(910,344)
PTELL Subtotal	**$ 4,774,797**	**$ 4,638,958**	**PTELL Subtotal**	**$ 5,073,005**	**$ 4,870,498**	**PTELL Subtotal**	**$ 5,250,006**	**7.79%**	**$ 379,508**
City (excluding D/S & Rev Rec)	*$ 3,732,876*	*$ 3,733,172*	*City (excluding D/S & Rev Rec)*	*$ 3,880,669*	*$ 3,880,967*	*City (excluding D/S & Rev Rec)*	*$ 4,183,383*	***7.79%***	*$ 302,416*
Lib (excluding D/S & Rev Rec)	*1,041,921*	*905,786*	*Lib (excluding D/S & Rev Rec)*	*1,192,336*	*989,531*	*Lib (excluding D/S & Rev Rec)*	*1,066,623*	***7.79%***	*77,092*

Exhibit C - 2

2024 Tax Levy - Estimated New Construction Increment Only

*** Based on revised New Construction and Overall EAV estimates of $37,423,151 and $918,379,764, respectively, as of November 13, 2024 ***

(Limiting Rate Applied to City & Library)

	2022 Rate Setting EAV	% Change over Prior Yr EAV		2023 Rate Setting EAV	% Change over Prior Yr EAV		2024 Estimated EAV	% Change over Prior Yr EAV	$ Change
Farm	$ 3,936,704	11.71%	Farm	$ 4,209,199	6.92%	Farm	$ 6,657,408	58.16%	$ 2,448,209
Residential	594,475,190	13.30%	Residential	687,120,031	15.58%	Residential	800,943,630	16.57%	113,823,599
Commercial	80,620,321	1.01%	Commercial	87,102,531	8.04%	Commercial	93,437,592	7.27%	6,335,061
Industrial	15,925,318	2.66%	Industrial	16,551,850	3.93%	Industrial	17,240,090	4.16%	688,240
State Railroad	90,328	16.36%	State Railroad	101,044	11.86%	State Railroad	101,044	0.00%	-
Total	**$ 695,047,861**	**11.46%**	**Total**	**$ 795,084,655**	**14.39%**	**Total**	**$ 918,379,764**	15.51%	$ 123,295,109

	2022 Rate	2022 Levy Request	2022 Levy Extension	2023 Rate	2023 Levy Request	2023 Levy Extension	2024 Rate	2024 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
Corporate	0.14168	$ 984,723	$ 984,744	0.12386	$ 984,744	$ 984,792	0.10723	$ 984,792	0.00%	$ 0
Bonds & Interest	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
IMRF Pension	0.00000	-	-	0.00000	-	-	0.01089	100,000	-	100,000
Police Protection	0.16249	1,129,316	1,129,383	0.15969	1,269,660	1,269,671	0.13945	1,280,665	0.87%	10,994
Police Pension	0.19839	1,378,837	1,378,905	0.17436	1,386,265	1,386,310	0.15963	1,465,973	5.75%	79,663
Audit	0.00432	30,000	30,026	0.00378	30,000	30,054	0.00327	30,000	-0.18%	(54)
Liability Insurance	0.00576	40,000	40,035	0.00504	40,000	40,072	0.00436	40,000	-0.18%	(72)
Social Security	0.02159	150,000	150,061	0.01887	150,000	150,032	0.01633	150,000	-0.02%	(32)
School Crossing Guard	0.00288	20,000	20,017	0.00252	20,000	20,036	0.00000	-	-100.00%	(20,036)
Unemployment Insurance	0.00000	-	-	0.00000	-	-	0.00000	-	0.00%	-
Subtotal City (PTELL)	**0.53711**	**$ 3,732,876**	**$ 3,733,172**	**0.48812**	**$ 3,880,669**	**$ 3,880,967**	**0.44115**	**$ 4,051,430**	**4.39%**	**170,463**
Revenue Recapture	0.00060	-	4,170	0.00395	-	31,406	0.00000	-	-	(31,406)
Total City	**0.53771**	**$ 3,732,876**	**$ 3,737,342**	**0.49207**	**$ 3,880,669**	**$ 3,912,373**	**0.44115**	**$ 4,051,430**	**3.55%**	**139,057**
Library Operations	0.13032	$ 1,041,921	$ 905,786	0.12446	$ 1,192,336	$ 989,531	0.11178	$ 1,026,543	3.74%	$ 37,012
Library Bonds & Interest	0.12471	866,750	866,794	0.10868	864,000	864,071	0.00000	-	-100.00%	(864,071)
Revenue Recapture	0.00029	-	2,016	0.00187	-	14,868	0.00000	-	-	(14,868)
Total Library	**0.25532**	**$ 1,908,671**	**$ 1,774,596**	**0.23500**	**$ 2,056,336**	**$ 1,868,469**	**0.11178**	**$ 1,026,543**	**-45.06%**	**(841,926)**
Total City (PTELL & Non-PTELL)	**0.79303**	**$ 5,641,547**	**$ 5,511,938**	**0.72707**	**$ 5,937,005**	**$ 5,780,842**	**0.55293**	**$ 5,077,973**	**-12.16%**	**(702,869)**
less Bonds & Interest / Rev Recapture	0.12560	866,750	872,980	0.11450	864,000	910,344	0.00000	-	-100.00%	(910,344)
P-TELL Totals	**0.66743**	**$ 4,774,797**	**$ 4,638,958**	**0.61258**	**$ 5,073,005**	**$ 4,870,498**	**0.55293**	**$ 5,077,973**	**4.26%**	**207,475**

Exhibit C - 2 - continued

2024 Tax Levy - Estimated New Construction Increment Only

(Limiting Rate Applied to City & Library)

	2022 Requested	2022 Extended		2023 Requested	2023 Extended		2024 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
City	$ 2,354,039	$ 2,358,436	City	$ 2,494,404	$ 2,526,063	City	$ 2,585,457	2.35%	$ 59,394
Library	1,041,921	907,802	Library	1,192,336	1,004,399	Library	1,026,543	2.20%	22,145
Police Pension	1,378,837	1,378,905	Police Pension	1,386,265	1,386,310	Police Pension	1,465,973	5.75%	79,663
City Debt Service	-	-	City Debt Service	-	-	City Debt Service	-	-	-
Library Debt Service	866,750	866,794	Library Debt Service	864,000	864,071	Library Debt Service	-	-100.00%	(864,071)
Total	**$ 5,641,547**	**$ 5,511,938**	**Total**	**$ 5,937,005**	**$ 5,780,842**	**Total**	**$ 5,077,973**	**-12.16%**	**$ (702,869)**
less B&I / Rev Recapture	866,750	872,980	less B&I / Rev Recapture	864,000	910,344	less B&I / Rev Recapture	-	-100.00%	(910,344)
PTELL Subtotal	**$ 4,774,797**	**$ 4,638,958**	**PTELL Subtotal**	**$ 5,073,005**	**$ 4,870,498**	**PTELL Subtotal**	**$ 5,077,973**	**4.26%**	**$ 207,475**
City (excluding D/S & Rev Rec)	*$ 3,732,876*	*$ 3,733,172*	*City (excluding D/S & Rev Rec)*	*$ 3,880,669*	*$ 3,880,967*	*City (excluding D/S & Rev Rec)*	*$ 4,051,430*	***4.39%***	*$ 170,463*
Lib (excluding D/S & Rev Rec)	*1,041,921*	*905,786*	*Lib (excluding D/S & Rev Rec)*	*1,192,336*	*989,531*	*Lib (excluding D/S & Rev Rec)*	*1,026,543*	***3.74%***	*37,012*

Memorandum

To: City Council
From: Rob Fredrickson, Finance Director
Date: October 1, 2024
Subject: 2024 Tax Levy Estimate

Summary

Approval of the 2024 tax levy estimate, for the purpose of publishing a public notice for an upcoming public hearing.

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. For 2024, the recommended tax levy estimate for City and Library operations is $5,433,780, as detailed in Exhibit A. At the direction of the Administration Committee, the City's levy request amounts to $4,056,358 and includes the increment from new construction only. The Library operations levy is proposed at the statutory maximum rate of $0.15 per $100 of Equalized Assessed Value (EAV), totaling $1,377,422. However, due to the Property Tax Extension Limitation Law (PTELL), the actual Library tax levy is expected to be lower (i.e., around the $1.06M figure presented in Exhibit B).

2017 Tax Levy (FY 19) thru 2023 Tax Levy (FY 25 - 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, 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 (2023 levy - currently being collected in FY 25) as the City Council decided to increase the levy by estimated new construction ($147,498) only; and forfeit the inflationary increment of $186,659. As a result, most residents over the last seven 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 Yorkville.

2024 Tax Levy (FY 26 – next fiscal year)

For this year's levy, Kendall County has estimated new construction EAV at $32,045,452, which is expected to generate an additional $145,102 in property tax revenue for the City. As illustrated in Exhibit D, after two years of low inflation (levy years 2015-2016), the CPI returned to a more typical rate of 2.1% in levy year 2017. Between 2018 and 2020, CPI remained steady at around 2.0%, before dropping to 1.4% in 2021. Over the next two years, inflation surged dramatically – rising to 7.0% in 2022 and 6.5% in 2023 (both years were capped at 5% under PTELL). This sharp increase was fueled by a combination of factors, including pent-up consumer demand and supply chain disruptions from the pandemic, rising energy costs driven by geopolitical tensions and substantial fiscal and monetary stimuli. In 2024,

inflation has moderated to a more typical rate of 3.4%, due to rising interest rates, the resolution of supply chain challenges, stabilizing consumer demand and a more balanced labor market. The inflationary portion of the levy is projected to generate an additional $131,953, bringing the estimated total increase in property tax revenue to $277,055 under PTELL.

An important update for 2024 is that the Library bonds, which have been part of the tax levy process for nearly two decades, will no longer appear on homeowner's property tax bills. These bonds, which were originally issued to finance the renovation and expansion of the Library building at 902 Game Farm Road, will be fully paid off at the end of this year. As a result, homeowners can look forward to a noticeable reduction in their property taxes, with the Library portion of the bill decreasing by approximately $100.

Given the substantial savings for residents resulting from the retirement of the Library bonds, the City could choose to increase its levy by the amount of incremental property taxes generated from new construction (+$145,102) and inflation (+$131,953), as detailed in Exhibit B, for a total levy amount of $4,158,022. Although this would deviate from the City's recent practice of levying for new construction only (which would forego the inflationary portion of $131,953 in subsequent levy years), it may serve as a one-off opportunity to marginally expand the City's tax base while still generating significant property tax savings (~$80) to homeowners. Depending on Council's decision—whether to include incremental property taxes from both CPI and new construction (Exhibit B) or just new construction (Exhibit C)—the City's portion of the levy is estimated to increase by approximately 7.1% (Exhibit B) or 3.7% (Exhibit C).

The City's 2024 contribution (i.e., actuarially determined funding policy contribution) to the Yorkville Police Pension Fund, as determined by the City's actuary, MWM Consulting Group, is $1,465,973 (Exhibit F – page 1). This amount is calculated in accordance with the City's pension funding policy, which targets a 100% funding level by the year 2040. Compared to the 2023 contribution of $1,386,265, this represents an increase of $79,708 or 5.7%. The rise in the employer contribution is attributed to several factors, including:

- A shrinking amortization period (i.e., as we get closer to the year 2040, there is less time to spread out the remaining costs associated with the unfunded liability).
- The annual payroll assumption of 3.5% for active police officers over the remainder of their careers.
- Normal costs continue to increase, as each year of additional service by current employees generates additional pension benefits.

At the end of FY 2024, the funding level of the Police Pension Fund stands at 57.5%, calculated by dividing the market value of assets ($16,897,571) by the accrued liability ($29,391,468). This reflects an improvement from last year's funding level of 53.9% (+6.7%) and a notable increase from the FYE 2020 funding level of 46.2% (+24.5%).

After an unprecedented rate of return of +28.0% for the FYE 2021, the Fund yielded a negative return of 4.9% in FY 2022, primarily due to equity market volatility and a low-interest rate environment. The Fund's performance slightly improved in FY 2023, achieving a return of +0.6%, though it remained well below the actuarial benchmark of +7.0%. Fiscal Year 2024 marked the first full year during which investment decisions for Yorkville, and all Downstate police pension funds, were managed by the Illinois Police Officer's Pension Investment Fund (IPOPIF). As discussed previously, one of the main motivations behind the State's decision to consolidate Downstate pension funds into IPOPIF was the expectation that the new consolidated fund would generate returns comparable to the Illinois Municipal Retirement Fund (IMRF), which has historically achieved annual returns of +7% or higher. Thus far, IPOPIF has met these expectations, delivering a 9.7% investment return for FY 2024.

Looking back at the last eight 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 Library Operations tax rate was capped by PTELL at $0.124 per $100 of EAV, resulting in a property tax extension of $989,531 (excludes revenue recapture). This was an increase of $83,745 (9.2%) over the 2022 levy extended amount of $905,786 (excludes revenue recapture). For this year's 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 $1,060,187. This amount includes both CPI ($33,644) and new construction ($37,012) increments. Based on current EAV figures the library operations tax rate is estimated at $0.115 per $100 of EAV (max amount is $0.15 per $100 EAV) for the 2024 levy year, which is an increase of 7.1% ($70,656) over the prior year's extension. The levy amount for the Library is expected to be formally approved by the Library Board at their upcoming October 14th meeting.

In addition, the fiscal year 2025 (2023 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 2023 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 $31,406 and $14,868, respectively. As in past levy years, all City debt service amounts are expected to be fully abated for the 2024 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 itemizes charges for both the City and the Library separately. If the City levies for new construction and inflationary increments (see Exhibit B), the estimated levy extension for both capped and uncapped amounts is projected to rise by 7.1% for the 2024 levy year (payable in 2025). Conversely, if the City levy includes new construction only (see Exhibit C), the estimated levy extension for both capped and uncapped amounts is expected to increase by 3.7%. Meanwhile, the Library's levy, for both capped and uncapped amounts, is anticipated to be 7.1% higher (see Exhibit B) than the 2023 levy year extension (payable in 2024).

Kendall County currently projects the City's overall 2024 Equalized Assessed Value (EAV) to be $918.3 million, representing a $123.2 million increase (15.5%) from last year's EAV of $795.1 million. Approximately 26% of this increase—or $32.0 million—is attributed to new construction. When excluding new construction, the EAV of existing properties is expected to rise by 11.5%. However, this inflationary increase in EAV should be assuaged by a reduction in the City's estimated property tax rate which is currently expected to decline by either 7.2% (from $0.49 per $100 of EAV to $0.45 per $100 of EAV – Exhibit B) or by 10.2% (from $0.49 per $100 of EAV to $0.44 per $100 of EAV – Exhibit C), depending on which option (new construction and inflation increments or new construction increment only) is decided upon by Council.

Depending on Council's decision regarding the City's levy, homeowners can expect overall net property tax savings to range between approximately $80 and $100. For the Library portion, property owners **should** see a reduction of about $100, since no further levy is required for Library debt service. The amount paid to the City **should** either be approximately the same as last year's tax bill (Exhibit C – new

construction only) or increase by about $20 (Exhibit B – new construction and inflation). Please note that the above projections assume that an individual property owner's EAV increases at a rate comparable to the overall EAV, adjusted for new construction.

Recommendation

The preliminary staff recommendations for aggregate levy amounts are shown in the table below.

City Tax Levy

	2023 Levy Extension	2024 Maximum Levy (Estimate)	2024 Levy Recommended Amount
City Levy (Capped)	$3,880,967	$4,158,022	$4,056,358
City Bonds/Revenue Recapture(Uncapped)	$31,406	N / A	N / A
Totals	**$3,912,373**	**$4,158,022**	**$4,056,358**

Library Tax Levy

	2023 Levy Extension	2024 Maximum Levy (Estimate)	2024 Levy Recommended Amount
Library Operations (Capped)	$989,531	$1,377,422	$1,377,422
Library Bonds/Revenue Recapture(Uncapped)	$878,938	N / A	N / A
Totals	**$1,868,469**	**$1,377,422**	**$1,377,422**

In regard 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 ($32,045,452) by 20% ($38,454,542); which would increase projected new construction incremental property tax amounts by $30,289, from $145,102 to $175,391. 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 $277,055 in additional property tax proceeds. Exhibit C shows the new construction increment only, for both the City ($145,102) and Library ($37,012); hence foregoing the CPI increments of $131,953 (City) and $33,644 (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 2024 tax levy process is presented below:

- ~~September 18th (Administration Committee) - Preliminary Tax Levy Estimate - informational~~

- ~~October 8th (City Council) - Tax Levy Estimate review and approval~~
    - ~~Tax Levy Estimate must be adopted 20 days prior to City Council approval of levy~~

- ~~November 12th (City Council) - Tax Levy Public Hearing~~
    - ~~Public Hearing Notice will be published on November 1st~~
    - ~~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 26th or December 10th (City Council) - Approval of the Tax Levy Ordinance
    - Must be filed with Kendall County before the last Tuesday in December (December 31st)

Exhibit A - 1

2024 Tax Levy - Public Hearing

*** Based on enhanced new construction EAV estimate of $38,454,542 (20% increase of August 12, 2024 EAV estimate of $32,045,452) ****

(Limiting Rate Applied to City & Library)

	2022 Rate Setting EAV	% Change over Prior Yr EAV	2023 Rate Setting EAV	% Change over Prior Yr EAV	2024 Estimated EAV	% Change over Prior Yr EAV	$ Change
Farm	$ 3,936,704	11.71%	$ 4,209,199	6.92%	$ 4,597,420	9.22%	$ 388,221
Residential	594,475,190	13.30%	687,120,031	15.58%	802,620,368	16.81%	115,500,337
Commercial	80,620,321	1.01%	87,102,531	8.04%	93,722,462	7.60%	6,619,931
Industrial	15,925,318	2.66%	16,551,850	3.93%	17,240,090	4.16%	688,240
State Railroad	90,328	16.36%	101,044	11.86%	101,044	0.00%	-
Total	**$ 695,047,861**	**11.46%**	**$ 795,084,655**	**14.39%**	**$ 924,690,474**	16.30%	$ 129,605,819

	2022 Rate	2022 Levy Request	2022 Levy Extension	2023 Rate	2023 Levy Request	2023 Levy Extension	2024 Rate	2024 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
Corporate	0.14168	$ 984,723	$ 984,744	0.12386	$ 984,744	$ 984,792	0.10650	$ 984,792	0.00%	$ 0
Bonds & Interest	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
IMRF Pension	0.00000	-	-	0.00000	-	-	0.01081	100,000	-	100,000
Police Protection	0.16249	1,129,316	1,129,383	0.15969	1,269,660	1,269,671	0.13903	1,285,593	1.25%	15,922
Police Pension	0.19839	1,378,837	1,378,905	0.17436	1,386,265	1,386,310	0.15854	1,465,973	5.75%	79,663
Audit	0.00432	30,000	30,026	0.00378	30,000	30,054	0.00324	30,000	-0.18%	(54)
Liability Insurance	0.00576	40,000	40,035	0.00504	40,000	40,072	0.00433	40,000	-0.18%	(72)
Social Security	0.02159	150,000	150,061	0.01887	150,000	150,032	0.01622	150,000	-0.02%	(32)
School Crossing Guard	0.00288	20,000	20,017	0.00252	20,000	20,036	0.00000	-	-100.00%	(20,036)
Unemployment Insurance	0.00000	-	-	0.00000	-	-	0.00000	-	0.00%	-
Subtotal City (PTELL)	**0.53711**	**$ 3,732,876**	**$ 3,733,172**	**0.48812**	**$ 3,880,669**	**$ 3,880,967**	**0.43867**	**$ 4,056,358**	**4.52%**	**175,391**
Revenue Recapture	0.00060	-	4,170	0.00395	-	31,406	0.00000	-	-	(31,406)
Total City	**0.53771**	**$ 3,732,876**	**$ 3,737,342**	**0.49207**	**$ 3,880,669**	**$ 3,912,373**	**0.43867**	**$ 4,056,358**	**3.68%**	**143,985**
Library Operations	0.13032	$ 1,041,921	$ 905,786	0.12446	$ 1,192,336	$ 989,531	0.14896	$ 1,377,422	39.20%	$ 387,891
Library Bonds & Interest	0.12471	866,750	866,794	0.10868	864,000	864,071	0.00000	-	-100.00%	(864,071)
Revenue Recapture	0.00029	-	2,016	0.00187	-	14,868	0.00000	-	-	(14,868)
Total Library	**0.25532**	**$ 1,908,671**	**$ 1,774,596**	**0.23500**	**$ 2,056,336**	**$ 1,868,469**	**0.14896**	**$ 1,377,422**	**-26.28%**	**(491,047)**
Total City (PTELL & Non-PTELL)	**0.79303**	**$ 5,641,547**	**$ 5,511,938**	**0.72707**	**$ 5,937,005**	**$ 5,780,842**	**0.58763**	**$ 5,433,780**	**-6.00%**	**$ (347,062)**
less Bonds & Interest / Rev Recapture	0.12560	866,750	872,980	0.11450	864,000	910,344	0.00000	-	-100.00%	(910,344)
P-TELL Totals	**0.66743**	**$ 4,774,797**	**$ 4,638,958**	**0.61258**	**$ 5,073,005**	**$ 4,870,498**	**0.58763**	**$ 5,433,780**	**11.57%**	**$ 563,282**

Exhibit A - 1 - continued

2024 Tax Levy - Public Hearing

(Limiting Rate Applied to City & Library)

	2022 Requested	2022 Extended		2023 Requested	2023 Extended		2024 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
City	$ 2,354,039	$ 2,358,436	City	$ 2,494,404	$ 2,526,063	City	$ 2,590,385	2.55%	$ 64,322
Library	1,041,921	907,802	Library	1,192,336	1,004,399	Library	1,377,422	37.14%	373,024
Police Pension	1,378,837	1,378,905	Police Pension	1,386,265	1,386,310	Police Pension	1,465,973	5.75%	79,663
City Debt Service	-	-	City Debt Service	-	-	City Debt Service	-	-	-
Library Debt Service	866,750	866,794	Library Debt Service	864,000	864,071	Library Debt Service	-	-100.00%	(864,071)
Total	**$ 5,641,547**	**$ 5,511,938**	**Total**	**$ 5,937,005**	**$ 5,780,842**	**Total**	**$ 5,433,780**	**-6.00%**	**$ (347,062)**
less B&I / Rev Recapture	866,750	872,980	less B&I / Rev Recapture	864,000	910,344	less B&I / Rev Recapture	-	-100.00%	(910,344)
PTELL Subtotal	**$ 4,774,797**	**$ 4,638,958**	**PTELL Subtotal**	**$ 5,073,005**	**$ 4,870,498**	**PTELL Subtotal**	**$ 5,433,780**	**11.57%**	**$ 563,282**
City (excluding D/S & Rev Rec)	*$ 3,732,876*	*$ 3,733,172*	*City (excluding D/S & Rev Rec)*	*$ 3,880,669*	*$ 3,880,967*	*City (excluding D/S & Rev Rec)*	*$ 4,056,358*	***4.52%***	*$ 175,391*
Lib (excluding D/S & Rev Rec)	*1,041,921*	*905,786*	*Lib (excluding D/S & Rev Rec)*	*1,192,336*	*989,531*	*Lib (excluding D/S & Rev Rec)*	*1,377,422*	***39.20%***	*387,891*

Exhibit B - 1

2024 Tax Levy - Estimated CPI and New Construction Increments

*** Based on original new construction EAV estimate of $32,045,452 as of August 12, 2024 ***

(Limiting Rate Applied to City & Library)

	2022 Rate Setting EAV	% Change over Prior Yr EAV		2023 Rate Setting EAV	% Change over Prior Yr EAV		2024 Estimated EAV	% Change over Prior Yr EAV	$ Change
Farm	$ 3,936,704	11.71%	Farm	$ 4,209,199	6.92%	Farm	$ 4,597,420	9.22%	$ 388,221
Residential	594,475,190	13.30%	Residential	687,120,031	15.58%	Residential	802,620,368	16.81%	115,500,337
Commercial	80,620,321	1.01%	Commercial	87,102,531	8.04%	Commercial	93,722,462	7.60%	6,619,931
Industrial	15,925,318	2.66%	Industrial	16,551,850	3.93%	Industrial	17,240,090	4.16%	688,240
State Railroad	90,328	16.36%	State Railroad	101,044	11.86%	State Railroad	101,044	0.00%	-
Total	**$ 695,047,861**	**11.46%**	**Total**	**$ 795,084,655**	**14.39%**	**Total**	**$ 918,281,384**	15.49%	$ 123,196,729

	2022 Rate	2022 Levy Request	2022 Levy Extension	2023 Rate	2023 Levy Request	2023 Levy Extension	2024 Rate	2024 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
Corporate	0.14168	$ 984,723	$ 984,744	0.12386	$ 984,744	$ 984,792	0.10724	$ 984,792	0.00%	$ 0
Bonds & Interest	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
IMRF Pension	0.00000	-	-	0.00000	-	-	0.01089	100,000	-	100,000
Police Protection	0.16249	1,129,316	1,129,383	0.15969	1,269,660	1,269,671	0.15107	1,387,257	9.26%	117,586
Police Pension	0.19839	1,378,837	1,378,905	0.17436	1,386,265	1,386,310	0.15964	1,465,973	5.75%	79,663
Audit	0.00432	30,000	30,026	0.00378	30,000	30,054	0.00327	30,000	-0.18%	(54)
Liability Insurance	0.00576	40,000	40,035	0.00504	40,000	40,072	0.00436	40,000	-0.18%	(72)
Social Security	0.02159	150,000	150,061	0.01887	150,000	150,032	0.01633	150,000	-0.02%	(32)
School Crossing Guard	0.00288	20,000	20,017	0.00252	20,000	20,036	0.00000	-	-100.00%	(20,036)
Unemployment Insurance	0.00000	-	-	0.00000	-	-	0.00000	-	0.00%	-
Subtotal City (PTELL)	**0.53711**	**$ 3,732,876**	**$ 3,733,172**	**0.48812**	**$ 3,880,669**	**$ 3,880,967**	**0.45280**	**$ 4,158,022**	**7.14%**	**277,055**
Revenue Recapture	0.00060	-	4,170	0.00395	-	31,406	0.00000	-	-	(31,406)
Total City	**0.53771**	**$ 3,732,876**	**$ 3,737,342**	**0.49207**	**$ 3,880,669**	**$ 3,912,373**	**0.45280**	**$ 4,158,022**	**6.28%**	**245,649**
Library Operations	0.13032	$ 1,041,921	$ 905,786	0.12446	$ 1,192,336	$ 989,531	0.11545	$ 1,060,187	7.14%	$ 70,656
Library Bonds & Interest	0.12471	866,750	866,794	0.10868	864,000	864,071	0.00000	-	-100.00%	(864,071)
Revenue Recapture	0.00029	-	2,016	0.00187	-	14,868	0.00000	-	-	(14,868)
Total Library	**0.25532**	**$ 1,908,671**	**$ 1,774,596**	**0.23500**	**$ 2,056,336**	**$ 1,868,469**	**0.11545**	**$ 1,060,187**	**-43.26%**	**(808,282)**
Total City (PTELL & Non-PTELL)	**0.79303**	**$ 5,641,547**	**$ 5,511,938**	**0.72707**	**$ 5,937,005**	**$ 5,780,842**	**0.56826**	**$ 5,218,209**	**-9.73%**	**$ (562,633)**
less Bonds & Interest / Rev Recapture	0.12560	866,750	872,980	0.11450	864,000	910,344	0.00000	-	-100.00%	(910,344)
P-TELL Totals	**0.66743**	**$ 4,774,797**	**$ 4,638,958**	**0.61258**	**$ 5,073,005**	**$ 4,870,498**	**0.56826**	**$ 5,218,209**	**7.14%**	**$ 347,711**

Exhibit B - 1 - continued

2024 Tax Levy - Estimated CPI and New Construction Increments

(Limiting Rate Applied to City & Library)

	2022 Requested	2022 Extended		2023 Requested	2023 Extended		2024 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
City	$ 2,354,039	$ 2,358,436	City	$ 2,494,404	$ 2,526,063	City	$ 2,692,049	6.57%	$ 165,986
Library	1,041,921	907,802	Library	1,192,336	1,004,399	Library	1,060,187	5.55%	55,789
Police Pension	1,378,837	1,378,905	Police Pension	1,386,265	1,386,310	Police Pension	1,465,973	5.75%	79,663
City Debt Service	-	-	City Debt Service	-	-	City Debt Service	-	-	-
Library Debt Service	866,750	866,794	Library Debt Service	864,000	864,071	Library Debt Service	-	-100.00%	(864,071)
Total	**$ 5,641,547**	**$ 5,511,938**	**Total**	**$ 5,937,005**	**$ 5,780,842**	**Total**	**$ 5,218,209**	**-9.73%**	**$ (562,633)**
less B&I / Rev Recapture	866,750	872,980	less B&I / Rev Recapture	864,000	910,344	less B&I / Rev Recapture	-	-100.00%	(910,344)
PTELL Subtotal	**$ 4,774,797**	**$ 4,638,958**	**PTELL Subtotal**	**$ 5,073,005**	**$ 4,870,498**	**PTELL Subtotal**	**$ 5,218,209**	**7.14%**	**$ 347,711**
City (excluding D/S & Rev Rec)	*$ 3,732,876*	*$ 3,733,172*	*City (excluding D/S & Rev Rec)*	*$ 3,880,669*	*$ 3,880,967*	*City (excluding D/S & Rev Rec)*	*$ 4,158,022*	***7.14%***	*$ 277,055*
Lib (excluding D/S & Rev Rec)	*1,041,921*	*905,786*	*Lib (excluding D/S & Rev Rec)*	*1,192,336*	*989,531*	*Lib (excluding D/S & Rev Rec)*	*1,060,187*	***7.14%***	*70,656*

Exhibit C - 1

2024 Tax Levy - Estimated New Construction Increment Only

*** Based on original new construction EAV estimate of $32,045,452 as of August 12, 2024 ***

(Limiting Rate Applied to City & Library)

	2022 Rate Setting EAV	% Change over Prior Yr EAV	2023 Rate Setting EAV	% Change over Prior Yr EAV	2024 Estimated EAV	% Change over Prior Yr EAV	$ Change
Farm	$ 3,936,704	11.71%	$ 4,209,199	6.92%	$ 4,597,420	9.22%	$ 388,221
Residential	594,475,190	13.30%	687,120,031	15.58%	802,620,368	16.81%	115,500,337
Commercial	80,620,321	1.01%	87,102,531	8.04%	93,722,462	7.60%	6,619,931
Industrial	15,925,318	2.66%	16,551,850	3.93%	17,240,090	4.16%	688,240
State Railroad	90,328	16.36%	101,044	11.86%	101,044	0.00%	-
Total	**$ 695,047,861**	**11.46%**	**$ 795,084,655**	**14.39%**	**$ 918,281,384**	15.49%	$ 123,196,729

	2022 Rate	2022 Levy Request	2022 Levy Extension	2023 Rate	2023 Levy Request	2023 Levy Extension	2024 Rate	2024 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
Corporate	0.14168	$ 984,723	$ 984,744	0.12386	$ 984,744	$ 984,792	0.10724	$ 984,792	0.00%	$ 0
Bonds & Interest	0.00000	-	-	0.00000	-	-	0.00000	-	-	-
IMRF Pension	0.00000	-	-	0.00000	-	-	0.01089	100,000	-	100,000
Police Protection	0.16249	1,129,316	1,129,383	0.15969	1,269,660	1,269,671	0.13670	1,255,304	-1.13%	(14,367)
Police Pension	0.19839	1,378,837	1,378,905	0.17436	1,386,265	1,386,310	0.15964	1,465,973	5.75%	79,663
Audit	0.00432	30,000	30,026	0.00378	30,000	30,054	0.00327	30,000	-0.18%	(54)
Liability Insurance	0.00576	40,000	40,035	0.00504	40,000	40,072	0.00436	40,000	-0.18%	(72)
Social Security	0.02159	150,000	150,061	0.01887	150,000	150,032	0.01633	150,000	-0.02%	(32)
School Crossing Guard	0.00288	20,000	20,017	0.00252	20,000	20,036	0.00000	-	-100.00%	(20,036)
Unemployment Insurance	0.00000	-	-	0.00000	-	-	0.00000	-	0.00%	-
Subtotal City (PTELL)	**0.53711**	**$ 3,732,876**	**$ 3,733,172**	**0.48812**	**$ 3,880,669**	**$ 3,880,967**	**0.43844**	**$ 4,026,069**	**3.74%**	**145,102**
Revenue Recapture	0.00060	-	4,170	0.00395	-	31,406	0.00000	-	-	(31,406)
Total City	**0.53771**	**$ 3,732,876**	**$ 3,737,342**	**0.49207**	**$ 3,880,669**	**$ 3,912,373**	**0.43844**	**$ 4,026,069**	**2.91%**	**113,696**
Library Operations	0.13032	$ 1,041,921	$ 905,786	0.12446	$ 1,192,336	$ 989,531	0.11179	$ 1,026,543	3.74%	$ 37,012
Library Bonds & Interest	0.12471	866,750	866,794	0.10868	864,000	864,071	0.00000	-	-100.00%	(864,071)
Revenue Recapture	0.00029	-	2,016	0.00187	-	14,868	0.00000	-	-	(14,868)
Total Library	**0.25532**	**$ 1,908,671**	**$ 1,774,596**	**0.23500**	**$ 2,056,336**	**$ 1,868,469**	**0.11179**	**$ 1,026,543**	**-45.06%**	**(841,926)**
Total City (PTELL & Non-PTELL)	**0.79303**	**$ 5,641,547**	**$ 5,511,938**	**0.72707**	**$ 5,937,005**	**$ 5,780,842**	**0.55022**	**$ 5,052,612**	**-12.60%**	**$ (728,230)**
less Bonds & Interest / Rev Recapture	0.12560	866,750	872,980	0.11450	864,000	910,344	0.00000	-	-100.00%	(910,344)
P-TELL Totals	**0.66743**	**$ 4,774,797**	**$ 4,638,958**	**0.61258**	**$ 5,073,005**	**$ 4,870,498**	**0.55022**	**$ 5,052,612**	**3.74%**	**$ 182,114**

Exhibit C - 1 - continued

2024 Tax Levy - Estimated New Construction Increment Only

(Limiting Rate Applied to City & Library)

	2022 Requested	2022 Extended		2023 Requested	2023 Extended		2024 Levy Request	% Change over Prior Yr Ext.	$ Change over Prior Yr Ext.
City	$ 2,354,039	$ 2,358,436	City	$ 2,494,404	$ 2,526,063	City	$ 2,560,096	1.35%	$ 34,033
Library	1,041,921	907,802	Library	1,192,336	1,004,399	Library	1,026,543	2.20%	22,145
Police Pension	1,378,837	1,378,905	Police Pension	1,386,265	1,386,310	Police Pension	1,465,973	5.75%	79,663
City Debt Service	-	-	City Debt Service	-	-	City Debt Service	-	-	-
Library Debt Service	866,750	866,794	Library Debt Service	864,000	864,071	Library Debt Service	-	-100.00%	(864,071)
Total	**$ 5,641,547**	**$ 5,511,938**	**Total**	**$ 5,937,005**	**$ 5,780,842**	**Total**	**$ 5,052,612**	**-12.60%**	**$ (728,230)**
less B&I / Rev Recapture	866,750	872,980	less B&I / Rev Recapture	864,000	910,344	less B&I / Rev Recapture	-	-100.00%	(910,344)
PTELL Subtotal	**$ 4,774,797**	**$ 4,638,958**	**PTELL Subtotal**	**$ 5,073,005**	**$ 4,870,498**	**PTELL Subtotal**	**$ 5,052,612**	**3.74%**	**$ 182,114**
City (excluding D/S & Rev Rec)	*$ 3,732,876*	*$ 3,733,172*	*City (excluding D/S & Rev Rec)*	*$ 3,880,669*	*$ 3,880,967*	*City (excluding D/S & Rev Rec)*	*$ 4,026,069*	***3.74%***	*$ 145,102*
Lib (excluding D/S & Rev Rec)	*1,041,921*	*905,786*	*Lib (excluding D/S & Rev Rec)*	*1,192,336*	*989,531*	*Lib (excluding D/S & Rev Rec)*	*1,026,543*	***3.74%***	*37,012*

Illinois Dept. of Revenue
History of CPI's Used for the PTELL
01/31/2024

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
2023	306.746	3.4%	3.4%		2024	2025

Illinois Department of Revenue
Property Tax Division
101 West Jefferson Street, MC 3-450
Springfield, Illinois 62702
Telephone: (217) 782-3016
Facsimile: (217) 782-9932

Exhibit D - continued

PTELL – CPI for 2024 Extensions - Property Taxes Payable 2025

TO: County Assessors, Clerks and Tax Extenders in Counties Containing Taxing Districts Subject to the Property Tax Extension Limitation Law (PTELL)

FROM: Brad Kriener
Property Tax Division

DATE: 1/12/24

SUBJECT: CPI Change for 2024 Extensions (for property taxes payable in 2025) for Taxing Districts Subject to PTELL

The Consumer Price Index (CPI) "cost of living" or inflation percentage to use in computing the 2024 extensions (taxes payable in 2025) under PTELL is 3.4%

Section 18-185 of the Property Tax Code defines CPI as "the Consumer Price Index for All Urban Consumers for all items published by the United States Department of Labor." This index is sometimes referred to as CPI-U. Section 18-185 defines "extension limitation" and “debt service extension base” as "...the lesser of 5% or the percentage increase in the Consumer Price Index during the 12-month calendar year preceding the levy year..." (emphasis added).

For 2024 extensions (taxes payable in 2025), the CPI to be used for computing the extension limitation and debt service extension base is 3.4%. The CPI is measured from December 2022 to December 2023. The U.S. City Average CPI for December 2022 was 296.797 and 306.746 for December 2023. The CPI change is calculated by subtracting the 2022 CPI from the 2023 CPI. The amount is then divided by the 2022 CPI which results in 3.4% CPI. (306.746 – 296.797)/296.797 = 3.4%. The Statute indicates the lesser of 5% or the actual percentage increase, in this case 3.4% is the lesser amount.

Information on PTELL may be accessed through the department’s web site at www.tax.illinois.gov under the "Property Tax" link and the "Property Tax Extension Limitation Law (PTELL)" link under the “General Information and Resources” heading.

If you have any questions concerning the change in the consumer price index (CPI), please contact us at REV.PropertyTax@Illinois.gov.

Tax Year: 2023

Tax Computation Report
Kendall County

Exhibit E

03/27/2024 02:43:23 PM

Taxing District VCYV - CITY OF YORKVILLE

Equalization Factor 1.000000

Property Type	Total EAV	Rate Setting EAV
Farm	4,209,199	4,209,199
Residential	689,514,993	687,120,031
Commercial	92,184,473	87,102,531
Industrial	16,553,631	16,551,850
Mineral	0	0
State Railroad	101,044	101,044
Local Railroad	0	0
County Total	**802,563,340**	**795,084,655**
Total + Overlap	**802,563,340**	**795,084,655**

PTELL Values	
Annexation EAV	25,290
Disconnection EAV	0
Recovered TIF EAV	0
Agg. Ext. Base (2022)	3,733,172
Limiting Rate	0.51294
% of Burden	0.00%
TIF Increment	7,478,685
New Property	30,872,540
New Property (Overlap)	0
Total New Property	**30,872,540**

Road and Bridge Transfer

Road District	Fund	Amount Extended
TTBRRD - BRISTOL ROAD DISTRI	999	$59,888.66
TTKERD - KENDALL ROAD DISTR	999	$65,902.20
Total		**$125,790.86**

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	984,744	0.43750	0.123854	0.12386	$984,791.85	1.00000	0.12386	0.00000	$984,791.85	25.1713
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	1,269,660	0.60000	0.159689	0.15969	$1,269,670.69	1.00000	0.15969	0.00000	$1,269,670.69	32.4527
** 015 POLICE PENSION	1,386,265	0.00000	0.174354	0.17436	$1,386,309.60	1.00000	0.17436	0.00000	$1,386,309.60	35.4340
** 027 AUDIT	30,000	0.00000	0.003773	0.00378	$30,054.20	1.00000	0.00378	0.00000	$30,054.20	0.7682
** 035 LIABILITY INSURANCE	40,000	0.00000	0.005031	0.00504	$40,072.27	1.00000	0.00504	0.00000	$40,072.27	1.0242
** 047 SOC SEC	150,000	0.00000	0.018866	0.01887	$150,032.47	1.00000	0.01887	0.00000	$150,032.47	3.8348
** 048 SCHOOL CROSS GUARD	20,000	0.02000	0.002516	0.00252	$20,036.13	1.00000	0.00252	0.00000	$20,036.13	0.5121
200 REVENUE RECAPTURE	31,380	0.00000	0.003947	0.00395	$31,405.84	1.00000	0.00395	0.00000	$31,405.84	0.8027
** 999 ROAD & BRIDGE TRANSFI	0	0.00000	0.000000	0.00000	$0.00	1.00000	0.00000	0.00000	$0.00	0.0000
Totals (Capped)	**3,880,669**		**0.488083**	**0.48812**	**$3,880,967.21**		**0.48812**	**0.00000**	**$3,880,967.21**	**99.1973**
Totals (Not Capped)	**31,380**		**0.003947**	**0.00395**	**$31,405.84**		**0.00395**	**0.00000**	**$31,405.84**	**0.8027**
Totals (All)	**3,912,049**		**0.492030**	**0.49207**	**$3,912,373.05**		**0.49207**	**0.00000**	**$3,912,373.05**	**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

Tax Computation Report
Kendall County

Exhibit E - continued

Taxing District LYYV - YORKVILLE LIBRARY

Equalization Factor 1.000000

Property Type	Total EAV	Rate Setting EAV
Farm	4,183,909	4,183,909
Residential	689,514,993	687,120,031
Commercial	92,184,473	87,102,531
Industrial	16,553,631	16,551,850
Mineral	0	0
State Railroad	101,044	101,044
Local Railroad	0	0
County Total	**802,538,050**	**795,059,365**
Total + Overlap	**802,538,050**	**795,059,365**

PTELL Values	
Annexation EAV	0
Disconnection EAV	0
Recovered TIF EAV	0
Agg. Ext. Base (2022)	905,786
Limiting Rate	0.12446
% of Burden	0.00%
TIF Increment	7,478,685
New Property	30,872,540
New Property (Overlap)	0
Total New Property	**30,872,540**

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	864,000	0.00000	0.108671	0.10868	$864,070.52	1.00000	0.10868	0.00000	$864,070.52	46.2449
** 016 LIBRARY	1,192,336	0.15000	0.149968	0.14997	$1,192,350.53	0.82990	0.12446	0.00000	$989,530.89	52.9594
200 REVENUE RECAPTURE	14,825	0.00000	0.001865	0.00187	$14,867.61	1.00000	0.00187	0.00000	$14,867.61	0.7957
Totals (Capped)	**1,192,336**		**0.149968**	**0.14997**	**$1,192,350.53**		**0.12446**	**0.00000**	**$989,530.89**	**52.9594**
Totals (Not Capped)	**878,825**		**0.110536**	**0.11055**	**$878,938.13**		**0.11055**	**0.00000**	**$878,938.13**	**47.0406**
Totals (All)	**2,071,161**		**0.260504**	**0.26052**	**$2,071,288.66**		**0.23501**	**0.00000**	**$1,868,469.02**	**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, 2024
For the Year Ending April 30, 2025

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, 2024 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, 2025 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 5/1/2024	Prior Year Valuation as of 5/1/2023
Contribution Required To Prevent Negative Funding	$1,287,945 (41.0%)	$1,255,842 (41.6%)
Actuarially Determined Funding Policy Contribution	$1,465,973 (46.7%)	$1,386,265 (46.0%)
Statutory Minimum Contribution per 40 ILCS 5/3 Section 125	$1,203,324 (38.3%)	$1,133,770 (37.6%)

() 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 5/1/2024	Prior Year Valuation as of 5/1/2023
Accrued Liability	$ 28,327,590	$ 26,818,436
Market Value of Assets	$ 16,897,571	$ 15,011,047
Actuarial (Smoothed) Value of Assets	$ 17,378,743	$ 16,068,738
Normal Cost (employer)	$ 460,878	$ 428,947
Amortization Amount	$ 643,370	$ 611,094
Statutory Minimum Contribution	$ 1,203,324	$ 1,133,770

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 16 years.

Item	Current Valuation as of 5/1/2024	Prior Year Valuation as of 5/1/2023
Accrued Liability	$ 29,391,468	$ 27,875,658
Market Value of Assets	$ 16,897,571	$ 15,011,047
Actuarial (Smoothed) Value of Assets	$ 17,378,743	$ 16,068,738
Normal Cost (employer)	$ 397,454	$ 381,712
Amortization Amount	$ 952,260	$ 894,306
Actuarially Determined Funding Policy Contribution	$ 1,465,973	$ 1,386,265

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 5/1/2024	Prior Year Valuation as of 5/1/2023
Accrued Liability	$ 29,391,468	$ 27,875,658
Market Value of Assets	$ 16,897,571	$ 15,011,047
Actuarial (Smoothed) Value of Assets	$ 17,378,743	$ 16,068,738
Normal Cost (employer)	$ 397,454	$ 381,712
Amortization Amount	$ 840,891	$ 826,484
Amount of Contribution Needed to Avoid Negative Funding	$ 1,287,945	$ 1,255,842

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	5/1/2024 Valuation	5/1/2023 Valuation
Liquidity Ratio (based upon year ended)	242%	141%
Coverage Ratio (Market Value Assets)	57.49%	53.85%
Annual Benefit Payments (expected)	$ 1,151,062	$ 1,123,199
Annual Contributions (expected)		
Members	$ 311,122	$ 298,939
City	$ 1,465,973	$ 1,386,265

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	5/1/2024 Valuation	5/1/2023 Valuation
Ratio of Market Value of Assets to Active Participant Payroll is a measure of volatility risk associated with asset losses	5.38	4.98
Ratio of Accrued Liability to Payroll is a measure of volatility risk associated with changes in assumptions	9.36	9.24
Ratio of retired life Actuarial Accrued Liability to total Actuarial Accrued Liability	0.62	0.64
Percentage of Contributions less Benefit Payments to Market Value of Assets	4.71%	5.08%
Ratio of Benefit Payments to Contributions	0.59	0.57
Support Ratio: Ratio of Active Participants to Retired Participants	1.65	1.57

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.

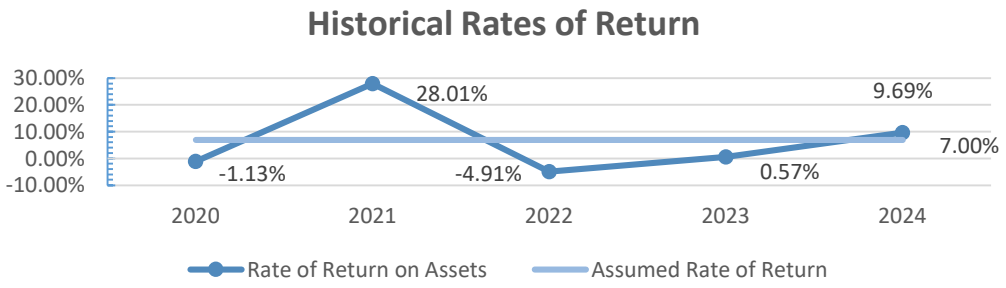
Item	Current Year Valuation as of 5/1/2024			Prior Year Valuation as of 5/1/2023		
	Tier 1	Tier 2	Total	Tier 1	Tier 2	Total
Active Members						
Vested	12	5	17	12	3	15
Non-Vested	0	16	16	0	18	18
Total Active	12	21	33	12	21	33
Terminated entitled to future benefits	3	3	6	4	4	8
Retired	14	0	14	13	0	13
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	24	53	29	25	54

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 4/30/2024

The approximate 9.69% return (not time weighted) on net assets was above the actuarial assumption of 7.00% in effect for the 2023/2024 year.



Gain and Loss Analysis

For the year ending 4/30/2024, the fund experienced an investment gain of $409,151 on a Market Value basis as the actual investment return was above the 7.00% assumption in effect from the year. In addition, there was an experience loss on the Actuarial Accrued Liability of $196,027 as the actual liability at 5/1/2024 increased by more than was expected based on the prior year participant census and actuarial valuation results.

Change in Assumptions

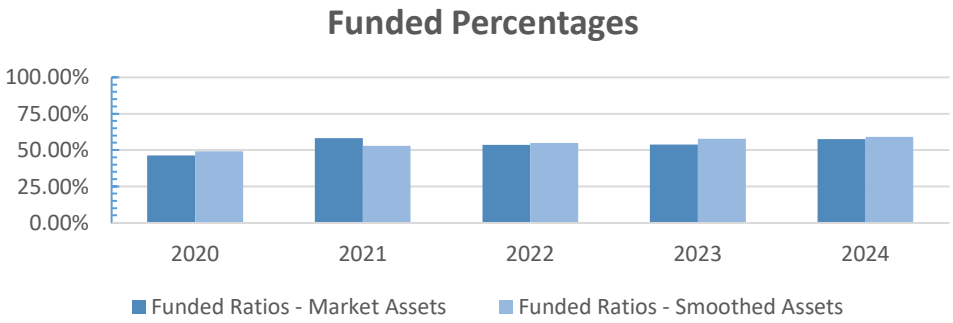
None

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	5/1/2024 Valuation
Low-Default-Risk Obligation	$ 36,659,675
Actuarial Accrued Liability	$ 29,391,468

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, 2024 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	9/25/2024 Date

SECTION 3 - FINANCIAL AND ACTUARIAL EXHIBITS

Exhibit 1 - Statement of Market Value of Assets

Item	Plan Year Ending 4/30/2024	Plan Year Ending 4/30/2023
1. Investments at Fair Value:		
a. Cash and Cash Equivalents	$ 51,183	$ 122,680
b. Money Market Mutual Funds	0	1,875,442
c. Municipal and Corporate Bonds	0	0
d. Certificates of Deposit	0	0
e. US Government and Agency Bonds	0	0
f. Common and Preferred Stocks	0	0
g. Mutual Funds	0	0
h. Pooled Investment Accounts	16,846,388	13,010,562
i. Accrued Interest and Receivables	0	0
j. Other	0	2,363
k. Subtotal Assets (a + b + c + d + e + f + g + h + i + j)	$ 16,897,571	$ 15,011,047
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)	$ 16,897,571	$ 15,011,047

Exhibit 2 - Statement of Change in Net Assets

Item	Plan Year Ending	
	4/30/2024	4/30/2023
Additions		
Contributions		
Employer	$ 1,378,837	$ 1,334,771
Plan Member	362,223	381,767
Other	0	0
Total Contributions	$ 1,741,060	$ 1,716,538
Investment Income		
Realized and Unrealized Gains/(Losses)	$ 0	$ (300,567)
Interest	34,160	76,847
Dividends	0	81,607
Income from Investment Pools	1,450,787	259,113
Other Income	50	0
Investment Expenses	(10,647)	(33,837)
Net Investment Income	1,474,350	83,163
Total additions	$ 3,215,410	$ 1,799,701
Deductions		
Benefits	$ 1,033,605	$ 981,342
Refunds and Transfers	276,529	263,705
Administrative Expenses	18,752	26,932
Total deductions	$ 1,328,886	$ 1,271,979
Total increase (decrease)	$ 1,886,524	$ 527,722
Net Market Value of Assets Available for Benefits:		
Beginning of year	$ 15,011,047	$ 14,483,325
End of year	$ 16,897,571	$ 15,011,047

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, 2024 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	$ 15,011,047
b. Income and Disbursements During the year	
i. Contributions Received (weighted 50%)	$ 870,530
ii. Benefit Payments and Expenses (weighted 50%)	664,443
iii. Weighted net income (other than investment income) (i) – (ii)	206,087
c. Market Value adjusted for income and disbursements	$ 15,217,134
d. Expected Return on Assets at assumed rate of 7.00%	**$ 1,065,199**
2. Actual Return on Assets for year	
a. Market Value of Assets (Beginning of Year)	$ 15,011,047
b. Income (less investment income)	1,741,060
c. Disbursements	1,328,886
d. Market Value of Assets (End of Year)	16,897,571
e. Actual Return on Assets (d) – (a) – (b) + (c)	1,474,350
f. Investment Gain/(Loss) for year: 2(e) - 1(d)	**$ 409,151**
3. **Actuarial Value of Assets**	
a. Market Value of Assets as of End of Year	$ 16,897,571
b. Deferred Investment gains/(losses)	
i. 80% of 2024 gain of $409,151	(327,321)
ii. 60% of 2023 loss of $(946,229)	567,737
iii. 40% of 2022 loss of $(1,773,822)	709,529
iv. 20% of 2021 gain of $2,343,866	(468,773)
v. Total	481,172
c. Actuarial Value of Assets for statutory funding 3(a) + 3(b)(v)	**$ 17,378,743**

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

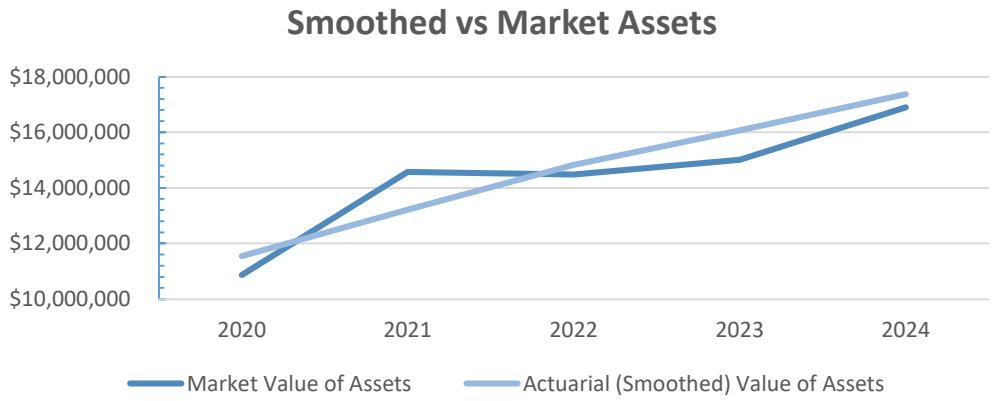


Exhibit 4 - Determination of the Statutory Minimum Required Contribution

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 5/1/2024	Projected Unit Credit (PUC) Normal Cost as of 5/1/2024	PUC Actuarial Accrued Liability as of 5/1/2024
1. Active Officers:			
a) Normal & Early Retirement	$ 15,634,064	$ 596,124	$ 8,442,935
b) Vested Withdrawal	1,083,538	67,232	684,356
c) Pre-Retirement Death	168,478	9,700	96,991
d) Disability	1,723,488	98,944	934,559
e) Total Active Police Officers	$ 18,609,568	$ 772,000	$ 10,158,841
2. Inactive Police Officers and Survivors:			
a) Normal Retirees	$ 17,627,145		$ 17,627,145
b) Widows (survivors)	0		0
c) Deferred Vested	541,604		541,604
d) Disabled	0		0
e) Total - Nonactive	$ 18,168,749		$ 18,168,749
3. Total – All	$ 36,778,317		$ 28,327,590

Minimum Statutory Contribution under 40 ILCS 5/3

Item	Amount
1. Annual Payroll	$ 3,139,472
2. Normal Cost (net of employee/member contributions)	460,878
3. Employee Contributions (expected)	311,122
4. Funding Actuarial Liability	28,327,590
5. 90% of Funding Actuarial Liability	25,494,831
6. Actuarial Value of Assets (Exhibit 3)	17,378,743
7. Unfunded Actuarial Balance	8,116,088
8. Amortization of Unfunded Balance over 16 years as a level percentage of payroll	643,370
9. Interest on (2), (3) and (8)	99,076
10. Minimum statutory tax levy contribution per 40 ILCS 5/3 – (2) + (8) + (9)	**$1,203,324 (38.3%)**

*() 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 16 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 5/1/2024	Entry Age Normal Cost as of 5/1/2024	Entry Age Accrued Liability as of 5/1/2024
1. Active Officers:			
a) Normal & Early Retirement	$ 15,634,064	$ 523,435	$ 10,232,148
b) Vested Withdrawal	1,083,538	69,033	338,197
c) Pre-Retirement Death	168,478	9,994	62,362
d) Disability	1,723,488	106,114	590,012
e) Total Active Police Officers	$ 18,609,568	$ 708,576	$ 11,222,719
2. Inactive Police Officers and Survivors:			
a) Normal Retirees	$ 17,627,145		$ 17,627,145
b) Widows (survivors)	0		0
c) Deferred Vested	541,604		541,604
d) Disabled	0		0
e) Total - Nonactive	$ 18,168,749		$ 18,168,749
3. Total – All	$ 36,778,317		$ 29,391,468

Actuarially Determined Funding Policy Contribution for Tax Levy

Item	Amount
1. Normal Cost (net of employee/member contributions)	$ 397,454
2. Employee Contributions (expected)	311,122
3. Funding Actuarial Liability	29,391,468
4. 100% of Funding Actuarial Liability	29,391,468
5. Actuarial Value of Assets (Exhibit 3)	17,378,743
6. Unfunded Actuarial Balance	12,012,725
7. Amortization of Unfunded Balance over 16 years as a level percentage of payroll	952,260
8. Interest on (1), (2) and (7)	116,259
9. Actuarially Determined Funding Policy Contribution for Tax Levy (1) + (7) + (8)	**$1,465,973 (46.7%)**

Exhibit 6 - Contribution Necessary to Prevent Negative Funding

Item	Amount
1. Normal Cost (net of employee/member contributions)	$ 397,454
2. Employee Contributions (expected)	311,122
3. 100% of Funding Actuarial Liability	29,391,468
4. Actuarial Value of Assets (Exhibit 3)	17,378,743
5. Unfunded Actuarial Balance	12,012,725
6. Interest on Unfunded Liability	840,891
7. Interest on (1), (2)	49,600
8. Contribution Necessary to Prevent Negative Funding (1) + (6) + (7)	**$1,287,945 (41.0%)**

Exhibit 7 - Summary of Participant Data as of May 1, 2024

Participant Data

Item	As of 5/1/2024		
	Tier 1	Tier 2	Total
Active Members			
Vested	12	5	17
Non-Vested	0	16	16
Total Actives	12	21	33
Terminated Members entitled to future benefits	3	3	6
Retired Members	14	0	14
Surviving Spouses	0	0	0
Minor Dependents	0	0	0
Disabled Participants	0	0	0
Total	29	24	53

AGE AND SERVICE DISTRIBUTION AS OF MAY 1, 2024

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	3									3
25 - 29	4	1								5
30 - 34	4	1	1							6
35 - 39	1	1	2	1						5
40 - 44				6						6
45 - 49			2	2	3					7
50 - 54										0
55 - 59	1									1
60 - 64										0
65 & Over										0
Total	**13**	**3**	**5**	**9**	**3**	**0**	**0**	**0**	**0**	**33**

Average Age: 37.4 years
Average Length of Service: 10.2 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 2024 is $138,093.

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

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 16 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 **5.55%**. 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, 2024.
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 2024-90

Agenda Item Summary Memo

Title: Rotary Park Playground Donation

Meeting and Date: City Council – November 26, 2024

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: Tim Evans (Name) Parks and Recreation (Department)

Agenda Item Notes:

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

Memorandum

To: Yorkville City Council
From: Tim Evans, Director of Parks and Recreation
CC: Bart Olson, City Administrator
Date: November 18, 2024
Subject: Rotary Park Used Playground Equipment Donation Proposal

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Summary

Rotary Park Playground Equipment Donation Proposal

Background

At the September 24, 2024, City Council meeting the Council approved Parks & Recreation staff to apply for an inclusive playground equipment grant to replace the playground equipment at Rotary Park. The memo attached. With the City receiving the grant in October, and expecting to have the equipment delivered in December, staff will soon begin the process of removing and installing the new Rotary Park inclusive playground equipment,

Similar to Sleezer & Rice Parks, the new Rotary Park playground equipment project is a complete tear down, rather than a refurbishment. As a result, Kids Around The World (KATW) contacted the Yorkville Parks and Recreation Department about the possibility of donating the used equipment to their organization. Recently the old Sleezer playground equipment was installed in the Dominican Republic by Kids Around The World.

KATW is a non-profit entity based in Rockford, Illinois, that removes old playground equipment from park districts and municipalities, refurbishes the equipment, then reinstalls the equipment in underprivileged countries around the world. For additional information about Kids Around The World, please follow the below link to their website:

https://kidsaroundtheworld.com/play/

The benefits of donating the used Rice Park playground equipment through a partnership with Kids Around the World (KATW) are as follows:

a) Since KATW will remove all the decks, slides, climbers, railings, posts and additional equipment features, Parks staff will only be responsible for removing the playground equipment footings, resulting in, not only a savings on labor that would be paid to Parks staff, but also time that staff could be spending on alternate projects.
b) By removing the need for Parks staff to haul the old equipment back to the Parks Maintenance facility for sorting of potentially recyclable elements from unusable materials, Parks staff will save costs that would have been incurred by transporting the materials and the time it would have taken staff to sort and discard of materials.

c) Staff has ascertained that any potential recycling funds that Parks may recover from the old playground materials would not offset the costs in time and labor incurred by Parks staff to remove and dispose of the playground. These potential costs can be avoided by donating the used playground to KATW, who will use their own staff to remove and relocate the equipment.
d) Donating used playground equipment to KATW will have a positive environmental impact of significantly reducing the amount of plastic waste that would otherwise end up in landfills.
e) KATW is able to remove a playground in a single day, resulting in a more time-efficient installation of the new Rice Park equipment by Parks staff.
f) The donated equipment will be reinstalled in an underprivileged country, benefiting hundreds, if not thousands, of children and families, rather than being discarded or recycled with limited impact.

Recommendation

Recognizing how well the KATW experience went with the Sleezer & Rice Park playground equipment donations, Staff seeks City Council approval of the Rotary Park used playground donation proposal to Kids Around The World.

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Resolution No. 2024-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, AUTHORIZING THE DONATION OF CERTAIN USED PLAYGROUND EQUIPMENT TO KIDS AROUND THE WORLD, A NOT-FOR-PROFIT ENTITY

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

WHEREAS, the City Administrator has authority pursuant to Yorkville City Code Section 1-7-3(H)(2)(b) to sell or donate personal property that is no longer necessary, useful to or in the best interests of the City; and

WHEREAS, the City's Parks Department is planning to replace playground equipment at Rotary Park; and

WHEREAS, the City has no need or purpose for the playground equipment that will be replaced (the "Used Equipment"); and

WHEREAS, the City has been contacted by Kids Around the World, a not-for-profit entity located in Rockford, Illinois ("KATW"), about the possibility of donating the Used Equipment, which KATW would remove from its current site and refurbish and reinstall in an underprivileged country; and

WHEREAS, donating the Used Equipment would save the City's Parks Department numerous staff hours that would have been spent dismantling and disposing of the Used Equipment; and

WHEREAS, the Mayor and City Council have determined that it is in the best interests of the health, safety and welfare of the City and its residents to authorize the donation of the Used Equipment to Kids Around the World.

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

Section 1. The foregoing recitals are hereby incorporated in this Resolution as the findings of the Corporate Authorities.

Section 2. In consideration of the foregoing recitals, the City Administrator is hereby authorized and directed by the Corporate Authorities to donate the playground equipment located at Rotary Park to Kids Around the World.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2024.

_____

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. 2024.

_____

MAYOR

Attest:

_____

CITY CLERK

GameTime
A PLAYCORE Company

CERTIFICATE OF GRANT AWARD

This certificate entitles

United City Of Yorkville

to a GameTime Community Champions™
Playground Grant Funding Award of

$175,833.76

Funds must be claimed, and orders must be received no later than October 25, 2024, and must accompany a qualifying play system purchase. Award may not be combined with any other order or special offer. Other terms and conditions apply. Contact your local GameTime representative at 800-235-2440 for complete details about this grant award.

S. Spencer Cheak
President, GameTime

GameTime
A PLAYCORE Company

Memorandum

To: Yorkville City Council
From: Tim Evans, Director of Parks and Recreation
CC: Bart Olson, City Administrator
Date: November 18, 2024
Subject: Rotary Park Used Playground Equipment Donation Proposal

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Summary

Rotary Park Playground Equipment Donation Proposal

Background

At the September 24, 2024 City Council meeting the Council approved Parks & Recreation Staff to apply for an inclusive playground equipment grant to replace the playground equipment at Rotary Park. Memo attached. With the City receiving the grant on October, staff is starting the process of replacing the playground equipment.

Similar to Sleezer & Rice Parks, the new Rotary Park playground equipment project is a complete tear down, rather than a refurbishment. As a result, Kids Around The World (KATW) contacted the Yorkville Parks and Recreation Department about the possibility of donating the used equipment to their organization. Recently the old Sleezer playground equipment was installed in the Dominican Republic by Kids Around The World. Kids Around The World is a non-profit entity based in Rockford, Illinois, that removes old playground equipment from park districts and municipalities, refurbishes the equipment, then reinstalls the equipment in underprivileged countries around the world. For additional information about Kids Around The World, please follow the below link to their website:

https://kidsaroundtheworld.com/play/

The benefits of donating the used Rice Park playground equipment through a partnership with Kids Around the World (KATW) are as follows:

a) As KATW will remove all the decks, slides, climbers, railings, posts and additional equipment features, Parks staff will only be responsible for removing the playground equipment footings, resulting in a not only a savings on labor that would be paid to Parks staff, but also time that staff could be spending on alternate projects.
b) By removing the need for Parks staff to haul the old equipment back to the Parks Maintenance facility for sorting of potentially recyclable elements from unusable materials, Parks staff will save costs that would have been incurred by transporting the materials and the time it would have taken staff to sort and discard of materials.
c) Staff has ascertained that any potential recycling funds that Parks may recover from the old playground materials would not offset the costs in time and labor incurred by Parks staff to remove and dispose of the playground. These potential costs can be avoided by

donating the used playground to KATW, who will use their own staff to remove and relocate the equipment.

d) Donating used playground equipment to KATW will have a positive environmental impact of significantly reducing the amount of plastic waste that would otherwise end up in landfills.
e) KATW is able to remove a playground in a single day, resulting in a more time-efficient installation of the new Rice Park equipment by Parks staff.
f) The donated equipment will be reinstalled in an underprivileged country, benefiting hundreds, if not thousands, of children and families, rather than being discarded or recycled with limited impact.

Recommendation

Recognizing how well the KATW experience went with the Sleezer & Rice Park playground equipment donation, Staff seeks City Council approval of the Rotary Park used playground donation proposal to Kids Around The World.

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This structure also features *Rock With Me*, *Sensory Wave* products, musical instruments, and *GT Sensors* for sensory play. This structure includes five slides and an integrated shade for additional play value, making *Fascination Factor* play structure a unique and appealing playground destination for Yorkville kids of differing abilities.

The total cost of the GameTime *Inclusive Fascination Factor* playground structure is $353,566. As part of the grant, the City would need to contribute 50% ($175,408) towards the purchase of this new playground equipment as well as we have been quoted $14,738.85 in shipping cost for a total purchase price of $192,896.86. Quote attached. In addition, the City would need to complete the attached grant application, which consist of the following main details:

a) Applications must be submitted by October 18, 2024 and be validated by the project administrator
b) Grant orders must be placed by or before October 25, 2024, or by the time the eligible funds are disbursed (whichever comes first)
c) P&R must be able to receive the shipment by December 31, 2024
d) The matching funds applies to the purchase of GameTime equipment as follows with payment in full (freight and sales tax are not included in matching)

In comparison, a standard playground is typically designed with a more vertical layout, while an inclusive playground is structured more horizontally. While a standard playground meets the minimum ADA requirements by incorporating elements such as slides, climbers, rockers, play panels, ground-level activities, ramps, and/or transfer platforms, inclusive playgrounds utilize these same elements but often feature multiple ADA access points, primarily achieved through extensive ramping. Additionally, inclusive playgrounds are more thoughtfully designed regarding the placement of playground elements, enhancing accessibility and user-friendliness for parents, grandparents, and individuals who may require easier access. This design philosophy ensures that people of all abilities, both children and adults, can enjoy playing together.

Ramping on a standard playground adds an element of excitement, as children enjoy running up and down ramps, which also enhances gameplay for activities like cherry bomb, hot lava, and tag. However, incorporating ramping is costly and generally results in a more horizontally oriented playground. Effectively, building a standard playground with multiple entry and exit points using ramping and deck-to-deck connections equates to constructing an inclusive playground. Therefore, there is minimal to no cost difference between a standard playground with these features and an inclusive playground. Please note that the color of the playground equipment may vary from what is shown on the attached designs. This proposal does not include a rubberized surface; instead, safety mulch will be used for the surface area.

Based on the attached P&R FY 25 Capital Budget, P&R currently has the following funds available to pay for the $192,896.85 new Rotary Park playground equipment and shipping cost:

a) $100,000 is already designated to purchase new playground equipment for Rotary Park.

b) In addition, there is $78,000 in the P&R Capital budget for safety barriers that the City was going to purchase jointly with the School District. However, the School District has notified City staff that they would not be able to contribute their portion of the funds towards the safety barriers. This potentially gives P&R staff $178,000 available within the P&R FY 25 Capital Budget towards the $190,000 purchase price.

c) As for the remaining $14,896.85 P&R staff is proposing we use $14,896.85 of the $25,000 designated in the Riverfront Park concrete funds project, since we were unable to complete that project in FY 25.

If this proposal is approved, staff would request the safety barrier and Riverfront Park concrete project funds to be replenished in the FY 26 Capital budget. Also, since the new Rotary Park playground equipment will not be installed until FY 26, we will be requesting the anticipated installation funds of $30,000 - $40,000 in the FY 26 P&R Capital budget. This would bring the total final City cost to purchase and install the Rotary Park inclusive playground somewhere between $220,000 - $230,000.

Recommendation

Staff seeks City Council approval to allocate $192,896.85 from the P&R Capital Budget and permission to apply for the $353,566 GameTime Inclusive Fascination Factor Playground Structure Grant, plus shipping, for the purchase of City's first inclusive playground equipment at Rotary Park. Additionally, due to the Park Board meeting coinciding with the City Council meeting agenda submission deadline, staff will provide a verbal update of the Park Board's recommendation to the Council.

Playground Replacement Schedule

The industry standard for the useful life of a playground is fifteen to twenty years. We are scheduling replacement at twenty years. Yorkville playgrounds are inspected and maintained regularly. Depending on manufacture and parts availability, replacement will be on a case-by-case basis. Three percent has been added for every year to compensate for manufacturing increases and inflation. These costs do not include playground removal and installation. Playgrounds in blue represent playgrounds that were built in-house by the Parks Department.

Site	Manufacture	Built	Cost	Install Cost	Replacement Date/Cost (Equipment Only)
Prestwick	Playcraft	2025	$69,365.10	$14,400.00	2045/$110k
Rice	Playcraft	2024	$90,402.60	$13,900.00	2044/$140k
Sleezer	Little Tikes	2024	$76,092.06	$10,700.00	2044/$121k
Kiwanis	Little Tikes	2024	$73,725.87	$10,200.00	2044/117k
Countryside	Little Tikes	2023	$27,265.07	$14,200.00	2043/$50k
Fox Hill	Miracle	2022	$39078.19	$6,500.00	2042/$80k
Price	Miracle	2022	$37,613.71	$6,500.00	2042/$80k
Caledonia	Burke	2020	$75,414	$10,700.00	2040/$100k
Autumn Creek North	Burke	2020	$54,636.00	$10,700.00	2040/$80k
Purcell	Burke	2020	$47,666.00	$10,800.00	2040/$65k
Beecher	Burke	2021	$135,064.00	$18,500.00	2041/$150k
Windett Ridge	Burke	2018	$45626.00	?	2038/$78k
Riverfront	Burke	2017	$81,815.00	?	2037/$150k
Grande Reserve B	Little Tikes	2014	$39,669.19	$12,219.27	2034/$95k
Raintree B	Playcraft	2011			2031/$135k
Bristol Bay A	L/Structures/Little Tikes	2010			2030/$125k
Greens	L/Structures/Playcraft	2008			2028$120k
Heartland Circle	Miracle	2008			2028/$128k
Cobb	Gametime	2008			2028/$65k
Riemenschnider	Little Tikes/Kompan	2007			2027/$125k
Bristol Station	Miracle/Playworld	2007			2027/$125k

Stepping Stones	Little Tikes	2007	2027/$100k
Hiding Spot	Game Time	2007	2027/$135k
Raintree A	Little Tikes	2006	2026/$70k
Bridge	Landscape Structures	2006	2026/$70k
Sunflower	Playcraft	2006	2026/$85k
Gilbert	Gametime	2005	2025/$60k
Cannonball	Playcraft	2005	2025/$105k
Rotary	Playworld	2004	2024/$100k



ROTARY PARK

2775 GRANDE TRAIL, YORKVILLE

Park & Recreation Capital (25-225) - Vehicles / Equipment / Park Improvements Summary

Account Number Description	FY 2024 Projected	FY 2025 Proposed	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	Totals
25-225-60-00-6070							
Vehicles	**$ 38,995**	**$ 94,000**	**$ 184,000**	**$ 52,000**	**$ 117,000**	**$ 155,000**	**$ 640,995**
Pickup Truck	38,995	52,000	52,000	52,000	52,000	-	246,995
Pickup Truck	-	42,000	52,000	-	-	-	94,000
Recreation Van	-	-	38,000	-	-	45,000	83,000
Pickup Truck	-	-	42,000	-	-	-	42,000
Dump Truck	-	-	-	-	65,000	-	65,000
Utility Truck	-	-	-	-	-	55,000	55,000
Utility Truck	-	-	-	-	-	55,000	55,000
25-225-60-00-6060							
Equipment	**$ 107,913**	**$ 219,000**	**$ 115,000**	**$ 135,000**	**$ 77,000**	**$ 41,000**	**$ 694,913**
Mower	13,359	15,000	15,000	16,000	16,000	16,000	91,359
Scissor Lift	9,650	-	-	-	-	-	9,650
Generator	2,398	-	-	-	-	-	2,398
Backhoe	13,090	-	-	-	-	-	13,090
Skid Steer	-	55,000	-	-	-	-	55,000
Watering Trailer and Tank	-	15,000	-	-	-	-	15,000
Safety Barriers	-	78,000	-	-	-	-	78,000
Gator	-	-	-	12,000	-	-	12,000
Forrester Attachment	-	31,000	-	-	-	-	31,000
Wing Mower	-	-	-	68,000	-	-	68,000
Fork Truck	-	-	25,000	-	-	-	25,000
Miscellaneous Recreation Equipment	8,000	15,000	15,000	15,000	15,000	15,000	83,000
Utility Brush Mower	-	-	-	8,000	-	-	8,000
Replace Trash Cans	13,500	10,000	10,000	10,000	10,000	10,000	63,500
Trailer	8,127	-	-	6,000	-	-	14,127
Paint Sprayer	-	-	-	-	20,000	-	20,000
Mower	33,199	-	-	-	16,000	-	49,199
Preschool Cabinets	1,500	-	-	-	-	-	1,500
Lighting Detectors	-	-	50,000	-	-	-	50,000
Storage Containers	4,740	-	-	-	-	-	4,740
Traffic Cones	350	-	-	-	-	-	350

Park & Recreation Capital (25-225) - Vehicles / Equipment / Park Improvements Summary (continued)

Account Number / Description	FY 2024 Projected	FY 2025 Proposed	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	Totals
25-225-60-00-6010							
Park Improvements	**$ 417,332**	**$ 186,000**	**$ 160,000**	**$ 220,000**	**$ 185,000**	**$ 560,000**	**$ 1,728,332**
Replace Turf - Baseball Outfields at Br	-	15,000	15,000	15,000	15,000	15,000	75,000
Playgrounds - Rotary Park	-	100,000	-	-	-	-	100,000
Playgrounds - Sleezer Park	76,092	-	-	-	-	-	76,092
Playgrounds - Kiwanis Park	73,726	-	-	-	-	-	73,726
Playgrounds - Countryside Park	27,266	-	-	-	-	-	27,266
Playgrounds - Rice Park	80,751	-	-	-	-	-	80,751
Playgrounds - Prestwick Park	62,763	-	-	-	-	-	62,763
Riverfront Concrete Project	-	25,000	-	-	-	-	25,000
Playground Installation Carry Over fro	-	46,000	-	-	-	-	46,000
Playgrounds - Cannonball Park	-	-	105,000	-	-	-	105,000
Playgrounds - Sunflower Park	-	-	-	85,000	-	-	85,000
Grande Reserve - Park C	-	-	40,000	-	-	-	40,000
Playgrounds - Bridge Park	-	-	-	70,000	-	-	70,000
Playgrounds - Raintree A Park	-	-	-	-	70,000	-	70,000
Playgrounds - Stepping Stones Park	-	-	-	-	100,000	-	100,000
Playgrounds - Bristol Bay Park	-	-	-	50,000	-	-	50,000
Playgrounds - Gilbert Park	-	-	-	-	-	60,000	60,000
Playgrounds - Bristol Station Park	-	-	-	-	-	125,000	125,000
Grande Reserve - Park F	-	-	-	-	-	120,000	120,000
Grande Reserve - Park G	-	-	-	-	-	120,000	120,000
Grande Reserve - Park H	-	-	-	-	-	120,000	120,000
Countryside Shelter	38,000	-	-	-	-	-	38,000
Countryside Installation	43,734	-	-	-	-	-	43,734
Kiwanis Installation	15,000	-	-	-	-	-	15,000
Grand Totals	**$ 564,240**	**$ 499,000**	**$ 459,000**	**$ 407,000**	**$ 379,000**	**$ 756,000**	**$ 3,064,240**

All purchases existing Vehicles and Equipment, unless noted otherwise (highlighted in blue).

New additions.

Scott Sleezer

From: GameTime <hostmaster@gametime.com>
Sent: Tuesday, July 30, 2024 8:12 AM
To: Scott Sleezer
Subject: Playground Grants - Up to 100% Matching Funds

(Game7ime)

•PLAYCORE"-



PLAYGROUND GRANT Up to 100% matching funds!*

gametime.com/grant (Game7ime)

Your Playground Funds are Waiting

For a limited time, GameTime is offering up to 100% matching funds toward the purchase of a new playground system for customers in the contiguous United States.

Learn more and submit your application now at [www.gametime.com/playground-grant.](www.gametime.com/playground-grant)

+ New Line Item | + BOM | + Guided Selling | + RDU | Alu. | Gal.

		Qty	Stock ID	Manufacturer	Description	Tax	List	Disc. %	Total
1	☐	1	3274	GameTime	Sensory Wave Seat	No	$2,661.00	0	$2,661.00
2	☐	1	RDU	GameTime	PS23005	No	$350,816.00	50	$175,408.00
3	☐	1	178749	GameTime	Owner's Kit	No	$89.00	0	$89.00

● Calculated GT Freight ○ Estimated GT Freight

Material Surcharge Rate 0 %

○ Manual ● Calculate

Tax Rate 0 % | Tax All No | Tax Calc. Calculate

☑ Tax Freight
☑ Tax After Discount

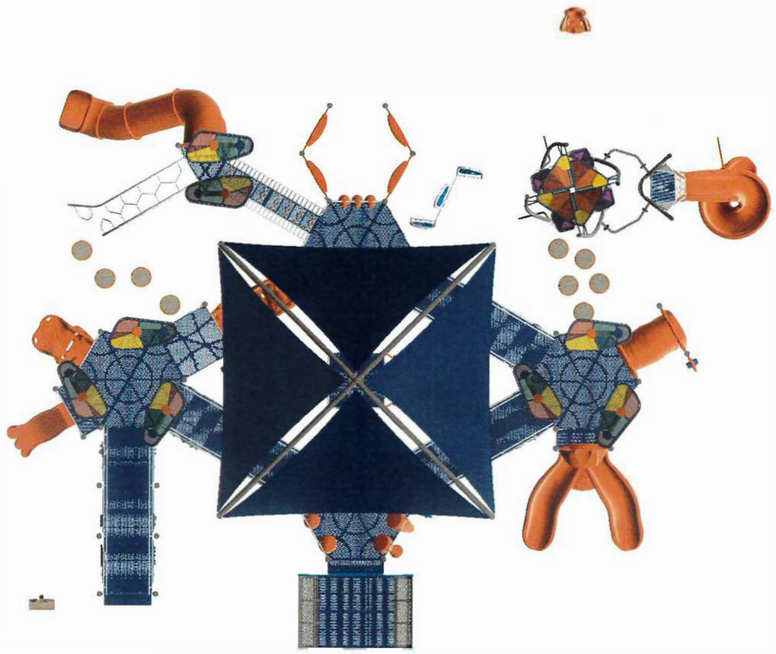
Taxable Sales	$0.00
Non-Taxable Sales	$353,566.00
Discount	$175,408.00
Material Surcharge	$0.00
Freight ▲ Details	$14,738.85
GameTime	$14,738.85
Tax Applied	$0.00
Total	**$192,896.85**

CUNNINGHAM RECREATION

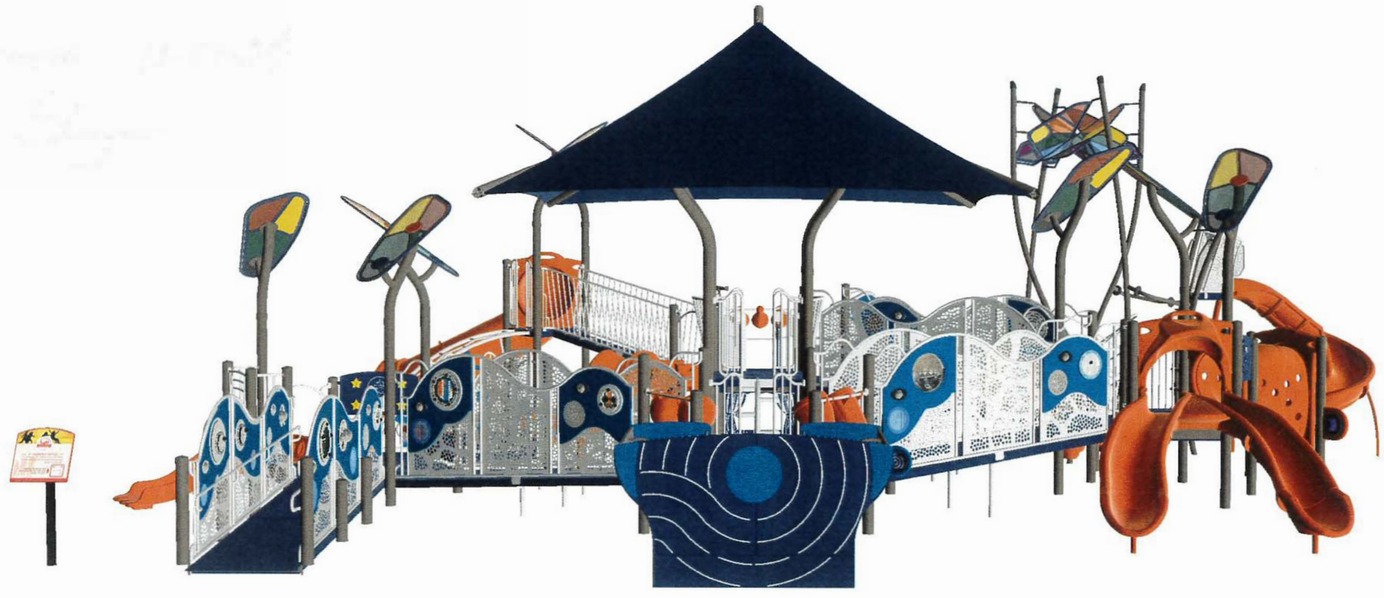
CUNNINGHAM RECREATION

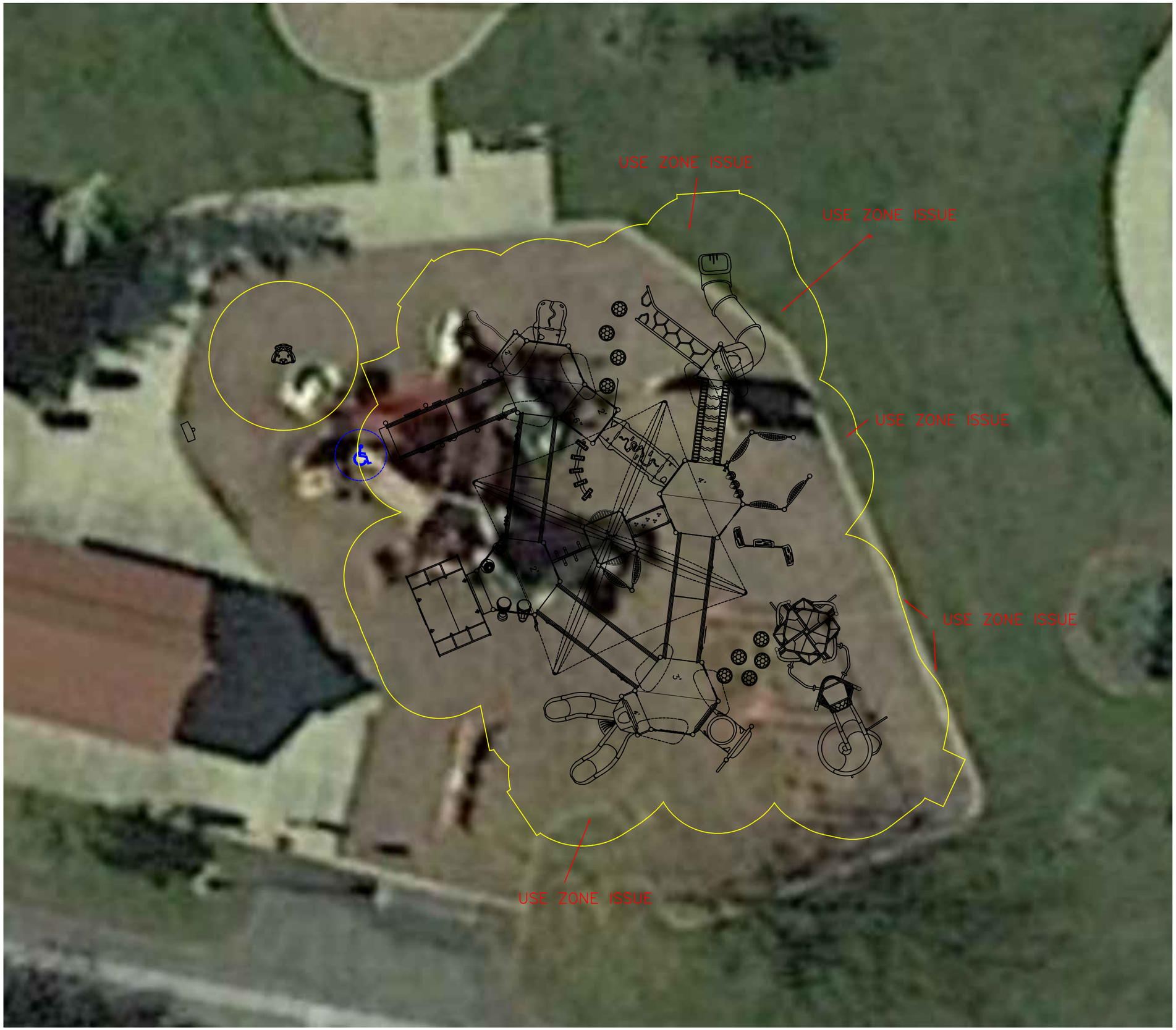
Uviited City of Yorkville

Design • Build • PLAY!





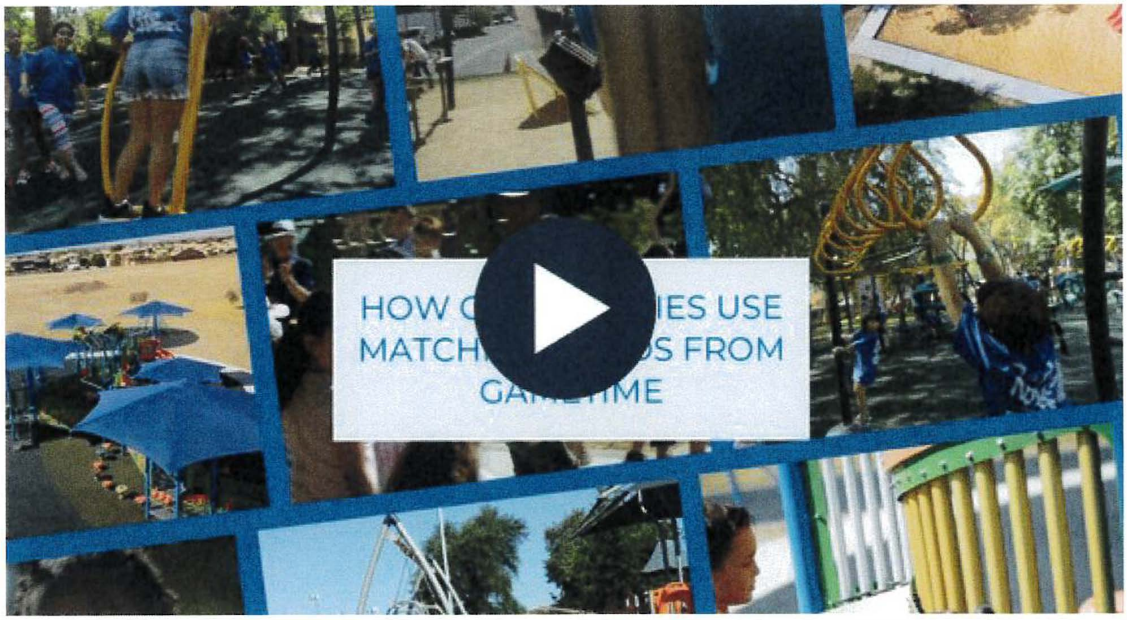



USE ZONE ISSUE
USE ZONE ISSUE
USE ZONE ISSUE
USE ZONE ISSUE
USE ZONE ISSUE

Grant funds are offered on a first-come, first-served basis. Don't delay! Apply for your GameTime playground grant now.

Submit Your Grant Application Online

How Communities Use Matching Funds from GameTime



Matching funds from GameTime can help replace an aging playground, build a new fitness space, or create a community play area for all ages. See how other communities are using matching funds to improve everyone's health, wellness, and quality of life.

Grant Application

Up to 100% matching funds

Submit Your Playground Grant Application

Complete the form below to submit our grant application. Applications are only being accepted in the contiguous United States at this time.

Tell us about yourself and your organization

First name *

Last name *

Email *

Phone number *

Organization Name *

Organization Type *

Please Select

Description of organization, goals, and consideration for grant *

Please provide a brief description of your organization, its goals, and why it should be considered for matching funds.

Tell us about your project and fundraising

Project Address *

Project City *

Project State *

Please Select

Project Zip Code *

Project Country *

Please Select

How Much Funding Have You Raised So Far? *

Select the range of funding you've raised.

Please Select

GameTime Dollar Amount Match

List your actual contribution to the play equipment purchase only.

Enter the dollar amount you would like GameTim

Age range of players

Enter the age range of the children who will play on the playground (e.g. ages 2 to 5, 5 to 12, etc.)

Expected number of players

Please list the expected number of players that will be on the playground at a time (you can list a range).

Total play area size

Special Site Conditions

Enter the approximate length and width of the play area - an estimate is fine. (e.g. 30' x 50')

Do you have any special site conditions (utilities, retaining walls, soil conditions, excessive slope, concrete slab, etc.)?

Is the project site level?

Please Select

Do you have an upcoming project? *

Please Select

Type of Funding Requested *

- [ ] Up to 100% Matching Funds on Play Systems
- [ ] Up to 50% Matching Funds on Select Fitness Equipment

GameTime is committed to protecting and respecting your privacy, and we'll only use your personal information to administer your account and to provide the products and services you requested from us. From time to time, we would like to contact you about our products and services, as well as other content that may be of interest to you. If you consent to us contacting you for this purpose, please tick below to say how you would like us to contact you:

- [ ] I agree to receive other communications from GameTime. *

You can unsubscribe from these communications at any time. For more information on how to unsubscribe, our privacy practices, and how we are committed to protecting and respecting your privacy, please review our Privacy Policy.

By clicking submit below, you consent to allow GameTime to store and process the personal information submitted above to provide you with the content requested.

ERROR for site owner:
Invalid domain for site key

reCA

SUBMIT

Tell us about yourself and your organization

First name *

Last name *

Email *

Phone number *

Organization Name *

Organization Type *

Park and Rec

Description of organization, goals, and consideration for grant *

Please provide a brief description of your organization, its goals, and why it should be considered for matching funds.

Tell us about your project and fundraising

Project Address *

Project City *

Project State *

Project Zip Code *

Project Country *

United States

How Much Funding Have You Raised So Far? *

Select the range of funding you've raised.

$0 - $10,000

GameTime Dollar Amount Match

List your actual contribution to the play equipment purchase only.

Enter the dollar amount you would like GameTim

Age range of players

Enter the age range of the children who will play on the playground (e.g. ages 2 to 5, 5 to 12, etc.)

Expected number of players

Please list the expected number of players that will be on the playground at a time (you can list a range).

Total play area size

Special Site Conditions

Enter the approximate length and width of the play area - an estimate is fine. (e.g. 30' x 50')

Do you have any special site conditions (utilities, retaining walls, soil conditions, excessive slope, concrete slab, etc.)?

Is the project site level?

Yes

Do you have an upcoming project? *

Yes

Type of Funding Requested *

- [ ] Up to 100% Matching Funds on Play Systems
- [ ] Up to 50% Matching Funds on Select Fitness Equipment

GameTime is committed to protecting and respecting your privacy, and we'll only use your personal information to administer your account and to provide the products and services you requested from us. From time to time, we would like to contact you about our products and services, as well as other content that may be of interest to you. If you consent to us contacting you for this purpose, please tick below to say how you would like us to contact you:

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By clicking submit below, you consent to allow GameTime to store and process the personal information submitted above to provide you with the content requested.

protected by reCAPTCHA
Privacy - Terms

SUBMIT

Terms and Conditions

- The list price of the qualifying playground system must exceed $75,000 to qualify for up to a 100% matching grant, and payment in full must accompany your order.
- For play systems with a list price of less than $75,000 and greater than $25,000 with full payment, GameTime playground grants are available, with matching funds up to 80%.
- Matching funds are available up to 65% for play systems that exceed $25,000 and are purchased with credit terms.
- Matching funds are subject to rounding rules and may vary based on qualified purchases. This grant program cannot be used with any other offer, discount, or special program.
- Up to 100% matching funds applies to PowerScape® (including Aventus, Altus, and Spire Towers), PrimeTime® (including Odyssey), Xscape®, and Modern City®.
- Grant applications must be submitted by October 18, 2024. The project administrator must validate all applications, and GameTime reserves the right to decline any application.
- GameTime will accept grant orders until October 25, 2024, or until all eligible funds are disbursed, whichever comes first.
- The customer must be able to receive the shipment by December 31, 2024, subject to transportation availability.
- As listed in the 2024 GameTime Playground Design Guide, standard policies and warranties apply. Freight and applicable sales tax are extra and not included.
- Other terms, conditions, and exclusions may apply. Contact your local GameTime representative for complete details.
- GameTime reserves the right to terminate this offer at any time without notice. This offer is only valid in the contiguous United States.

- Up to 50% matching funds are available for THRIVE, Challenge Course, KidCourse, and The Stadium.

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Resolution No. 2024-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, AUTHORIZING THE PURCHASE OF PLAYGROUND EQUIPMENT FROM GAMETIME IN AN AMOUNT NOT TO EXCEED $192,896.85

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

WHEREAS, the City's Municipal Code provides that the City may approve contracts for supplies and equipment that have not been competitively bid by a two-thirds affirmative vote of the City Council; and

WHEREAS, the playground equipment located at Rotary Park is 20 years old and in need of replacement; and

WHEREAS, the City has $100,000.00 in the Fiscal Year 2025 budget for the purchase of playground equipment for Rotary Park, and an additional $92,896.85 in Parks Department funds originally budgeted for projects that were not completed and that can be allocated to the purchase of playground equipment at Rotary Park; and

WHEREAS, GameTime (the "*Supplier*") is a supplier of playground equipment, and has provided the City with a quote for inclusive playground equipment (the "*Quote*"), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, Supplier offers a grant program (the "*Program*"), where Supplier matches up to 100% of funds toward the purchase of a new playground system, providing the City with enough funds to purchase an inclusive playground for Rotary Park; and

WHEREAS, funds matched through the Program would allow the City to purchase an inclusive playground from the Supplier for installation at Rotary Park; and

WHEREAS, pursuant to the provisions of the Quote, the total cost of the inclusive playground equipment for Rotary Park is $353,566; and

WHERAS, thanks to the funding provided through the Program, actual cost for the City would be $175,408 for the equipment plus $14,738.85 in shipping costs, for a combined total $192.896.85 for the purchase of an inclusive playground for Rotary Park; and

WHEREAS, the City has purchased equipment from the Supplier in the past, and the City has a good relationship with the Supplier; and

WHEREAS, the Mayor and City Council have determined that it is in the best interests of the health and safety of the City and its residents to waive the competitive bidding requirement and to authorize and approve the purchase of the playground equipment from the Supplier in accordance with the provisions of the Quote.

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

Section 1: The foregoing recitals are incorporated in this Resolution as the findings of the Corporate Authorities.

Section 2: The City Administrator is hereby authorized and directed to apply for the matching grant program described in the foregoing recitals.

Section 3: Provided the City secures fund matching through the grant program, the competitive bidding requirement is hereby waived, and the City Administrator is authorized and directed to proceed with the purchase of the playground equipment described in Exhibit "A" from GameTime, in an amount not to exceed $192.896.85.

Section 4: This Resolution shall be in full force and effect upon its passage and approval as provided by law.

Passed by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois this _____ day of _____, 2024.

APPROVED:

_____
Mayor

Attest:

_____
City Clerk

kids around the world

PLAYGROUND EQUIPMENT DONATION AGREEMENT

This agreement is entered this date between Kids Around The World, Inc,, 5245 28th Ave., Rockford, Il. 61109 (hereinafter referred to as "KIDS") and _____ _
(hereafter referred to as "Donating Organization").

KIDS, an Illinois not-for-profit corporation, registered in Illinois at the above address performing charitable programs including building playgrounds for children in underprivileged locations, desires to Acquire as a donation, the below identified used playground equipment from the Donating Organization (hereafter referred to as the "Equipment").

In consideration for the donation of the Equipment from the Donating Organization, KIDS agrees to the following:

DISCLAIMER: KIDS aclmowledges and agrees that the Donating Organization is neither a manufacturer nor a vendor of the Equipment, that KIDS takes the Equipment and each part thereof "as-is" and that the Donating Organization has not made, and does not hereby make, any representation, warranty, or covenant, express or implied, with respect to compliance with any and all applicable guidelines or regulations, including, but not limited to ASTM and CPSC, the merchantability, condition, quality, durability, design, operation, fitness for use, or suitability of the Equipment in any respect whatsoever or in connection with or for the purposes and uses of KIDS, or as to the absence of latent or other defects whether or not discoverable, or as to the absence of any infringement of any patent, trademark or copyright, or as to any obligation based on strict liability in tort or any other representation, warranty, or covenant of any ldnd or character, express or implied, with respect thereto, it being agreed that all risks incident thereto are to be borne by KIDS and the Donating Organization shall not be obligated or liable for actual, incidental, consequential, or other damages of or to buyer or other person or entity arising out of or in connection with the use or performance of the Equipment and the maintenance thereof. KIDS acknowledges that KIDS has selected the Equipment KIDS is acquiring from the Donating Organization based on KIDS' own judgment and the Donating Organization hereby affirmatively disclaims reliance on any oral representation concerning the Equipment made to KIDS.

INSURANCE REQUIREMENTS: KIDS shall maintain insurance of the types and in the amounts listed below.

A. Commercial General Liability Insurance

KIDS shall maintain commercial general liability (CGL) insurance with a limit of not less than $1,000,000 each occurrence and a $2,000,000 aggregate limit.

CGL insurance shall be written on Insurance Services Office (ISO) occurrence form CG 00 01 IO 93, or a substitute form providing equivalent coverage, and shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal injury and advertising injury, and liability assumed under an insured contract.

The _____ shall be included as an additional insured under the CGL insurance form.

B. Business Auto Liability Insurance

If applicable, KIDS shall maintain business auto liability insurance with a limit of not less than $1,000,000 each accident. Such insurance shall cover liability arising out of any auto including owned, hired and non-owned autos.

C. Workers Compensation Insurance

Kids will maintain a worker's compensation insurance policy to cover all of the Kids employees with a minimum employer's liability limit of $100,000 / $500,000 / $100,000.

D. General Insurance Provisions

1. Evidence of Insurance

Prior to removal of the Equipment, KIDS shall furnish _____ with a certificate(s) of valid insurance meeting the above noted requirements.

The donated equipment included in this agreement includes: _____ _

_____

_____

_____.

_____ _____

Representative of KIDS AROUND THE WORLD, INC. Representative. of the DONATING ORGANIZATION

_____ _____

DATE • DATE

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 2024-91

Agenda Item Summary Memo

Title: Planning and Zoning Commission – Code Amendment

Meeting and Date: City Council – November 26, 2024

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: Jori Behland (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
CC: Bart Olson, City Administrator
From: Jori Behland, City Clerk
Date: November 20, 2024
Subject: Planning and Zoning Commission – Code Amendment

Summary

Proposed amendment to the City code Title 2, Chapter 9, Section 2, regarding the Planning and Zoning Commission membership criteria.

Background

In 2016, the Council approved the consolidation of the Plan Commission and Zoning Board of Appeals into a single recommending body: the Planning and Zoning Commission. This consolidation was primarily due to persistent quorum issues.

The Planning and Zoning Commission exercises jurisdiction over the corporate community and all unincorporated land within one and one-half (1 ½) miles of the City corporate limits. The city has consistently faced challenges in maintaining a full Planning and Zoning Commission membership. To address the issue of vacancies, particularly long-term ones, staff proposes updating the code to allow Planning and Zoning Commission members to reside either within the City or within 0.25 miles of the City's corporate boundaries, provided they do not reside within the corporate limits of another municipality. This amendment will also clarify that only one member of the Planning and Zoning Commission may reside within this 0.25-mile area at any given time.

Recommendation

Staff recommends approval of the attached ordinance.

Ordinance No. 2024-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AMENDING YORKVILLE CITY CODE SECTION 2-9-2 REGARDING PLANNING AND ZONING COMMISSION MEMBERSHIP

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 Division 12 of the Illinois Municipal Code (the "Code") (65 ILCS 5/11-12-4 et seq.), the City may create a plan commission for the purpose of reviewing and providing recommendations to the Mayor and City Council (the "Corporate Authorities") on development-related matters; and

WHEREAS, Section 11-12-4 of the Code (65 ILCS 5/11-12-4) gives the Mayor the authority to appoint members of a plan commission, and further provides that members of said plan commission shall reside within the City's corporate boundaries, or within one and one-half miles of the City's corporate boundaries; and

WHEREAS, the City currently has a combined Planning and Zoning Commission (the "Commission"), the membership of which is limited by the Yorkville City Code to residents of the City; and

WHEREAS, the Corporate Authorities believe it is in the best interest of the residents of the City to expand the area from which members of the Commission may be chosen; and

WHEREAS, the Mayor and City Council of the United City of Yorkville desire to amend the Yorkville City Code to permit the Mayor to appoint an individual who reside within 0.25 miles of the City's corporate boundaries to serve on the City's 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. That Title 2, Chapter 9, Section 2 of the Yorkville City Code is hereby amended as follows:

2-9-2: - Membership; appointment; compensation:

The Planning and Zoning Commission shall be composed of seven (7) members, no less than six (6) of whom shall reside <u>within the corporate boundaries of the City and one (1) of whom</u>

may reside within 0.25 miles of the Corporate boundaries of the City. The Commission members shall be appointed by the Mayor, with the advice and consent of the City Council. One (1) of the members appointed shall be named as Chairperson at the time of his appointment. At the beginning of each fiscal year, the Commission shall elect a Vice Chairperson. In the performance of its duties, the Commission may incur such expenditures as shall be authorized by the corporate authorities. Each member of the Commission shall receive for their services such compensation, if any, as is determined from time to time by the corporate authorities.

Section 2. Each section, clause, and provision of this Ordinance shall be considered as separable, and the invalidity of one or more shall not have any effect upon the validity of other sections, clauses, or provisions of this Ordinance.

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

[*Remainder of page intentionally left blank. Roll call vote follows.*]

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2024.

_____

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. 2024.

_____

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 2024-92

Agenda Item Summary Memo

Title: Timber Ridge Estates – ComEd Water Main Easement

Meeting and Date: City Council – November 26, 2024

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: Consideration of Acceptance

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

Agenda Item Notes:

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

Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Krysti Barksdale-Noble, Community Dev. Dir.
Jori Behland, City Clerk

Date: November 26, 2024
Subject: Timber Ridge Estates – ComEd Water Main Easement

The ComEd easement documents necessary for the construction of the off-site water main for the Timber Ridge Estates development are attached. The city attorney has reviewed the documents.

The developer will pay any fees associated with the easement.

We recommend that the City consider approving and accepting the easement.

This is the last remaining easement to obtain for this project. If you have any questions, please let me know.

Ordinance No. 2024-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS APPROVING A WATER EASEMENT AGREEMENT WITH COMMONWEALTH EDISON COMPANY

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, Commonwealth Edison Company, an Illinois Corporation ("*ComEd")* is the owner of certain property commonly known as the Yorkville Morris Right of Way (the "*Grantor's Property")* through which it is necessary to install a sixteen (16) inch water main (the "Water Main") to service the Timber Ridge subdivision and to provide for the completion of a water main loop along Route 126 for the City's water system; and

WHEREAS, the City is prepared to work with ComEd to acquire the easement for the Water Main and agrees it is in the City's best interest to approve the Water Easement Agreement with ComEd in the form attached hereto.

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

Section 1. All of the Preambles hereinabove set forth are incorporated herein as if restated.

Section 2. The Water Easement Agreement by and between Commonwealth Edison Company, an Illinois Corporation and the United City of Yorkville, in the form attached hereto and made a part hereof is hereby approved; and, the Mayor is hereby authorized to execute.

Section 3. Upon execution by the Mayor, the City Clerk is directed to record the aforesaid Water Easement Agreement with the County Clerk of Kendall County, Illinois.

Section 4. This Ordinance shall be in full force and effect after its passage, publication, and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2024.

_____

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. 2024.

_____

MAYOR

Attest:

_____

CITY CLERK

This Document was Prepared by:
When Recorded, Return to:
Real Estate and Facilities
Lincoln Centre 3, 4th FL
Oakbrook Terrace IL 60181

WATER EASEMENT AGREEMENT

THIS Water Easement Agreement ("Easement") is made as of this ___ day of _____, 2024, by and between COMMONWEALTH EDISON COMPANY, an Illinois corporation ("Grantor"), with a mailing address of P.O. Box 767, Chicago, Illinois 60690-0676, and United City of Yorkville , 651 Prairie Pointe Drive, Yorkville, IL 60560 ("Grantee").

RECITALS:

A. Grantor is the owner of a parcel of land in Yorkville Illinois, County of Kendall and State of Illinois, commonly known as Yorkville Morris right of way, described in Exhibit A attached hereto and made a part hereof ("Grantor's Property").

B. Grantor utilizes Grantor's Property for Grantor's own business operations, which operations, for purposes hereof, shall include without limitation the construction, reconstruction, maintenance, repair, upgrade, expansion, addition, renewal, replacement, relocation, removal, use and operation of Grantor's equipment and facilities, whether now existing or hereafter to be installed, in, at, over, under, along or across Grantor's Property (collectively, "Grantor's Operations").

C. Grantee desires to install a sixteen-inch (16") water line along Grantor's Property in the legally described and depicted on the Plat of Easement attached hereto as Exhibit B (for the purposes of this Easement, the "Easement Premises" shown on the diagram attached hereto as Exhibit B).

NOW, THEREFORE, in consideration of Ten and No/100ths Dollars, the payments, covenants, terms, and conditions to be made, performed, kept and observed by Grantee hereunder and other good and lawful consideration, Grantor and Grantee hereby agree as follows:

1. Grant of Easement. Subject to the terms and provisions of this Easement, Grantor hereby grants and conveys, without warranty of title, a perpetual, non-exclusive easement for the right and privilege to use the Easement Premises for the following purposes and for no other purpose whatsoever: construction and maintenance of a sixteen-inch (16") water line in substantial conformity with the engineering plan sheets 1, 2, 5, 9, 13, 14, 15, 16 OF 21, prepared by HR GREEN, INC 2363 SEQUOIA DRIVE, SUITE 101 | AURORA, IL 60506, dated 9/24/2024 and known as OFF SITE WATER MAIN EXTENSIONS, TIMBER RIDGE ESTATE RALLEY HOMES attached hereto as Exhibit C and made a part hereof . (hereinafter referred to as the "Facilities").

2. Grantee's Use. The following general conditions shall apply to Grantee's use of the Easement Premises:

(a) Grantee shall procure and maintain at its own expense, prior to entry upon Grantor's Property hereunder, all licenses, consents, permits, authorizations and other approvals required from any federal, state or local governmental authority in connection with the construction, placement, use and operation of the Easement Premises and the Facilities, and Grantee shall strictly observe all laws, rules, statutes and regulations of any governmental authorities having jurisdiction over the Easement Premises or Grantee's operations thereon. Grantor may from time to time request reasonable evidence that all such approvals have been obtained by Grantee and are in full force and effect. In no event shall Grantee seek any governmental approvals that may affect in any way Grantor's Operations, including without limitation any zoning approvals, without in each instance obtaining Grantor's prior written consent, which consent may be granted or withheld in Grantor's sole discretion.

(b) In the event any aspect of Grantee's construction, placement, maintenance, repair, use or operation of the Easement Premises and the Facilities at any time violates or is forbidden by any law, statute, rule, regulation, order or requirement of any governmental authority, Grantee shall immediately discontinue such operations and at its own expense take all required corrective action, including without limitation removal of all or any portion of the Facilities from Grantor's Property if required, within the lesser of (i) thirty (30) days from Grantee's notice of such violation or (ii) the period of time required by law for the correction of such violation.

(c) Grantee's use of the Easement Premises shall be conducted in a manner that does not conflict or interfere with Grantor's Operations.

(d) This Easement and the rights granted hereunder are subject and subordinate in all respects to all matters and conditions affecting the Easement Premises (whether recorded or unrecorded).

(e) Grantee's obligations and liabilities to Grantor under this Easement with respect to the Easement Premises and the Facilities and all other matters shall not be limited or in any manner impaired by any agreements entered into by and between Grantee and any third parties, including without limitation any agreements related to the construction or installation of the Facilities, and Grantee shall be and remain liable to Grantor for the installation and operation of the Facilities in accordance with the terms and conditions of this Easement, notwithstanding Grantee's failure or refusal to accept delivery of or title to such facilities from any such third parties.

(f) Without limiting the generality of the foregoing, this Easement and the rights granted hereunder are subject and subordinate in all respects to the existing and future rights of Grantor and its

lessees, licensees and grantees, existing roads and highways, the rights of all existing utilities, all existing railroad rights-of-way, water courses and drainage rights that may be present in Grantor's Property. If required, Grantee shall secure the engineering consent of such prior grantees as a prerequisite to exercising its rights hereunder and provide Grantor with a copy of the same.

3. Term. The term of this Easement shall be perpetual, unless sooner terminated in accordance with the provisions of this Easement, and shall commence as of the date first hereinabove written.

4. Fees. In partial consideration of this Easement, Grantee shall pay Grantor a certain sum of money as set forth in a separate agreement between Grantor and Grantee, which amount shall be due and payable to Grantor, prior to Grantor's execution of this Easement.]

5. Rights Reserved to Grantor.

(a) Grantor's rights in and to the Easement Premises, Grantor's Property and Grantor's Operations are and shall remain superior to Grantee's rights granted hereunder. Grantor shall not be liable to Grantee for damage to the Facilities due to Grantor's Operations and/or the installation, operation, maintenance or removal of any present or future facilities of Grantor.

(b) Grantor reserves the right to grant additional leases, licenses, easements and rights hereafter to third parties through, under, over and across all or any portion of Grantor's Property, including the Easement Premises, so long as there is no material adverse impact on Grantee's rights in and use of the Easement Premises pursuant to the terms of this Easement. In the event of a violation of this Paragraph 5(b), Grantee's sole and exclusive remedy against Grantor shall be seeking an injunction preventing such third party from creating such material adverse impact on Grantee's rights as aforesaid.

6. Relocation and Restoration of Easement Premises. The following terms and conditions shall govern the rights and obligations of the parties with respect to relocation and restoration of the Easement Premises:

(a) In the event any alteration, expansion, upgrade, relocation or other change in Grantor's Operations interferes or conflicts with Grantee's use of the Easement Premises hereunder, Grantor shall notify Grantee in writing of such proposed change and the conflict posed by this Easement or the presence of the Facilities on the Easement Premises. Such notice shall contain Grantor's estimate of the additional costs Grantor will incur if the proposed change in Grantor's Operations must be altered to avoid or minimize any conflict or interference with Grantee's use of the Easement Premises. Within ten (10) days after receipt of such notice, Grantee shall notify Grantor in writing of its election to (i) make such changes in the Facilities, at Grantee's cost, as in the judgment of Grantor may be required to avoid or minimize any conflict or interference with the proposed change in Grantor's Operations, including without limitation the relocation of the Easement Premises and the Facilities to another location owned by and designated by Grantor, or (ii) reimburse Grantor for all additional costs incurred by Grantor in altering the proposed change in Grantor's Operations to avoid or minimize such conflict or interference. In the event Grantee fails to notify Grantor in writing of such election within such ten (10) day period, Grantee shall be conclusively deemed to have elected to reimburse Grantor for its additional costs as provided in clause (ii) hereinabove. In the event Grantee elects to make all changes to the Easement Premises and/or the Facilities, including relocation to another location designated by Grantor, required to avoid conflict with the proposed change in Grantor's Operations, Grantee, at its sole cost and in accordance with all applicable terms and conditions of this Easement, shall promptly take all steps necessary to complete such changes and relocation within a reasonable time but in no event later than sixty (60) days after the date of such election. In the event Grantee elects to reimburse Grantor for the

additional costs to be incurred by Grantor, Grantee shall make such payment within thirty (30) days after Grantor's demand therefor.

(b) Grantee agrees that, within thirty (30) days after the termination of this Easement for any reason, Grantee shall, at its sole cost and expense and only if directed to do so by Grantor in Grantor's sole discretion, remove all of the Facilities from Grantor's Property and restore and repair Grantor's Property to the condition existing prior to the installation of the Facilities. In the event Grantee fails to so remove the Facilities and restore and repair Grantor's Property, Grantor may elect to do so at Grantee's sole cost and expense, and, in such event, Grantor may dispose of the Facilities without any duty to account to Grantee therefor. Grantee shall pay all costs and expenses incurred by Grantor in removing the Facilities, including any storage costs, and any costs incurred by Grantor in restoring and repairing Grantor's Property. Any facilities and equipment that Grantee fails to remove from Grantor's Property within thirty (30) days after the termination of this Easement shall be conclusively deemed to have been abandoned by Grantee and shall become the sole property of Grantor, without liability or obligation to account to Grantee therefor.

7. Condition of Grantor's Property. Grantee has examined the Easement Premises and knows its condition. Grantee hereby accepts the condition of the Easement Premises in its **AS-IS, WHERE-IS CONDITION, WITH ALL FAULTS**. No representations as to the condition, repair or compliance thereof with any laws, and no agreements to make any alterations, repairs or improvements in or about the Easement Premises have been made by or on behalf of Grantor. By accepting possession of the Easement Premises, Grantee shall be conclusively presumed to have accepted the condition thereof and to have unconditionally waived any and all claims whatsoever related to the condition of the Easement Premises.

8. Conditions Governing Construction, Repair, Maintenance and Other Work.

(a) All work performed by Grantee pursuant to this Easement, including without limitation all work related to the installation, alteration, maintenance (excluding only routine maintenance), repair, relocation, replacement or removal of the Easement and the Facilities, shall be performed in accordance with plans and specifications approved in writing by Grantor prior to the commencement of such work. Grantor shall review and approve any amendments, additions or other changes to such approved plans and specifications, prior to the performance of any work identified therein. Grantor shall have the right (but not the obligation) to supervise Grantee's performance of any such work at the Easement Premises (or any component thereof) and, in the event that Grantor so elects, Grantee shall reimburse Grantor for any and all costs of such supervision, together with a charge for Grantor's overhead, as determined by Grantor.

(b) Prior to the performance of any work, Grantee shall (i) obtain all applicable permits, approvals and authorizations required from any federal, state or local governmental authorities and furnish Grantor with satisfactory evidence that all such approvals have been obtained and (ii) furnish Grantor with certificates of insurance for each contractor and subcontractor evidencing such contractor's or subcontractor's compliance with the requirements of Section 11 hereof.

(c) Except for emergency repairs affecting the health and safety of the public, Grantee shall provide Grantor with not less than thirty (30) days advance notice of any work (including routine maintenance) so that Grantor may take such protective actions as Grantor deems necessary to ensure the safety and reliability of Grantor's facilities in the area of Grantee's proposed work. Grantee shall postpone the commencement of its work until such time as Grantor has completed any and all such protective work. Any cost and expense of such protective work shall be borne by Grantee and paid by Grantee within thirty (30) days after receipt of a bill therefor.

(d) Grantee hereby agrees that, in the event that Grantee (or any employee, agent, representative, contractor, licensee, invitee or guest of Grantee) performs any grading, leveling, digging or other work of any kind on the Grantor's Property (to the extent expressly permitted under the terms of this Easement) and damages any improvements, fixtures, facilities, equipment, or other property located (now or in the future) at Grantor's Property, then Grantee will either (at Grantor's sole election), (x) promptly cause any such improvements, fixtures, facilities, equipment or other property to be repaired and restored to the same or better condition as the same were in immediately prior to such damage or destruction, or (y) promptly pay Grantor the amount which Grantor estimates (as set forth in a written notice from Grantor to Grantee) will cover the cost and expense of repairing and restoring such damage or destruction. Prior to performing any such grading, leveling, digging or excavation work on the Easement Premises (which work shall be subject to Grantor's prior written approval), Grantee will notify J.U.L.I.E. at telephone number (800) 892-0123, C.U.A.N. at (312) 744-7000 if the Easement Premises are located in the City of Chicago, or in the event the Easement Premises are located outside J.U.L.I.E.'s or C.U.A.N.'s jurisdiction, any other services required by the utilities in the jurisdiction where the Easement Premises are located, at least seventy-two (72) hours prior to the commencement of such work in order to locate all existing utility lines that may be present on the Easement Premises.

(e) Except for emergency repairs affecting the health and safety of the public, which emergency repairs should be called in within the first 8-hours of entering Grantor's Property and confirmed by Grantor, Grantee shall (in addition to the notice required under subparagraph (c) above) notify Grantor's at telephone number 800-EDISON1, at least forty-eight (48) hours in advance of entering Grantor's Property for the performance of any work (including routine maintenance). The timing and scheduling of such work shall be subject to Grantor's prior approval. In the event Grantee is required to perform any emergency repair work affecting the health and safety of the public, Grantee shall notify Grantor in writing of such repair work within forty-eight (48) hours after the performance of such repairs.

(f) Grantee hereby acknowledges that the Easement Premises may be used from time to time to accommodate equipment and facilities of other persons and/or entities (including, without limitation, pipeline and utility companies) which are (or will be) located on, above or below the surface of the Easement Premises. Grantee agrees that it will contact any such persons and/or entities holding rights to use and/or occupy the Easement Premises, and provide the proper protection required by such persons or entities, in connection with Grantee's use and occupancy of the Easement Premises. Grantee further agrees to furnish Grantor copies of the correspondence between the any such persons or entities and Grantee. Grantee agrees that this requirement shall apply to any installations currently located on, above or below the Easement Premises and any and all future installations on, above or below the Easement Premises.

(g) Grantor may withhold its approval to the performance of any work hereunder whenever any of the following conditions exist: (i) Grantee is in default under this Easement, (ii) the performance of such work and the use and occupancy of Grantor's Property contemplated by such work in Grantor's judgment will interfere with Grantor's Operations or any other then existing uses of Grantor's Property, or (iii) Grantor and Grantee have failed to enter into such supplemental agreements as Grantor deems necessary or advisable regarding the performance of such work. Grantor retains the right to suspend or stop all such work if in Grantor's sole judgment the ongoing performance of such work endangers Grantor's facilities or threatens to interfere with Grantor's Operations, and Grantor shall incur no liability for any additional cost or expense incurred by Grantee or any third parties in connection with such work stoppage.

(h) All work shall be performed in a good and workmanlike manner and in accordance with all applicable laws, statutes, building codes and regulations of applicable governmental authorities. Without limiting the generality of the foregoing, Grantee shall cause all work and the placement of the

Easement Premises and the Facilities to meet the applicable requirements of 83 Ill. Admin. Code Part 305, as amended from time to time, and shall cause all workers performing any work on behalf of Grantee, its contractors and subcontractors, to be equipped for and conform to OSHA safety regulations. Upon completion of the work, Grantee shall (i) provide waivers of liens from each contractor and such other evidence of lien-free completion of the work as Landlord may require and (ii) restore all adjacent and other affected areas of Grantor's Property to their original condition preceding the commencement of such work.

(i) Grantee shall promptly notify Grantor of any damage caused to Grantor's facilities arising our of or related to the performance of such work, including without limitation damage to crops, fences, pasture land or livestock, landscaping and the like and Grantee will reimburse Grantor on demand for the cost of any such repairs and other expenses incurred by Grantor as a result of such damage. The formula described in Section 15(b) shall be used to determine the amount due Grantor as reimbursement for the cost of such repairs. No vehicles, equipment or anything else (including, but not limited to, any equipment attached to vehicles or equipment such as antennas) having a height which exceeds the maximum allowable height under applicable OSHA height standards in effect from time to time, shall be driven, moved or transported on the Easement Premises without Grantor's prior written consent.

(j) There shall be no impairment of any natural or installed drainage facilities occasioned by any work related to the Easement Premises and/or the Facilities and Grantee at its cost shall repair and replace all drainage tiles damaged or destroyed during the performance of such work.

(k) The following additional specific requirements shall apply to the performance of the work related to the Easement Premises and/or the Facilities:

(i) Grantee agrees that the Facilities will be installed in strict conformity with the plans attached hereto as Exhibit C.

(ii) Should any proposed changes to the Easement Premises and/or the Facilities be required, either before or after installation, Grantee, or its successors, shall first submit such changes to Grantor, in the form of revised plans for Grantor's review and approval.

(iii) Where the Facilities cross Grantor's fiber optic cable (TBON), Grantor may require that split plastic duct shall be installed and secured around Grantor's underground fiber optic cables in order to protect the fiber optic cable from any damage during any backfilling operation, all of which shall be performed at Grantee's sole cost and expense.

(v) Grantee agrees, upon completion of the installation of the Facilities, Grantee will replace all backfilling material in a neat, clean and workmanlike manner, with the topsoil on the surface of Grantor's Property, together with the removal of all excess soils, including any rocks, debris or unsuitable fill from Grantor's Property that has been displaced by the placement of the Facilities. At Grantor's sole election, Grantor may permit Grantee to evenly spread any portion of the remaining topsoil over the Easement Premises so long as Grantee shall not cause or permit the existing ground grade on the Easement Premises to be increased or decreased in above or below the existing grade level of the Easement Premises as of the date hereof.

(vi) Grantee agrees that all of Grantor's Property as affected by the construction of the Facilities shall be leveled, dressed and the area re-seeded using grass over and along Grantee's entire construction project site, except for those areas that are either tenant occupied for agricultural purposes and/or those areas that involve in wetland construction, where governmental wetland restoration requirements shall take precedence. Grantee shall manage the re-seeding process until a firm grass

growth has been established on Grantor's Property. Grantee agrees to leave Grantor's Property in a neat, clean and orderly condition and to the satisfaction of Grantor, including, but not limited to, the re-seeding of Grantor's Property as required.

(vii) Grantee covenants and agrees that, in the event that Grantee installs (or is required (by Grantor or otherwise) to install) any fencing and/or gates in connection with Grantee's work at the Easement Premises (or its use or occupancy of the Easement Premises), Grantee will install, maintain and operate such fences and/or gates in strict compliance with any and all fencing and locking rules, regulations and guidelines which Grantor may deliver to Grantee from time to time.

(viii) Grantee acknowledges and confirms that, in connection with Grantor's review and/or approval of the plans and specifications for Grantee's work at the Easement Premises (as provided in Subsection 8(a) above), Grantor may require that barricades ("Barricades") be installed on the Easement Premises in order to protect Grantor's Operations and/or other equipment, improvements and facilities of Grantor and other users and occupants of the Easement Premises. Any such Barricades shall be installed either (at Grantor's sole option): (i) by Grantee, at Grantee's sole cost and expense, in a manner satisfactory to Grantor, or (ii) by Grantor, in which event Grantee shall pay to Grantor, prior to such installation, Grantor's reasonable estimate of the cost of such installation of the Barricades.

9. Covenants of Grantee. Grantee hereby covenants and agrees as follows (which covenants shall survive the expiration or termination of this Easement and Grantee's rights and privileges under this Easement):

(a) Grantee shall obtain and maintain all rights, licenses, consents and approvals required from any governmental authorities or third parties with respect to the installation, use or operation of the Easement Premises and/or the Facilities on Grantor's Property and, at Grantor's request, Grantee shall provide Grantor with evidence thereof. Grantee shall cause the Easement Premises and the Facilities to be maintained at all times in good repair and in accordance with all requirements of applicable law, and Grantee shall not permit any nuisances or other unsafe or hazardous conditions to exist in, on or under Grantor's Property in connection with the Easement Premises and/or the Facilities or Grantee's use or occupancy of Grantor's Property. In the event Grantee fails to fully and faithfully perform all such repair and maintenance obligations, Grantor shall have right (but not the obligation) after thirty (30) days' written notice to Grantee, to cause such repairs and maintenance to be performed and charge the cost thereof to Grantor. In the event Grantor elects to perform such repair and maintenance, the amount due Grantor from Grantee as reimbursement shall be determined using the formula described in Section 15(b) hereof.

(b) Grantee shall install the Facilities and use and occupy the Easement Premises in a manner that avoids any interference with Grantor's Operations. Within fifteen (15) days after Grantor's demand therefor, Grantee shall reimburse Grantor for all costs incurred by Grantor as a result of injury or damage to persons, property or business, including without limitation the cost of repairing any damage to Grantor's equipment or facilities or costs arising from electrical outages, caused by the use and occupancy of the Easement Premises by Grantee, its representatives, employees, agents, contractors, subcontractors and invitees.

(c) Grantee hereby covenants and agrees that it will not cause or permit any lien (including, without limitation, any mechanic's lien) or claim for lien to be asserted against the Easement Premises or any interest therein, whether such lien or claim for lien results from or arises out of any act or omission of Grantee or its employees, agents, consultants, representatives, contractors, subcontractors or materialmen, or otherwise. In the event any such lien or claim for lien is filed, Grantee will immediately pay and release the same. In the event such lien or claim of lien is not released and removed within five (5) days

after notice from Grantor, Grantor, at its sole option and in addition to any of its other rights and remedies, may take any and all action necessary to release and remove such lien or claim of lien (it being agreed by Grantee that Grantor shall have no duty to investigate the validity thereof), and Grantee shall promptly upon notice thereof reimburse Grantor for all sums, costs and expenses, including court costs and reasonable attorneys' fees and expenses, incurred by Grantor in connection with such lien or claim of lien. Grantee hereby agrees to indemnify, defend and hold harmless Grantor from and against any and all liens or claims for lien arising out of or in any way connected with Grantee's use and occupancy of the Easement Premises.

(d) In addition to, and not in lieu of, the other payments which Grantee is required to make under this Easement, Grantee shall pay the following amounts to Grantor in respect of real estate taxes and assessments, in each case no later than thirty (30) days after Grantor's written demand therefor:

(i) All real estate taxes and other assessments which are allocable to any improvements, structures or fixtures constructed, installed, or placed by Grantee at the Easement Premises for all periods during which this Easement is in effect, plus

(ii) Any increase in the real estate taxes and other assessments payable with respect to the Easement Premises (or any tax parcel of which the Easement Premises is a part) which is allocable to this Easement, Grantee's use or occupancy of the Easement Premises, or any improvements, structures or fixtures constructed, installed or placed by Grantee at the Easement Premises (but without duplication of any amount payable pursuant to clause (a) above), for all periods during which this Easement is in effect.

For purposes of this Easement real estate taxes or assessments "for" or "with respect to" any particular period (or portion thereof) shall mean the real estate taxes or assessments which accrue with respect to such period, irrespective of the fact that such taxes or assessments may be due and payable within a different period.

[TO BE USED IF GRANTEE IS A MUNICIPALITY OR OTHER TAX EXEMPT ENTITY:

Grantee hereby covenants and agrees that Grantee shall, no later than the "Tax Exemption Date" (as hereinafter defined), at Grantee's sole cost and expense, execute and deliver all documents, instruments petitions and applications, and take all other actions which may be necessary and/or appropriate, in order to cause the Easement Premises to be exempted from the payment of real estate taxes, to the extent that it is possible, under applicable law. In the event that Grantee is successful in obtaining any such real estate tax exemption for the Easement Premises, then Grantee shall thereafter cause such real estate tax exemption to be continued for each tax year (or portion thereof) during which this Easement is in effect (and Grantee shall execute such documents, instruments, petitions and applications, and take such other actions which may be necessary and/or appropriate, to cause such property tax exemption to be so continued). In the event that Grantee is unsuccessful in obtaining or continuing any such real estate tax exemption with respect to the Easement Premises, then Grantee shall thereafter use commercially reasonable efforts to continue to seek such exemption (or continuance thereof, as applicable) and shall, from time to time if Grantor so requests, take such actions as may be necessary to apply for such exemption (or continuation). For purposes hereof, the term "Tax Exemption Date" shall mean the date that is the earlier of: (i) sixty (60) days after the date of this Easement, or (ii) the deadline for submitting a real estate tax exemption petition or application for the real estate taxes for the year in which this Easement is executed and delivered.]

(e) Grantee shall notify Grantor in writing within thirty (30) days after the date Grantee ceases to use the Easement Premises and/or the Facilities and shall provide Grantor with a properly executed release of this Easement.

10. General Indemnity. To the maximum extent permitted under applicable law, Grantee agrees to protect, indemnify, defend (with counsel acceptable to Grantor) and hold harmless Grantor and Exelon Corporation, and their respective parents, subsidiaries and affiliates, and their respective officers, directors, shareholders, employees, representatives, agents, contractors, licensees, lessees, guests, invitees, successors and assigns (collectively, the "Indemnified Parties") from and against any and all losses, costs, damages, liabilities, expenses (including, without limitation, reasonable attorneys' fees) and/or injuries (including, without limitation, damage to property and/or personal injuries) suffered or incurred by any of the Indemnified Parties (regardless of whether contingent, direct, consequential, liquidated or unliquidated) (collectively, "Losses"), and any and all claims, demands, suits and causes of action brought or raised against any of the Indemnified Parties (collectively, "Claims"), arising out of, resulting from, relating to or connected with: (i) any act or omission of Grantee or its officers, directors, shareholders, employees, representatives, agents, contractors, licensees, lessees, guests, invitees, successors and assigns ("Grantee Parties") at, on or about Grantor's Property, and/or (ii) any breach or violation of this Easement on the part of Grantee, and notwithstanding anything to the contrary in this Easement, such obligation to indemnify and hold harmless the Indemnified Parties shall survive any termination of this Easement. This indemnification shall include, but not be limited to, claims made under any workman's compensation law or under any plan for employee's disability and death benefits (including without limitation claims and demands that may be asserted by employees, agents, contractors and subcontractors).

11. Waiver. Any entry onto Grantor's Property by Grantee Parties shall be at such parties' sole risk, and Grantor makes (and has heretofore made) no representations or warranties of any kind whatsoever regarding Grantor's Property or the condition of Grantor's Property (including, without limitation, the environmental condition thereof). To the fullest extent permitted under applicable law, each of Grantee Parties hereby waives any and all claims, demands, suits and causes of action against the Indemnified Parties, and fully and forever release the Indemnified Parties, for any loss, cost, damage, liability or expense (including, without limitation attorneys' fees) suffered or incurred by such Grantee Parties in connection with any entry onto Grantor's Property pursuant to this Easement. This Section will survive termination of this Easement.

12. Insurance. Grantee agrees to require its contractors, before commencing any work on the Easement Premises to purchase and maintain, or at the option of Grantee to itself purchase and maintain, at the cost of Grantee or its contractors, a policy or policies of insurance issued by insurance companies authorized to do business in the State of Illinois, having ratings of A-/VII or better in the Best's Key Rating Insurance Guide (latest edition in effect at the latest date stated in the Certificates of Insurance) and in a form satisfactory to Grantor as follows:

COVERAGE #1

Workers' Compensation Insurance with statutory limits, as required by the state in which the work is to be performed, –and Employers' Liability Insurance with limits not less than One Million dollars ($1,000,000.00) each accident/occurrence

COVERAGE #2

Commercial General Liability (CGL) Policy or Policies (with coverage consistent with ISO CG 0001 (04 13)) covering all contractors, subcontractors and all their subcontractors with limits not less than Five Million dollars ($5,000,000.00) per occurrence covering liability for bodily injury and property damage arising from premises, operations, independent contractors, personal injury/advertising injury, blanket

contractual liability and products/completed operations for not less than three (3) years from the date the work is accepted Grantor shall be added as an Additional Insured providing coverage consistent with ISO Form CG 20 26 11 85 or the combination of ISO Form CG 20 10 10 01 and CG 20 37 10 01.

COVERAGE #3

Automobile Liability in an amount of not less than one million dollars ($1,000,000) per accident for bodily injury and property damage, covering all owned, leased, rented or non-owned vehicles, which shall include automobile contractual liability coverage.

Policies covering contractors may substitute lower limits for any of the policies listed above, provided that Contactors maintains an umbrella or excess liability policy or policies which provide a total minimum limit of four million dollars ($5,000,000) per occurrence for general liability and one million dollars ($1,000,000) for automobile liability, and that all other requirements of this insurance clause are satisfied by such umbrella or excess policy or policies.
Grantee may substitute lower limits for any of the policies listed above, provided that Grantee maintains an umbrella or excess liability policy or policies which provide a total minimum limit of $5,000,000.00 per occurrence for general liability, and that all other requirements of this insurance clause are satisfied by such umbrella or excess policy or policies.

If any work on the Easement Premises involves or includes Contractor handling, transporting, disposing, or performing work or operations with hazardous substances, contaminants, waste, toxic materials, or any potential pollutants, Grantee and/or contractors shall purchase and maintain pollution legal liability applicable to bodily injury; property damage, including loss of us of damaged property or of property that has not been physically injured or destroyed; cleanup costs; and defense, including costs and expenses incurred in the investigation, defense, or settlement of claims; all in connection with any loss arising from the Leased Premises. Coverage shall be maintained in an amount of at least two million dollars ($2,000,000) per loss and aggregate. Coverage shall apply to sudden and non-sudden pollution conditions resulting from the escape or release of smoke, vapors, fumes, acids, alkalis, toxic chemicals, liquids, or gases, waste materials, or other irritants, contaminants, or pollutants. Grantor shall be included as an additional insured and the policy shall be primary with respect to Grantor as the additional insured.

There shall be furnished to Grantor, prior to commencing the work above described a certificate of insurance showing the issuance of insurance policies pursuant to the requirements contained in Coverages #1, #2, and #3 of this paragraph and shall be delivered to Grantor upon written request. Insurance coverage as required herein shall be kept in force until all work has been completed. Grantee will provide proof the coverages afforded under the policies will not be canceled or materially changed until at least thirty (30) days prior written notice (ten (10) days in the case of nonpayment of premium) has been given to Exelon.

Grantee shall provide evidence of the required insurance coverage under Coverage #2 and #3, which shall be delivered to Grantor upon execution of this document. The insurance under Coverage #2 and #3 shall be kept in force through the term hereof through the above-referred policy, or such subsequent or substitute policy or policies as Grantee may, at its discretion, obtain.

Insurance coverage provided by Grantee and its contractors shall not include any of the following; any claims made insurance policies; any self-insured retention or deductible amount greater than two hundred fifty thousand dollars ($250,000) unless approved in writing by Grantor; any endorsement limiting coverage available to Grantor which is otherwise required by this Article; and any policy or endorsement language that (i) negates coverage to Grantor for Grantor's own negligence, (ii) limits the duty to defend Grantor under the policy, (iii) provides coverage to Grantor only if Grantee or its contractors are negligent, (iv) permits recovery of defense costs from any additional insured, or (v) limits the scope of coverage for liability assumed under a contract.

To the extent permitted by applicable Laws, all above-mentioned insurance policies shall provide the following:

(1) Be primary and non-contributory to any other insurance carried by Grantor

(2) Contain cross-liability coverage as provided under standard ISO Forms' separation of insureds clause; and

(3) Provide for a waiver of all rights of subrogation which Grantee's, or its Contractors' insurance carrier might exercise against Grantor; and

(4) Any Excess or Umbrella liability coverage will not require contribution before it will apply

Grantor hereby reserves the right to amend, correct and change from time-to-time the limits, coverages and forms of polices as may be required from Grantee and/or its contractors.

WAIVER OF SUBROGATION

Grantee and its contractors shall waive all rights of subrogation against Grantor under those policies procured in accordance with this Easement.

13. Environmental Protection.

(a) Grantee covenants and agrees that Grantee shall conduct its operations on the Easement Premises in compliance with all applicable Environmental Laws (as hereinafter defined) and further covenants that neither Grantee, nor any of Grantee Parties, shall use, bring upon, transport, store, keep or cause or allow the discharge, spill or release (or allow a threatened release) in each case of any Hazardous Substances (as hereinafter defined) in, on, under or from the Easement Premises. Without limiting any

other indemnification obligations of Grantee contained herein, Grantee hereby agrees to protect, indemnify, defend (with counsel acceptable to Grantor) and hold harmless the Indemnified Parties from and against any and all Losses and Claims (including, without limitation, (i) reasonable attorneys' fees, (ii) liability to third parties for toxic torts and/or personal injury claims, (iii) fines, penalties and/or assessments levied, assessed or asserted by any governmental authority or court, and (iv) assessment, remediation and mitigation costs and expenses and natural resource damage claims) arising out of, resulting from or connected with any Hazardous Substances used, brought upon, transported, stored, kept, discharged, spilled or released by any Grantee Parties or any other person or entity (except for any person or entity which is an Indemnified Party) in, on, under or from the Easement Premises. For purposes of this Easement, the term "Hazardous Substances" shall mean all toxic or hazardous substances, materials or waste, petroleum or petroleum products, petroleum additives or constituents or any other waste, contaminant or pollutant regulated under or for which liability may be imposed by any Environmental Law. "Environmental Laws" shall mean all federal, provincial, state and local environmental laws (including common law) regulating or imposing standards of care with respect to the handling, storage, use, emitting, discharge, disposal or other release of Hazardous Substances, including, but not limited to, the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901, et seq., the Clean Air Act, 42 U.S.C. §§7401, et seq., the Federal Water Pollution Control Act, 33 U.S.C. §§1251, et seq., the Emergency Planning and Community Right to Know Act, 42 U.S.C. §§ 1101, et seq., the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§ 9601, et seq., the Toxic Substances Control Act, 15 U.S.C. §§2601, et seq., the Oil Pollution Control Act, 33 U.S.C. §§2701, et seq., any successor statutes to the foregoing, or any other comparable local, state or federal statute, ordinance or common law pertaining to protection of human health, the environment or natural resources, including without limitation the preservation of wetlands, and all regulations pertaining thereto, as well as applicable judicial or administrative decrees, orders or decisions, authorizations or permits.

(b) If there are wetlands on the Easement Premises, or if wetlands should develop on the Easement Premises during the term of this Easement, Grantee shall strictly comply with and observe all applicable Environmental Laws. At Grantor's request, Grantee, at its cost, shall furnish Grantor with a survey of the Easement Premises delineating any wetland areas located on the Easement Premises. Under no circumstances shall Grantee change the physical characteristics of any wetland areas located on the Easement Premises or any adjoining land or place any fill material on any portion of the Easement Premises or adjoining land, without in each instance obtaining Grantor's prior written consent (which may be granted or withheld in Grantor's sole discretion), and only then in compliance with applicable Environmental Laws.

(c) Grantee shall provide Grantor with prompt written notice upon Grantee's obtaining knowledge of any potential or known release or threat of release of any Hazardous Substances affecting the Easement Premises.

(d) This Section shall survive the expiration or other termination of the Easement.

14. Defaults. The occurrence of any of the following shall constitute an event of default ("Event of Default") under this Easement:

(a) Grantee shall fail to pay when due any amount payable to Grantee hereunder and such failure continues for a period of ten (10) days after notice thereof from Grantor; or

(b) Grantee shall breach or violate any of its duties or obligations set forth in Section 9(c) or Section 12 of this Easement; or

(c) Grantee shall at any time be in default in any other covenants and conditions of this Easement to be kept, observed and performed by Grantee and such default continue for more than thirty (30) days (or such shorter time period as may specifically set forth in this Easement) after notice from Grantor; or

(d) A receiver, assignee or trustee shall be appointed for Grantee or if the Grantee shall file bankruptcy, or if involuntary bankruptcy proceedings shall be filed against Grantee; or

(e) Grant shall fail to complete construction of the Facilities on or before ___ months after the date of this Easement or shall fail to operate or maintain the Facilities for a period of twelve (12) consecutive months.

15. Remedies. Upon the occurrence of an Event of Default, Grantor may exercise any one or more of the following remedies (which remedies shall survive the expiration or termination of this Easement and Grantee's rights and privileges under this Easement):

(a) terminate this Easement and all rights and privileges of Grantee under this Easement by written notice to Grantee; or

(b) take any and all corrective actions Grantor deems necessary or appropriate to cure such default and charge the cost thereof to Grantee, together with (i) interest thereon at the rate of nine (9%) percent and (ii) an administrative charge in an amount equal to ten percent (10%) of the cost of the corrective action to defray part of the administrative expense incurred by Grantor in administering such cure, such payment to be made by Grantee upon Grantor's presentment of demand therefor; or

(c) any other remedy available at law or in equity to Grantor, including without limitation specific performance of Grantee's obligations hereunder. Grantee shall be liable for and shall reimburse Grantor upon demand for all reasonable attorney's fees and costs incurred by Grantor in enforcing Grantee's obligations under this Easement, whether or not Grantor files legal proceedings in connection therewith. No delay or omission of Grantor to exercise any right or power arising from any default shall impair any such right or power or be construed to be a waiver of any such default or any acquiescence therein. No waiver of any breach of any of the covenants of this Easement shall be construed, taken or held to be a waiver of any other breach, or as a waiver, acquiescence in or consent to any further or succeeding breach of the same covenant. The acceptance of payment by Grantor of any of the fees or charges set forth in this Easement shall not constitute a waiver of any breach or violation of the terms or conditions of this Easement.

16. Notices. Whenever notice is required to be given pursuant to this Easement, the same shall be in writing, and either personally delivered, sent by a nationally recognized overnight delivery service, postage prepaid, or sent via United States certified mail, return receipt requested, postage prepaid, and addressed to the parties at their respective addresses as follows:

If to Grantor:

Commonwealth Edison Company
P.O. Box 767
Chicago, Illinois 60690-0767
Attn: Director of Real Estate Services

with a copy to:

Exelon Business Services Company
Law Department
P.O. Box 805379
Chicago, Illinois 60680-5379
Attn: Assistant General Counsel – Real Estate

If to Grantee:

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560
Attn: Eric Dhuse – Public Works Director

or at such other addresses as any party, by written notice in the manner specified above to the other party hereto, may designate from time to time. Unless otherwise specified to the contrary in this Easement, all notices shall be deemed to have been given upon receipt (or refusal of receipt) thereof.

17. No Assignment by Grantee. This Easement and the rights and obligations of the parties hereto shall be binding upon and inure to the benefit of the parties and their respective successors, personal representatives and assigns and the owners of Grantee's Property and Grantor's Property, from time to time; provided, however, that Grantee shall have no right to assign all or any portion of its right, title, interest or obligation in this Easement or under this Easement without the prior written consent of Grantor, which consent may be granted or withheld by Grantor in its sole and exclusive discretion. Any attempt by Grantee to assign all or any portion of its interest hereunder in violation of the foregoing shall be void and of no force and effect. The terms "Grantor" and "Grantee" as used herein are intended to include the parties and their respective legal representatives, successors and assigns (as to Grantee such assigns being limited to its permitted assigns), and the owners of Grantor's Property and Grantee's Property, from time to time. For purposes of this Easement, any transfer, directly, indirectly or by operation of law, of a "controlling" interest in Grantee shall constitute an assignment of this Easement, and shall be subject to the terms and provisions of this Section 17. For purposes hereof, a "controlling" interest in Grantee shall mean: (a) the ownership, directly or indirectly, of a majority of the outstanding voting stock or interests of Grantee, or (b) the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of Grantee, whether through the ownership of voting securities or other ownership interests, by statute, or by contract.

18. Entire Agreement. This Easement, the exhibits and addenda, if any, contain the entire agreement between Grantor and Grantee regarding the subject matter hereof, and fully supersede all prior written or oral agreements and understandings between the parties pertaining to such subject matter.

19. Transfer by Grantor. Upon any transfer or conveyance of the Easement Premises by Grantor, the transferor shall be released from any liability under this Easement, and the transferee shall be bound by and deemed to have assumed the obligations of Grantor arising after the date of such transfer or conveyance.

20. No Oral Change. This Easement cannot be changed orally or by course of conduct, and no executory agreement, oral agreement or course of conduct shall be effective to waive, change, modify or discharge it in whole or in part unless the same is in writing and is signed by the party against whom enforcement of any waiver, change, modification or discharge is sought.

21. Further Assurances. Each party agrees that it will execute and deliver such other documents and take such other action as may be reasonably requested by the other party to effectuate the purposes and intention of this Easement.

22. Governing Law, Venue. The terms and provisions of this Easement shall be governed by and construed in accordance with the laws of the State of Illinois. With respect to any suit, action or proceeding relating to this Easement (each a "Proceeding"), the parties hereto each irrevocably: (a) agree that any such Proceeding shall be commenced, brought, tried, litigated and consummated in the courts of the State of Illinois located in the County of Cook or (as applicable) the United States District Court for the Northern District of Illinois, (b) submit to the exclusive jurisdiction of the courts of the State of Illinois located in the County of Cook and the United States District Court for the Northern District of Illinois, and (c) waive any objection which they may have at any time to the laying of venue of any Proceeding brought in any such court, waive any claim that any Proceeding brought in any such court has been brought in an inconvenient forum, and further waive the right to object, with respect to such Proceeding, that any such court does not have jurisdiction over such party.

23. Time is of the Essence. Time is of the essence of each and every provision of this Easement.

24. Severability. In the event that any governmental or regulatory body or any court of competent jurisdiction determines that any covenant, term or condition of this Easement as applied to any particular facts or circumstances is wholly or partially invalid, illegal or unenforceable, such invalidity, illegality or unenforceability shall not affect such covenant, term or condition as applied to other facts or circumstances (unless the effect of such determination precludes the application of such covenant, term or condition to other facts or circumstances) or the validity, legality or enforceability of the other covenants, terms and conditions of this Easement. In the event any provision of this Easement is held to be invalid, illegal or unenforceable, the parties shall promptly and in good faith negotiate new provisions in substitution therefor to restore this Easement to its original intent and effect.

25. No Reinstatement. No receipt of money by Grantor from Grantee, after the expiration or termination of this Easement shall renew, reinstate, continue or extend the term of this Easement.

26. Non-Affiliated. By signing this Easement, Grantee affirms and states that it is not an employee of Commonwealth Edison Company nor Exelon Corporation, and their respective parents, subsidiaries and affiliates, nor has any affiliated interest in the Commonwealth Edison Company or Exelon Corporation, and their respective parents, subsidiaries and affiliates.

27. Counterparts. This Easement may be executed by the parties in counterparts. Each such counterpart shall be deemed an original and all such counterparts, taken together, shall constitute one and the same agreement.

28. No Assessment. By signing this Easement Grantee agrees that Grantor or its public utility successor shall not be assessed for any improvements to be constructed pursuant hereto as a local improvement project or otherwise charged for the cost of such improvements.

29. No Third Party Beneficiaries. Grantor and Grantee agree and acknowledge that, except as expressly set forth herein, there are no intended third party beneficiaries of this Easement nor any of the rights and privileges conferred herein.

30. Illinois Commerce Commission Approval. Grantor and Grantee acknowledge that Grantor is a public utility regulated by the Illinois Commerce Commission (“Commission”) and other

governmental authorities, and this Easement and the obligations of the parties hereto are subject to all legal requirements applicable to Grantor as a public utility. Although it is not expected that the Commission's or other governmental authority's approval will be required for this Easement, the rights and obligations of the parties hereunder are conditioned upon the Commission's and any other applicable governmental authority's approval of this Easement, under any circumstances in which such approval is required. It is further agreed and understood that this Easement may be terminated by Grantor immediately at any time in the event that Grantor is required to do so by the Commission or some other governmental authority.

31. Labor Relations. Neither Grantee nor any of Grantee's authorized agents shall, at any time, directly or indirectly, employ, or permit the employment of, any contractor, mechanic or laborer in the Easement Premises, or permit any materials to be delivered to or used in the Easement Premises, if, in Grantor's sole judgment, such employment, delivery or use will interfere or cause any conflict with other contractors, mechanics or laborers engaged in the construction, maintenance or operation of Grantor's Property (or any other property) by Grantor, Grantee or others, or the use and enjoyment of Grantor's Property by Grantor or other lessees or occupants of Grantor's Property. In the event of such interference or conflict, upon Grantor's request, Grantee shall cause all contractors, mechanics or laborers causing such interference or conflict to leave Grantor's Property immediately.

32. Independent System Operator. In the event responsibility for management or operation of all or any portion of Grantor's electrical transmission facilities located in or on the Grantor's Property is transferred or assigned by Grantor to an independent system operator ("ISO") or another third party, then Grantee agrees to recognize the right of such ISO or third party to exercise all or any part of Grantor's rights under this instrument.

33. Additional Requirements. Grantee shall adhere to the additional requirements listed in Exhibit D.

IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their proper officers thereunto duly authorized as of the day and year first hereinabove written.

COMMONWEALTH EDISON COMPANY

By: _____
Shemeka Wesby

Director of Real Estate and Environmental Services

UNITED CITY OF YORKVILLE

By: _____

Print Name:_____

Title: _____

SCHEDULE OF EXHIBITS

A Legal description of Grantor's Property

B Plat of Easement

C Plans

D Additional Requirements

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Shemeka Wesby, personally known to me to be the Director of Real Estate and Environmental Services of COMMONWEALTH EDISON COMPANY, is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, as such Director, (s)he signed and delivered such instrument, as his/her free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this ____ day of _____, 2024.

_____
Notary Public

Commission expires:_____

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the _____of _____, a _____, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such _____, (s)he signed and delivered such instrument pursuant to authority given by the _____ of such _____, as his/her free and voluntary act and deed, and as the free and voluntary act and deed of such _____, for the uses and purposes therein set forth.

Given under my hand and official seal, this ____ day of _____, 2024.

_____
Notary Public

Commission expires:_____

EXHIBIT A TO EASEMENT AGREEMENT

LEGAL DESCRIPTION OF GRANTOR'S PROPERTY

A STRIP OF LAND FIFTY FEET IN WIDTH, 25 FEET OF WHICH LIES ON EACH OF THE CENTERLINE OF THE RAILROAD, COMMONLY KNOW AS THE YORKVILLE AND MORRIS ROAIROAD, AS THE SAME IS CONSTRUCTED, BEGINNING AT THE SOUTH BOUNDARY OF LANDS OF THE GRANTOR (MEANING BY "GRANTOR" THE GRANTORS EXECUTING THE DEED DATED SPETMBER 16, 1911 AND RECORDED IN THE OFFICE OF RECORDEER OF DEEDS OF KENDALL COUNTY, ILLINOIS, IN BOOK 66 OF DEEDS, PAGE 284) AND EXTENDING NORTHERLY THROUGH SECTION FOUR 4, TOWNSHIP 36 NORTH, RANDGE 7 EAST OF THE THRID PRINCIPLE MERIDIAN AND SECTION 33, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPEL MERIDIAN TO THE NORTH LINE OF THE SAID GRANTOR'S LANDS TOGETER WITH ALL IMPROVEMENT THEREON, CONTAININ ALL 2 3/5 SCRES.

EXHIBIT B TO EASEMENT AGREEMENT

PLAT OF EASEMENT

See attached.

PLAT OF EASEMENT

OF PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

PIN: 05-04-300-039

EXHIBIT B

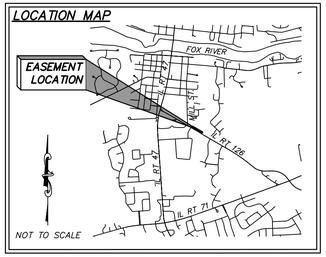
NAME: _____

ADDRESS: _____

_____

_____

LOCATION MAP

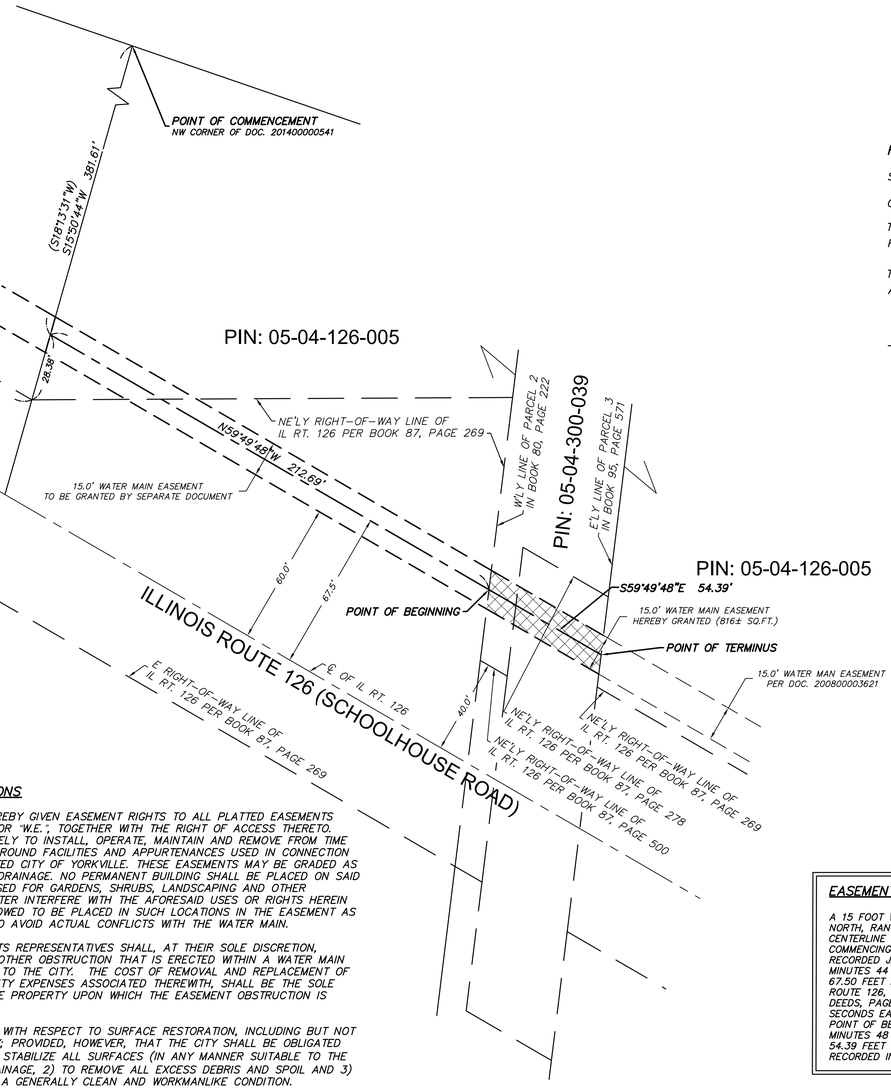


HR GREEN CONTACTS:

DAVID W. SCHULTZ P.E., PROJECT MANAGER
630-753-7560
BERNARD J. BAUER P.L.S., PROJECT SURVEYOR
630-753-7560

LEGEND

- RIGHT-OF-WAY LINE
- PARCEL LINE
- ROAD CENTERLINE
- EASEMENT LINE
- EASEMENT CENTERLINE
- (XXX.XX) RECORD DIMENSION
- = DENOTES CITY UTILITY EASEMENT HEREBY GRANTED



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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.

THIS _____ DAY OF _____, 20____, AT _____O'CLOCK ____.M.

_____
KENDALL COUNTY RECORDER

OWNERSHIP CERTIFICATE

STATE OF _____)
) S.S.
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____, A _____ CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED HEREON, AND DOES HEREBY CONSENT TO THE EASEMENT DEPICTED HEREON AND THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

DATED AT _____, _____, THIS _____ DAY OF _____, 20____.

_____
CORPORATION NAME

_____
COMPLETE ADDRESS

BY: _____ ATTEST: _____

PRINTED NAME: _____ PRINTED NAME: _____

TITLE: _____ TITLE: _____

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 _____ AND _____ 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 ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

I, _____, CITY ENGINEER FOR THE UNITED CITY OF YORKVILLE, DO HEREBY CERTIFY THAT THIS DOCUMENT IS APPROVED.

DATED AT YORKVILLE, ILLINOIS THIS _____ DAY OF_____, 20____.

_____
CITY ENGINEER

WATER MAIN EASEMENT PROVISIONS

THE UNITED CITY OF YORKVILLE IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED 'WATER MAIN EASEMENT' OR 'W.E.', TOGETHER WITH THE RIGHT OF ACCESS THERETO. SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, ABOVE GROUND AND UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER SYSTEM OF THE UNITED CITY OF YORKVILLE. THESE EASEMENTS MAY BE GRADED AS SWALES TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDING SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. TREES SHALL ONLY BE ALLOWED TO BE PLACED IN SUCH LOCATIONS IN THE EASEMENT AS ARE APPROVED BY THE CITY STAFF TO AVOID ACTUAL CONFLICTS WITH THE WATER MAIN.

THE UNITED CITY OF YORKVILLE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERECTED WITHIN A WATER MAIN EASEMENT, BE REMOVED AT NO COST TO THE CITY. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION AND ANY OTHER CITY EXPENSES ASSOCIATED THEREWITH, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH THE EASEMENT OBSTRUCTION IS LOCATED.

THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE CITY SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO 1) STABILIZE ALL SURFACES (IN ANY MANNER SUITABLE TO THE CITY) SO AS TO RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE UNITED CITY OF YORKVILLE, ILLINOIS.

THIS _____ DAY OF _____, 20____.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

EASEMENT LEGAL DESCRIPTION

A 15 FOOT WIDE EASEMENT OVER PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS, THE CENTERLINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED JANUARY 13, 2014 AS DOCUMENT 201400000541; THENCE SOUTH 15 DEGREES 50 MINUTES 44 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LANDS, 381.61 FEET TO A POINT 67.50 FEET NORTHEASTERLY, AS MEASURED PERPENDICULARLY, OF THE CENTERLINE OF ILLINOIS ROUTE 126, PER DEDICATIONS OF RIGHT-OF-WAY RECORDED MARCH 31, 1936 IN BOOK 87 OF DEEDS, PAGE 269, PAGE 278 AND PAGE 500; THENCE SOUTH 59 DEGREES 49 MINUTES 48 SECONDS EAST, PARALLEL WITH SAID ILLINOIS ROUTE 126 CENTERLINE, 212.69 FEET FOR THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE CONTINUING SOUTH 59 DEGREES 49 MINUTES 48 SECONDS EAST, ALONG SAID PARALLEL LINE, ALSO BEING SAID EASEMENT CENTERLINE, 54.39 FEET TO THE EASTERLY LINE OF THE LANDS DESCRIBED AS PARCEL 3 IN WARRANTY DEED RECORDED IN BOOK 95 OF DEEDS, PAGE 571 TO THE POINT OF TERMINUS OF SAID CENTERLINE.

GENERAL NOTES:

1. EASEMENT GRANTED HEREON IS A PORTION OF THE LANDS DESCRIBED IN BOOK OF DEEDS 80, PAGE 222 (PARCEL 2_ AND BOOK OF DEEDS 95, PAGE 571 (PARCEL 3), BOTH NAMING PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS AS THE GRANTEE.
2. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.
3. ALL BEARINGS AND DISTANCES ARE BASED ON A LOCAL COORDINATE SYSTEM.
4. RECORD BEARINGS DIMENSIONS SHOWN HEREON, PER DOCUMENT 201400000541.

SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

THIS IS TO CERTIFY THAT HR GREEN HAS PREPARED THIS GRANT OF EASEMENT AS SHOWN BY THE ANNEXED PLAT, FOR THE USES AND PURPOSES DESCRIBED HEREIN. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,

THIS 19TH DAY OF FEBRUARY, 2024

_____
BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003799
LICENSE EXPIRATION DATE: 11/30/2024

NOTES:
* This map was created for use as a Plat of Easement.
* This map is not to be used for any construction or staking purposes without consent from a proper agent of HR Green, Inc.
* This IS NOT a Plat of Survey. No assumptions or agreements as to ownership, use, or possession can be conveyed from this document.
* No underground improvements have been located unless shown and noted.
* No distance should be assumed by scaling.
* This map is void without seal and signature affixed.

10/28/2024 8:09:12 AM
J:\2021\211034\211034.01\Survey\Dwg\211034.01-POE_REV.dwg

Xrefs: 211034.01-ROW; 211034.04-xC-Dsgn

NO.	DATE	BY	REVISION DESCRIPTION
1	02/19/24	BJB	PER EEI COMMENTS

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

PLAT OF EASEMENT
OF PART THE COMMONWEALTH EDISON LANDS
IN THE NW 1/4 OF SECTION 4, T36N, R7E OF THE 3RD P.M.
UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

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

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 02/19/24
JOB NO: 211034.01

SHEET
1 OF 1

EXHIBIT C TO EASEMENT AGREEMENT

PLANS

Exhibit C

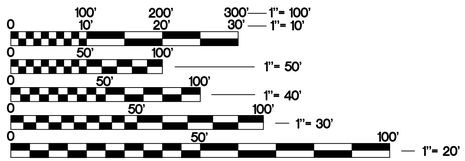
FINAL ENGINEERING PLANS FOR:
OFF-SITE WATER MAIN EXTENSION
TIMBER RIDGE ESTATES

RALLY HOMES

Rally Homes

TIMBER RIDGE ESTATES

UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS



FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. IN MAKING MEASUREMENTS ON REDUCED PLANS, THE ABOVE SCALES MAY BE USED.

J.U.L.I.E.
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION
811 OR 1-800-892-0123

Dial 811 or 1-800-892-0123

811 Know what's below. Call before you dig.

JULIE DESIGN TICKET NUMBER: # A233521531

WITH THE FOLLOWING:
COUNTY KENDALL COUNTY
CITY–TOWNSHIP YORKVILLE–KENDALL TOWNSHIP
SEC. & 1/4 SEC. NO.# 4–36 N.–7 E.

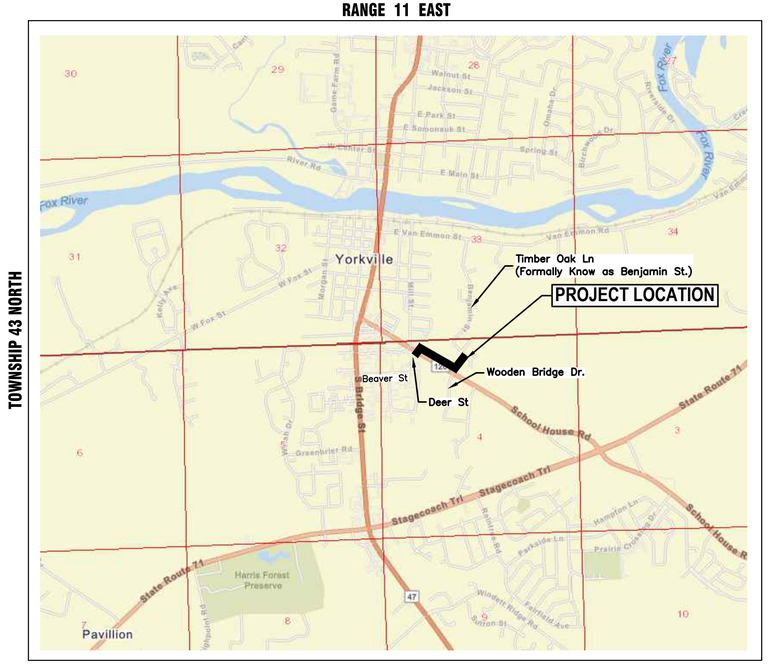
(2) Working Days before you dig
(Excluding Sat., Sun. & Holidays)

ENGINEER/SURVEYOR:

HR GREEN, INC
2363 SEQUOIA DRIVE, SUITE 101 | AURORA, IL 60506

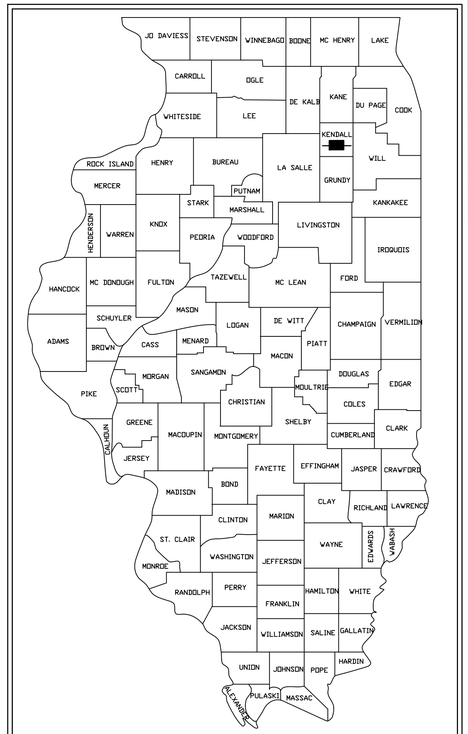
PROJECT MANAGER: DAVID W. SCHULTZ, P.E.,
(630) 708-5002
PROJECT SURVEYOR: M. DOBROSAVLIEVIC, P.L.S.
(815) 320-7118

RANGE 11 EAST



KENDALL COUNTY- KENDALL TOWNSHIP
THIRD PRINCIPAL MERIDIAN

PROJECT LOCATION MAP
SCALE: N.T.S.



LOCATION OF SECTION INDICATED THUS: -

PLANS PREPARED FOR:

RALLY HOMES
TONY MONTALBANO, SR
PRESIDENT/OWNER
1010 JORIE BLVD.
OAKBROOK, IL 60523
CELL: 630.240.3755/ OFFICE: 630.613.2710

PLAN STATUS

DATE	TITLE
1/16/2024	SUBMITTAL TO CITY
1/16/2024	FOR PERMIT SUBMITTAL
2/20/2024	REV#1 - CITY COMMENTS & VENDOR REVISIONS
4/18/2024	REV#2 - IDOT COMMENTS
9/24/2024	REV#3 - COMED COMMENTS

FOR PERMIT
NOT FOR CONSTRUCTION

DAVID W. SCHULTZ
062-057616
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS
EXP: 11/30/2025
SEAL

DAVID W. SCHULTZ, P.E.
EXPIRES: NOVEMBER 30, 2025

HRGreen

1391 CORPORATE DRIVE , SUITE 203 | McHENRY, IL 60050
Phone: 815.385.1778 | Toll Free: 800.728.7805 | Fax: 815.385.1781 | HRGreen.com

FOR INDEX OF SHEETS, SEE SHEET NO. 02
FOR BENCHMARK INFORMATION, SEE SHEET NO. 06

COMPANY NAME:
PROJECT CONTACT:
CLIENT:
DATE PLOTTED: 9/24/2024 9:23 AM
FILE NAME: 211034.04-Cover
PLOT DRIVER: DWG To PDF.pc3
PEN TABLE: ILDOT-Standard.ctb

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HRGreen

USER NAME = MLEWIS	DESIGNED – MPL/DS	REVISED #1 – CITY COMMENTS	OFF-SITE WATER MAIN EXTENSION TIMER RIDGE ESTATES RALLY HOMES	COVER SHEET	
FILE NAME = 211034.04–Cover	DRAWN – MPL	REVISED #2 – IDOT COMMENTS			
PLOT SCALE = N.T.S.	CHECKED – DS	REVISED #3 – COMED COMMENTS			
PLOT DATE = 9/24/2024	DATE – 01/16/2024	REVISED –		SCALE: N.T.S. SHEET NO. 01 OF 01 SHEETS STA. TO STA.	

F.A.P. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
____	_____	KENDALL	21	01
		CONTRACT NO. _____		
FED. ROAD DIST. NO. _	ILLINOIS	FED. AID PROJECT		

UTILITY CONTACTS

Rally Homes
Timber Ridge Estates
HR Green Project No.: 211034.04

HRGreen

Updated: 1/15/2024

JULIE Design Ticket:	A233521531
Ticket Date:	12/18/2023

Contact Information

Julie Design Ticket
Original Contact
Current Contact

No.	Utility Owner	Utility Company Reference Number	Contact(s)	Telephone	Email	Address
1	United City Of Yorkville		Krysti J. Barksdale-Noble, AICP Community Development Director	(630) 553-8573	knoble@yorkville.il.us	800 Game Farm Road Yorkville, Illinois 60560
			Eric Dhuse Public Works Director	(630) 553-4370	edhuse@yorkville.il.us	800 Game Farm Road Yorkville, Illinois 60560
2	Engineering Enterprises, Inc.		Brad Sanderson, P.E. Engineering Consultant	630-466-6700	bsanderson@eeiweb.com	52 Wheeler Road Sugar Grove, IL 60554 Oswego, IL 60543
3	Yorkville-Bristol Sanitary District (YBSD)		Mr. Cyrus W. Mcmains, PE Executive Director	(630) 553-7657	cyrus@ybsd.org	P.O. Box 27 304 River Street Yorkville, Il 60560
4	AT&T		Att/Distribution	000-000-0000	g11629@att.com	1000 Commerce Drive, Floor 1 Oak Brook, Illinois 60523
			Janet Ahern	JA:630-573-6414	ja1763@ att.com	1000 Commerce Drive, Floor 1 Oak Brook, Illinois 60523
5	ComEd		Design Stage Locate Line	630-576-7094		
	ComEd		ComEd Design Public		PlanSubmittalsandMapRequests@exeloncorp.com	
	ComEd		ComEd Design Private		prt.il@usicllc.com	
6	Comcast		Martha Gieras	224-229-5862	Martha_Gieras@Comcast.Com	Comcast Cable Services 680 Industrial Drive Elmhurst, Illinois 60126
7	Nicor		Utility Consultant Go3w	630-388-2362	gasmaps@aglresources.com	
					Gasmaps@southernco.com atran@southernco.com jily@southernco.com.	
8	USIC		Frank Costanzo	630-396-8224	illinoisdamage@usicllc.com	860 Oak Creek Dr Lombard, IL 60148
			Virginia Rodriguez	630 396 8226	virginiarodriguez@usicllc.com	860 Oak Creek Dr Lombard, IL 60148
9	I.E.P.A. - Permit Section,		Division Of Public Water Supplies	217-782-0610		P.O. Box 19276 Springfield, Il 62794-9276

INDEX OF SHEETS

NO.	DESCRIPTION
GENERAL SHEETS	
1	COVER SHEET
2	INDEX OF SHEETS & UTILITY CONTACTS
3 - 6	GENERAL NOTES AND SPECIFICATIONS
WATER MAIN PLAN AND PROFILES	
7	WATER MAIN PLAN AND PROFILE (DEER ST.)
8 - 10	WATER MAIN PLAN AND PROFILE (IL. RTE. 126 / SCHOOLHOUSE RD.)
11	WATER MAIN PLAN AND PROFILE (WOODEN BRIDGE DR.)
12	PRESSURE REDUCING STATION PLAN
DETAILS	
13	EROSION / RESTORATION SPECIFICATIONS
14 - 15	EROSION CONTROL DETAILS
16	ILLINOIS WATER & SEWER DETAILS
17	CITY DETAILS
18 - 20	ILLINOIS D.O.T. DETAILS
21	PRESSURE REDUCING STATION DETAIL

COMPANY NAME:
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USER NAME = MLEWIS	DESIGNED – MPL/DS	REVISED #1 – CITY COMMENTS
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PLOT SCALE = N.T.S.	CHECKED – DS	REVISED #3 – COMED COMMENTS
PLOT DATE = 9/24/2024	DATE – 01/16/2024	REVISED –

OFF-SITE WATER MAIN EXTENSION
TIMER RIDGE ESTATES
RALLY HOMES

INDEX OF SHEETS & UTILITY CONTACTS

SCALE: N.T.S. | SHEET NO. 01 OF 01 SHEETS | STA. | TO STA.

F.A.P. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
____	_____	KENDALL	21	02
		CONTRACT NO. _____		
FED. ROAD DIST. NO. _	ILLINOIS	FED. AID PROJECT		

GENERAL NOTES:

1. ALL ITEMS OF THIS PROJECT SHALL BE GOVERNED BY SPECIFICATIONS INCLUDED IN THE DOCUMENTS LISTED BELOW:

   A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" PREPARED BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS AND ADOPTED BY SAID DEPARTMENT (LATEST EDITION) AND HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS".
   B. "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (LATEST EDITION).
   C. "BUREAU OF DESIGN & ENVIRONMENT MANUAL" (BDE) BY ILLINOIS DEPARTMENT OF TRANSPORTATION (LATEST EDITION)
   D. "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" BY IEPA– ILLINOIS URBAN MANUAL – A TECHNICAL MANUAL DESIGNED FOR URBAN ECOSYSTEM PROTECTION AND ENHANCEMENT, (LATEST EDITION).
   E. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" (LATEST EDITION).
   F. "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – FEDERAL HIGHWAY ADMINISTRATION MUTCD (LATEST EDITION).
   G. "ILLINOIS SUPPLEMENT TO THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (LATEST EDITION).
   H. "ILLINOIS URBAN MANUAL" PREPARED BY THE U.S. DEPARTMENT OF AGRICULTURE NRCS AND MAINTAINED BY THE ASSOCIATION OF ILLINOIS SOIL AND WATER CONSERVATION DISTRICTS (LATEST EDITION).
   I. UNITED CITY OF YORKVILLE SUBDIVISION CONTROL ORDINANCE & STANDARD SPECIFICATIONS FOR IMPROVEMENTS." (LATEST REVISION).
   J. "SOIL EROSION AND SEDIMENT CONTROL ORDINANCE FOR THE UNITED CITY OF YORKVILLE" (LATEST EDITION).
   K. "KENDALL COUNTY STORMWATER MANAGEMENT COMMISSION WATERSHED DEVELOPMENT ORDINANCE" (LATEST EDITION).

   IN ADDITION THE FOLLOWING SPECIAL PROVISIONS SUPPLEMENT THE SAID SPECIFICATIONS, AND IN CASE OF CONFLICT WITH ANY PART OR PARTS OF SAID SPECIFICATIONS, THESE SPECIAL PROVISIONS ABOVE SHALL TAKE PRECEDENCE AND SHALL GOVERN.

SCOPE OF WORK

1. THE PROPOSED IMPROVEMENT CONSISTS OF SUPPLYING ALL THE NECESSARY LABOR, MATERIAL AND EQUIPMENT TO SATISFACTORILY CONSTRUCT AND INSTALL ALL IMPROVEMENTS ACCORDING TO THE PLANS DESIGNATED "OFF–SITE WATERMAIN EXTENSION, TIMBER RIDGE ESTATES–YORKVILLE_IL'
2. ALL REFERENCES TO "CITY" SHALL BE INTERPRETED TO MEAN THE "UNITED CITY OF YORKVILLE, KENDALL COUNTY, IL"
3. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION." PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTIONS, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE.

   IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN EXISTING FIELD CONDITIONS PRIOR TO BIDDING ON THE PROJECT.
5. BEFORE STARTING ANY EXCAVATION, THE CONTRACTOR SHALL CALL "JULIE" (JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION) AT 8–1–1 FOR FIELD LOCATIONS OF BURIED UTILITIES (48 HOURS NOTIFICATION IS REQUIRED).
6. THE CONTRACTOR SHALL NOTIFY THE CITY AND THE RESIDENTS WITHIN THE PROJECT LIMITS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
7. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.
8. OFFSET LOCATIONS GIVEN IN THE PLANS FOR STRUCTURES, EDGE OF PAVEMENT, ETC. ARE FROM THE ROADWAY BASELINE AS SHOWN ON PLAN.
9. THE CONTRACTOR SHALL PROTECT AND CAREFULLY PRESERVE ALL SECTION OR SUBSECTION MONUMENTS, PROPERTY CORNERS, AND REFERENCE MARKERS UNTIL THE OWNER, HIS AGENT, OR AN AUTHORIZED SURVEYOR HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATIONS.
10. ALL RADII FOR PROPOSED CURB AND GUTTER ARE TO THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. CURB AND GUTTER ELEVATIONS SHOWN ALONG RETURNS AND AT POINTS OF CURVATURE, ETC. ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
11. SAW CUTTING WILL BE REQUIRED FOR ALL REMOVAL ITEMS AND SHALL BE TO FULL DEPTH AND SHALL RESULT IN A CLEAN STRAIGHT EDGE IN THE PORTION REMAINING. THE COST OF SAW CUTTING WILL BE INCLUDED IN CONTRACT UNIT BID PRICES FOR THE ITEMS BEING REMOVED.
12. SAWING OF REMOVAL ITEMS AS NOTED ON THE PLANS, SPECIFIED IN SECTION 440 OF THE STANDARD SPECIFICATIONS, OR AS REQUIRED BY THE ENGINEER, SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE ITEM BEING REMOVED, AND NO EXTRA COMPENSATION WILL BE ALLOWED, UNLESS OTHERWISE SPECIFIED. ALL PAVEMENT REMOVED WITHIN THE 1–FOOT SAWCUT ALONG THE ITEM BEING SAWCUT SHALL BE CONSIDERED INCIDENTAL TO EARTH EXCAVATION.
13. ABANDONED UNDERGROUND UTILITIES THAT CONFLICT WITH CONSTRUCTION SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE RIGHT OF WAY ACCORDING TO ARTICLE 202.03 OF THE STANDARD SPECIFICATIONS AND AS DIRECTED BY THE ENGINEER. THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF THE ITEM BEING CONSTRUCTED.
14. CONSTRUCTION WORK MAY BE PERFORMED MONDAY THRU FRIDAY DURING THE HOURS OF 7:00 A.M. TO 7:00 P.M., FROM 8:00 A.M. TO 6:00 P.M. ON SATURDAY, AND NO WORK ON SUNDAYS. NO WORK MAY BE PERFORMED PRIOR OR BEYOND THIS PERIOD WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY.
15. SAFETY POLICY 4–15 MUST BE FOLLOWED REGARDING DROP–OFFS WHEN NEAR THE EDGE OF PAVEMENT.
16. REMOVAL OF EXISTING COMBINATION CURB AND GUTTER, REGARDLESS OF CURB AND GUTTER TYPE, SHALL BE PAID FOR AS "COMBINATION CURB AND GUTTER REMOVAL".
17. ALL WORK PERFORMED RELATIVE TO THIS IMPROVEMENT SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF O.S.H.A.
18. THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL EXISTING UTILITY LOCATIONS, DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE IMPROVEMENTS OR PROPOSED WORK. ALL EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY IF DISCREPANCIES ARE FOUND.
19. THE CONTRACTOR SHALL REMOVE ALL MAILBOXES AND SIGNAGE WITHIN THE LIMITS OF CONSTRUCTION WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND ERECT THEM AT TEMPORARY LOCATIONS AS APPROVED BY THE ENGINEER. AS SOON AS CONSTRUCTION OPERATION PERMITS, THE CONTRACTOR SHALL SET THE MAILBOXES AND SIGNAGE AT THEIR PERMANENT LOCATIONS. THIS WORK SHALL BE PERFORMED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL REPLACE, AT HIS/HER EXPENSE, ANY MAILBOX, SIGN OR POST WHICH HAS BEEN DAMAGED DURING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
20. THE CONTRACTOR WILL BE REQUIRED TO TEMPORARILY RESET ALL EXISTING MAILBOXES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND AFTER COMPLETION OF ROADWAY CONSTRUCTION, TO SET THEM IN THEIR PERMANENT LOCATIONS PER UNITED STATES POST OFFICE REQUIREMENTS. THIS WORK SHALL BE DONE IN CONFORMANCE WITH ARTICLE 107.20 OF THE STANDARD SPECIFICATIONS.
21. UNLESS OTHERWISE INDICATED, THE COST OF ALL MATERIALS REQUIRED AND ALL LABOR NECESSARY TO COMPLY TO THE PROVISIONS WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE CONSIDERED AS INCLUDED IN THE UNIT BID PRICES OF THE CONTRACT, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
22. MATERIALS RESULTING FROM THE REMOVAL OF ASPHALT SURFACES, CONCRETE REMOVAL, UTILITY STRUCTURE ADJUSTMENTS, GRADING WORK, ETC. SHALL BE REMOVED AT THE END OF EACH DAY TO AN APPROVED SITE. IN THE JUDGEMENT OF THE ENGINEER, SHOULD IT BE NECESSARY TO REMOVE SUCH MATERIALS, THE ENGINEER WILL HAVE THE MATERIAL REMOVED AND THE CONTRACTOR SHALL HAVE THE DOLLAR AMOUNT REDUCED FROM THE NEXT PAY ESTIMATE.
23. SIDEWALK REMOVAL AND REPLACEMENT AND COMBINATION CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT AS SHOWN ON THE PLANS IS FOR INFORMATIONAL PURPOSES ONLY. ACTUAL LOCATIONS AND QUANTITIES TO BE DETERMINED AND MARKED BY THE ENGINEER PRIOR TO CONSTRUCTION.
24. SIGNING AND STRIPING – SEE IDOT DISTRICT THREE DETAILS AND PLAN SHEETS FOR PAVEMENT MARKING DETAILS.
25. PORTABLE TOILETS SHALL BE PROVIDED PER ART. 107.08. LOCATION(S) MUST BE REVIEWED AND APPROVED BY THE ENGINEER.
26. EXISTING STREET SIGN AND POSTS THAT ARE REQUIRED TO BE REMOVED AND RESET SHALL BE REMOVED, SALVAGE AND RESET POLES IN CONCRETE PER DETAIL. COST FOR PERFORMING THIS WORK IS INCLUDED IN THE COST OF THE CONTRACT.

COORDINATION WITH UTILITIES

1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BY J.U.L.I.E (811) OR (1–800–892–0123) AND THE CITY AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL COOPERATE WITH ALL UTILITY OWNERS AS PROVIDED FOR IN THE STANDARD SPECIFICATIONS.
2. ALL UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST 3 DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR SURFACE UTILITIES, EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER OR THE OWNER. THIS WORK SHALL BE PAID FOR AT THE CONTRACTOR'S EXPENSE.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORD INFORMATION AND MAY NOT BE ACCURATE. WHERE CONFLICT EXISTS BETWEEN EXISTING UTILITIES AND THE PROPOSED UNDERGROUND PIPING REQUIRING A REVISION TO THE PLANS, SUCH CONSTRUCTION SHALL NOT BE UNDERTAKEN UNTIL SUCH CHANGES ARE APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL REPORT ALL SUCH CONFLICTS IMMEDIATELY TO THE ENGINEER.
5. ALL FRANCHISE UTILITIES (GAS, ELECT, PHONE & CABLE) ARE ASSUMED 36" (3') BURIED DEPTH (BY OTHERS) UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY & COORDINATE WITH THE FRANCHISE UTILITY COMPANY OWNER.

STORM SEWERS, SANITARY SEWER, WATER MAINS, AND OTHER UTILITIES

1. STORM SEWERS, WATER MAINS, AND UTILITIES
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE OWNERS OF ALL UTILITIES PRIOR TO CONSTRUCTION TO DETERMINE THE LOCATION OF ALL UTILITY EQUIPMENT. THE CONTRACTOR SHALL COOPERATE WITH ALL UTILITY OWNERS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS IF UTILITY RELOCATION, ADJUSTMENT, OR PROTECTION IS NECESSARY.
3. THE INDISCRIMINATE USE OF FIRE HYDRANTS OR EXISTING STREAMS, CREEKS, WETLANDS OR PONDS IS STRICTLY PROHIBITED. THE CONTRACTOR SHALL PROVIDE A WATER TRUCK AND DRIVER AS REQUIRED TO OBTAIN AND TRANSPORT THIS WATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WATER FROM AN APPROVED SOURCE. IF THIS WATER IS FROM A SOURCE OTHER THAN HIS YARD, WRITTEN APPROVAL FROM THE AGENCY HAVING JURISDICTION FOR THE SOURCE OF THE WATER MUST BE RECEIVED BY THE ENGINEER PRIOR TO USE OF THE WATER.
4. ALL FRAMES, GRATES, LIDS, AND BOXES SCHEDULED TO BE REMOVED FROM EXISTING STRUCTURES SHALL REMAIN THE PROPERTY OF, AND BE DELIVERED TO, THE CITY'S PUBLIC WORKS AS APPLICABLE.

SITE CLEAN UP

WHEN CONSTRUCTION OPERATIONS TAKE PLACE ADJACENT TO PUBLC ROADWAYS THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL LOOSE DEBRIS DEPOSITED ON THE PAVEMENT.

SEDIMENTATION AND EROSION CONTROL

1. NO SITE ACTIVES SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
2. EROSION CONTROL: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY CONTROL EROSION ON THE JOBSITE. THE CONTRACTOR'S RESPONSIBILITY FOR EROSION CONTROL SHALL EXTEND THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOR CLEAN UP OF PAVED SURFACES WITHIN AND OUTSIDE OF THE PROJECT ON A TIMELY BASIS AND/OR PER THE DIRECTION OF THE ENGINEER.
3. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY AND PERMANENT MEASURES.
4. TEMPORARY EROSION CONTROL SEEDING AND EROSION CONTROL BLANKET SHALL BE APPLIED ON ALL DISTURBED AREAS IN ACCORDANCE WITH SECTIONS 250 AND 251 OF THE STANDARD SPECIFICATIONS. SEEDING SHALL NOT BE PERMITTED AT ANY TIME WHEN THE GROUND IS FROZEN, WET, OR IN AN UNTILLABLE CONDITION. LOCATIONS TO BE SEEDED SHALL BE DETERMINED BY THE ENGINEER.
5. ALL DISTURBED AREAS SHALL RECEIVE CLASS 1, CLASS 1A, CLASS 1B, CLASS 4A, SEEDING AND MULCH METHOD 2 OR SODDING (SEE PLANS FOR LOCATIONS)
6. SEEDING WILL NOT BE PERMITTED AT ANY TIME WHEN THE GROUND IS FROZEN, WET, OR IN AN UNTILLABLE CONDITION. LOCATIONS TO BE SEEDED WILL BE DETERMINED BY THE ENGINEER.
7. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 14 CALENDAR DAYS OF THE END OF THE ACTIVE HYDROLOGIC DISTURBANCE, OR REDISTURBANCE IN ACCORDANCE WITH SECTIONS 250 AND 280 OF THE STANDARD SPECIFICATIONS.
8. EROSION CONTROL SYSTEMS SHALL BE INSPECTED WEEKLY AND IMMEDIATELY FOLLOWING ANY STORM HAVING A RAINFALL EQUAL TO ONE–HALF INCH OR GREATER. AN INSPECTION REPORT MUST BE SUBMITTED BY THE CONTRACTOR TO THE CITY FOLLOWING EACH INSPECTION. IF ANY REQUIRED REPAIRS OR REPLACEMENT ARE NEEDED TO THE EROSION CONTROL SYSTEMS, THEY SHALL BE MADE IMMEDIATELY TO ENSURE ADEQUATE EROSION CONTROL AT THE CONTRACTOR'S EXPENSE. ANY SILTATION OF CULVERTS, STRUCTURES, OR DITCHES SHALL BE CLEANED AND MAINTAINED BY THE CONTRACTOR UNTIL SEEDING HAS TAKEN HOLD. ALL WASHOUTS, GULLIES, ETC. WILL BE REGRADED AND RESEEDED BY THE CONTRACTOR. THIS WORK SHALL BE PAID FOR IN ACCORDANCE WITH ARTICLE 109.04 OF THE STANDARD SPECIFICATIONS.
9. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED AS DIRECTED BY THE ENGINEER.
10. ANY SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT–OF–WAY, STREET, ALLEY, OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT OR AS DIRECTED BY THE ENGINEER AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
11. THE EROSION CONTROL MEASURES INDICATED IN THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SWEEPING AND CLEANING STREETS OF ANY DEBRIS AND MATERIAL THAT HAS ACCUMULATED AS A RESULT OF THE CONSTRUCTION ACTIVITY. A MECHANICAL SWEEPER, MECHANICALLY DRIVEN AIR AND HANDWORK WITH SHOVEL AND BROOM SHALL BE UTILIZED TO PROVIDE A CLEAN STREET FOR THE MOTORING PUBLIC. WITHIN 24 HOURS OF PLACING PRIME COAT AND THE LAYING OF HMA, THE CONTRACTOR SHALL SWEEP THE PAVEMENT AND REMOVE STANDING WATER, EARTH, WEEDS, LEAVES, DIRT, CONSTRUCTION DEBRIS, AND ALL LOOSE MATERIAL. THIS WORK SHALL BE INCLUDED IN THE COST OF THE ITEM BEING INSTALLED.
13. DUST PRODUCED FROM THE SITE SHALL BE KEPT TO A MINIMUM.
14. ALL MUD SHALL BE REMOVED FROM ALL VEHICLES BEFORE LEAVING THE SITE AND THE ROADS SHALL BE KEPT CLEAN AND CLEAR OF MUD AND DEBRIS AT ALL TIMES.
15. CULVERTS AND DRAINAGE DITCHES SHALL BE KEPT CLEAN AND CLEAR OF OBSTRUCTIONS.
16. FOR ALL DRAINAGE STRUCTURES IN THE DISTURBED AREAS, SILT FILTER BASKETS SHALL BE PLACED BETWEEN FRAME AND GRATE AND MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED, AS DETERMINED BY THE CITY.

SEQUENCE OF CONSTRUCTION

1. THE FOLLOWING IS A SUGGESTED SEQUENCE OF CONSTRUCTION.THE CONTRACTOR WILL BE ALLOWED TO MODIFY THE PROPOSED SEQUENCE PROVIDED ACCESS TO THE RESIDENTS IS AVAILABLE AT THE END OF EACH DAY.
2. THE CONTRACTOR SHALL PERFORM HIS WORK IN A MANNER CAUSING MINIMAL INCONVENIENCE TO THE RESIDENTS AND MOTORING PUBLIC. ON STREETS WHERE CURB AND GUTTER IS TO BE CONSTRUCTED OR STORM SEWER INSTALLED, THE CONTRACTOR SHALL LIMIT HIS OPERATIONS TO ONE SIDE OF THE STREET ONLY. ONCE THE CURB AND GUTTER AND/OR STORM SEWER IS COMPLETE, THE CONTRACTOR MAY MOVE TO THE OTHER SIDE OF THE STREET TO START THE CURB AND GUTTER AND STORM SEWER CONSTRUCTION.
3. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY RESIDENTS AND THE ROAD DISTRICT WHEN ACCESS TO THEIR DRIVEWAYS WILL BE TEMPORARILY CLOSED DUE TO CONCRETE CURB AND GUTTER CONSTRUCTION OR STORM SEWER IS TO BE INSTALLED ACROSS A DRIVEWAY. THE CONTRACTOR SHALL CONTACT THE HOMEOWNER 48 HOURS PRIOR TO REMOVING THE PAVEMENT. THE CONTRACTOR SHALL DISTRIBUTE NOTICES PROVIDED BY THE ROAD DISTRICT TO RESIDENTS. EVERY EFFORT SHALL BE MADE TO ACCOMMODATE ACCESS TO THESE PROPERTIES (KNOCK ON DOORS WHEN A DRIVEWAY IS ABOUT TO BE CLOSED).
4. THE CONTRACTOR SHALL NOT BE ALLOWED TO CLOSE A DRIVEWAY FOR MORE THAN 72 HOURS UNDER ANY CIRCUMSTANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BARRICADES TO PREVENT TRAFFIC FROM USING DRIVEWAYS DURING THIS PERIOD. ACCESS TO DRIVEWAYS AND STREET PARKING WILL BE RESTRICTED TO ONE SIDE OF THE STREET AT A TIME.
5. THE CONTRACTOR SHALL FILL HOLES CREATED BY THE REMOVAL OF DRIVEWAY PAVEMENT WHERE NEW GUTTER OR UTILITY HAS BEEN CONSTRUCTED WITH AGGREGATE BASE COURSE (CA–6 CRUSHED) SO THAT RESIDENTS CAN USE THEIR DRIVEWAYS UNTIL THE START OF INSTALLATION OF THE CONCRETE GUTTER AND/OR DRIVEWAY PAVEMENT. THE COST OF THE AGGREGATE BASE COURSE WILL BE INCLUDED IN THE COST OF TEMPORARY ACCESS (PRIVATE OR COMMERCIAL).
6. THE CONTRACTOR'S SUPERINTENDENT AND THE RESIDENT ENGINEER WILL BE REQUIRED TO WORK TOGETHER WITH THE AFFECTED RESIDENTS IN PLANNING THEIR CONSTRUCTION SCHEDULE SO AS TO MINIMIZE THE INCONVENIENCE AND MAINTAIN A REASONABLE LEVEL OF CONSTRUCTION EFFICIENCY. THE RESIDENT ENGINEER AND/OR THE ROAD DISTRICT RESERVE THE RIGHT TO RESTRICT WORK ON A PAVEMENT SEGMENT IF CONSTRUCTION OPERATIONS IN OTHER CONSTRUCTION ZONES ARE UNACCEPTABLE.
7. ROADWAYS UNDER CONSTRUCTION MAY BE CLOSED TO THROUGH TRAFFIC AS NECESSARY TO FACILITATE CONSTRUCTION. ROAD MAY NOT BE CLOSED TO LOCAL TRAFFIC WITHOUT PRIOR ROAD DISTRICT APPROVAL. EMERGENCY ACCESS SHALL BE MAINTAINED AT ALL TIMES.
8. THE FOLLOWING IS A GENERAL SEQUENCE OF OPERATIONS: EROSION CONTROL, TREE REMOVAL, STORM SEWERS, EARTH EXCAVATION, HOT–MIX ASPHALT BINDER COURSE, GRADING AND SHAPING (DITCHES), PARKWAY RESTORATION, HOT–MIX ASPHALT SURFACE COURSE.

ROADWAY CONSTRUCTION

1. BITUMINOUS MATERIALS FOR ALL STREETS SHALL COMPLY WITH THE LATEST EDITION OF ILLINOIS DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. HOT MIX ASPHALT SURFACE AND BINDER COURSES SHALL CONFORM TO SECTION 406 OF THE STANDARD SPECIFICATIONS. FULL DEPTH HOT MIX ASPHALT PAVEMENT SHALL CONFORM TO SECTION 407 OF THE STANDARD SPECIFICATIONS. AGGRECATE SUB–BASE, BASE COURSE, AND SURFACE COURSE SHALL BE 100% CRUSHED LIMESTONE, TYPE B. ALL MATERIALS AND MIX DESIGNS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
2. TRAFFIC CONTROL. THE CONTRACTOR SHALL OBTAIN, ERECT, MAINTAIN AND REMOVE ALL SIGNS, BARRICADES, FLAGMEN AND OTHER TRAFFIC CONTROL DEVICES AS MAY BE NECESSARY FOR THE PURPOSE OF REGULATING, WARNING OR GUIDING TRAFFIC. PLACEMENT AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES SHALL BE AS DIRECTED BY THE ENGINEER AND IN ACCORDANCE WITH THE APPLICABLE PARTS OF ARTICLE 107.14 OF THE IDOT "STANDARD SPECIFICATIONS". ALL TRAFFIC PROTECTION WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
3. PROOF ROLL SUBGRADE. BEFORE CONSTRUCTION OF THE ROAD BASE, ALL SUBGRADE AND GRANULAR SUBBASE SURFACES SHALL BE PROOF ROLLED WITH A MINIMUM OF A RUBBER TIRED, FULLY LOADED 10 CY DUMP TRUCK. THE TRUCK SHALL BE DRIVEN SLOWLY OVER THE SUBGRADE AND INSPECTION SHALL BE MADE TO ENSURE DEFLECTIONS OR DEPRESSIONS TO THE SATISFACTION OF THE ENGINEER AND THAT UNSUITABLE MATERIAL SHALL BE REMOVED OR TREATED. THIS PROOF ROLLING SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. IN AREAS WHERE UNDERCUTTING OF SUBGRADE IS REQUIRED, THE BOTTOM OF THE EXCAVATION SHOULD BE LINED WITH A WOVEN GEOTEXTILE (AMOCO 2002 OR APPROVED EQUAL) AND BACKFILLED WITH CA–3 AGGREGATE. THE AGGREGATED BASE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR AND SHALL BE FREE OF ALL DIRT AND DEBRIS. THE BACKFILL MATERIAL SHALL BE PROOFROOLED AND APPROVED BY THE SOILS ENGINEER AND ENGINEER AN APPROVED REPRESENTATIVE. THE UNSUITABLE EXCAVATION AND BACKFILL MATERIAL SHALL BE PAID FOR ON A UNIT BASIS AS PER "EARTH EXCAVATION" AND "AGGREGATE BASE" RESPECTIVELY, OR AT AN AGREED UPON UNIT PRICE BETWEEN THE OWNER AND THE CONTRACTOR.
4. BITUMINOUS MATERIALS (PRIME COAT). PRIME COAT SHALL BE MC–30 APPLIED AT THE RATE OF 0.25 LB/SF. OF PAVEMENT FOR ALL AGGREGATE AREAS. TACK COAT SHALL BE SS–1 APPLIED AT THE RATE OF 0.05 LB/SF OF PAVEMENT ON ALL BITUMINOUS SURFACE.
5. BITUMINOUS MATERIALS (BINDER COURSE). THE BITUMINOUS CONCRETE BINDER COURSE SHALL BE PLACED ONLY UPON THE WRITTEN APPROVAL OF THE ENGINEER. ALL ASPHALT MUST BE LAID UTILIZING A GOOD–QUALITY, PROPERLY–FUNCTIONING, TRACKED OR WHEELED ASPHALT LAYING MACHINE.
6. BITUMINOUS MATERIALS (SURFACE COURSE) THE BITUMINOUS CONCRETE SURFACE COURSE SHALL BE PLACED ONLY UPON THE WRITTEN APPROVAL OF THE ENGINEER. ALL ASPHALT MUST BE LAID UTILIZING GOOD–QUALITY, PROPERLY FUNCTIONING, TRACKED OR WHEELED ASPHALT LAYING MACHINE, UTILIZING FULLY AUTOMATIC, ELECTRONIC SENSING CONTROL. MINIMUM TEMPERATURE REQUIREMENTS FOR LAYING BITUMINOUS SURFACE COURSE WILL BE FIVE (5) DEGREES F HIGHER THAN THAT ALLOWED BY IDOT SPECIFICATIONS.

CONSTRUCTION TRAFFIC

1. CONSTRUCTION TRAFFIC MAY ONLY TRAVEL WITHIN THE R.O.W. AND PROPERTY LINES OF THE SITE.
2. STOCKPILES OF ROAD SPOILS AND OTHER FILL SHALL BE COORDINATED WITH THE RALLY HOMES, HR GREEN AND THE CONTRACTOR. THE DESIGNATED AREAS ON THE PLANS ARE APPROXIMATE LOCATIONS AND SHALL BE DISCUSSED AT THE PRE–CONSTRUCTION MEETING.
3. THE QUANTITIES GIVEN IN THE ENGINEER'S BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF ALL SITE CONDITIONS. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE ENGINEER.
4. A PRECONSTRUCTION CONFERENCE FOR REPRESENTATIVES OF THE CITY, ENGINEER, AND CONTRACTOR WILL BE HELD BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION, AT A TIME AND PLACE CONVENIENT FOR ALL PARTIES, FOR REVIEW OF THE CONTRACTOR'S CONSTRUCTION SCHEDULES, TO ESTABLISH PROCEDURES FOR HANDLING SHOP DRAWINGS AND OTHER SUBMITTALS AND TO ESTABLISH A WORKING UNDERSTANDING AMONG THE PARTIES AS TO THE CONTRACT WORK.
5. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION." PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF A DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
6. THE ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING:

   - TO VISIT THE CONSTRUCTION SITE IN ORDER TO BETTER CARRY OUT THE DUTIES AND RESPONSIBILITIES ASSIGNED BY THE CITY AND UNDERTAKEN BY THE ENGINEER.
   - THE ENGINEER SHALL NOT, DURING SUCH VISITS OR AS A RESULT OF SUCH OBSERVATIONS OF THE CONTRACTOR'S WORK IN PROGRESS, SUPERVISE, DIRECT, HAVE CONTROL OVER THE CONTRACTOR'S WORK, NOR SHALL THE ENGINEER HAVE THE AUTHORITY OVER THE RESP

GENERAL NOTES:

1. EARTHWORK
   A. ROADWAY EMBANKMENTS. ALL FILL PLACED UNDER THE PROPOSED ROADWAY SHALL CONFORM TO SECTION 205 OF THE REFERENCED IDOT "STANDARD SPECIFICATIONS". THIS INCLUDES (BUT IS NOT LIMITED TO) THE REMOVAL OF TOPSOIL FROM FILL AREAS AND THE PROPER COMPACTION OF FILL.
   B. ROADWAY SUBGRADE. THE SUBGRADE SHALL BE FREE OF UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY (TESTING FOR COMPACTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR).
   C. EXCESS MATERIAL. THE CONTRACTOR MAY NOT REMOVE ANY MATERIAL FROM THE SITE EXCEPT AS DIRECTED BY THE DEVELOPER OR ENGINEER IN THE CASE OF EXCESS MATERIAL.
   D. SLOPES. ALL DITCH SLOPES SHALL BE 3:1 OR LESS UNLESS OTHERWISE NOTED ON THE PLANS. ALL DITCH AND DRAINAGEWAY GRADES SHALL BE AT LEAST 1.5% MINIMUM SLOPE OR 1% WITH UNDERDRAIN.
   E. TOPSOIL PLACEMENT. CONTRACTOR SHALL PLACE TOPSOIL ON ALL DISTURBED AREAS INCLUDING DETENTION BASINS WITH 6" TOPSOIL RAKED SMOOTH TO BE READY FOR LANDSCAPING (SEEDING, SOD, ETC.).

2. CONSTRUCTION OF UNDERGROUND UTILITIES
   A. EXCAVATION. WHERE WORKING CONDITIONS AND RIGHT-OF-WAY PERMIT, PIPE LINE TRENCHES WITH SLOPING SIDES MAY BE USED.
   THE SLOPES SHALL NOT EXTEND BELOW THE TOP OF THE PIPE, AND TRENCH EXCAVATIONS BELOW THIS POINT SHALL BE MADE WITH VERTICAL SIDES WITH WIDTHS NOT EXCEEDING THOSE SPECIFIED HEREIN FOR THE VARIOUS SIZES OF PIPE.
   OPEN-CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE AND FEDERAL LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE, PROPERTY, OR THE WORK.
   WHERE FIRM FOUNDATION IS NOT ENCOUNTERED AT THE GRADE ESTABLISHED DUE TO UNSUITABLE SOIL, ALL SUCH UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED COMPACTED GRANULAR MATERIAL.
   B. WIDTH OF TRENCH. THE MAXIMUM WIDTH OF TRENCH AT THE TOP OF THE PIPE SHALL BE AS FOLLOWS:

NOMINAL PIPE SIZES (INCHES)	TRENCH WIDTHS(INCHES)
12 OR SMALLER	30
14-18	36
20-24	42
27-30	48
33 AND LARGER	1 1/3 TIMES PIPE O.D.

   C. SEE TYPICAL TRENCH CROSS SECTION DETAILS ON SHEETS #### (SANITARY SEWER), #### (STORM SEWER), #### (WATER MAIN) FOR BACKFILLING AND COMPACTION REQUIREMENTS.
   D. REMOVAL OF WATER. CONTRACTORS SHALL AT ALL TIMES DURING CONSTRUCTION PROVIDE AND MAINTAIN AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE AND PROPERLY DISPOSE OF ALL WATER ENTERING THE EXCAVATIONS.
   E. BEDDING OF PIPE. ALL PIPE SHALL BE INSTALLED ON A BED OF APPROVED, COMPACTED GRANULAR MATERIAL UNLESS OTHERWISE APPROVED BY THE CITY OF YORKVILLE. THE BEDDING MATERIAL SHALL BE OF IDOT'S CA-7 GRADATION AND SHALL BE INSTALLED AS PER TYPICAL TRENCH BACKFILL DETAIL ON PLANS.
   F. TRENCH BACKFILL. WHENEVER THE EXCAVATION IS IN OR WITHIN 2' OF EXISTING OR PROPOSED STREET, PARKING AREAS, DRIVEWAYS, OR OTHER PAVED AREAS, THE TRENCH SHALL BE BACKFILLED WITH APPROVED SELECTED GRANULAR MATERIAL (CA-6), COMPACTED IN PLACE. TRENCH BACKFILL SHALL BE COMPACTED IN PLACE TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY THE STANDARD PROCTOR TEST. THE TOP 12" OF THE BACKFILL SHALL BE FILLED WITH ROAD GRAVEL OR CRUSHED STONE AND MAINTAINED AS A TEMPORARY SURFACE FOR THE NORMAL USE OF THE AREA.
   G. INVESTIGATION OF DRAINAGE. AS SOON AS POSSIBLE AFTER BACKFILLING THE TRENCH, ALL DITCHING, GRADING AND SHAPING NECESSARY TO RESTORE THE ORIGINAL DRAINAGE IN THE AREA OF WORK SHALL BE PERFORMED. CULVERTS REMOVED DURING THE COURSE OF WORK SHALL BE REPLACED AS SOON AS PRACTICABLE.
   TEMPORARY DRAINAGE FACILITIES MEETING THE APPROVAL OF THE ENGINEER SHALL BE PROVIDED DURING CONSTRUCTION.
   H. UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY PIPE LINES. WHERE CONFLICT EXISTS BETWEEN UNDERGROUND UTILITIES AND THE PROPOSED UNDERGROUND PIPING REQUIRING A REVISION TO THE PLANS, SUCH CONSTRUCTION SHALL NOT BE UNDERTAKEN UNTIL SUCH CHANGES ARE APPROVED IN WRITING BY THE CITY OF YORKVILLE.
   I. UTILITIES IN EMBANKMENT SECTION: ALL EMBANKMENT MATERIAL WHICH IS TO BE PLACED WITHIN THE AREA OF INFLUENCE OF PROPOSED UNDERGROUND UTILITIES, AS SHOWN ON THE PLANS, INCLUDING STORM SEWER, WATER MAIN, AND SANITARY SEWER, SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR. THE AREA OF INFLUENCE SHALL BE DETERMINED AS FOLLOWS:
      a. HORIZONTAL ALIGNMENT: THE HORIZONTAL AREA OF INFLUENCE SHALL BE THAT AREA 5 FOOT FROM BOTH SIDES OF THE PROPOSED TRENCH ALIGNMENT.
      b. VERTICAL: THE VERTICAL AREA OF INFLUENCE SHALL BE DETERMINED AS THAT AREA LOCATED DIRECTLY UNDER THE HORIZONTAL ALIGNMENT AS DEFINED IN (1) FROM THE BOTTOM OF THE PROPOSED SUBGRADE TO THE TOP OF THE REMAINING ON-SITE MATERIAL AFTER TOPSOIL STRIPPING AND UNDERCUTTING AS DIRECTED BY THE ENGINEER OR AS SHOWN ON THE PLANS.
      c. TRENCH: ALL UTILITIES SHALL BE CONSTRUCTED IN A TRENCH UPON COMPLETION OF MASS GRADING.
      d. UTILITY LOCATION: NO UTILITY STRUCTURE WILL BE PERMITTED IN PAVED AREAS INCLUDING ROADWAY, CURB AND GUTTER, SIDEWALKS, BIKEPATHS, AND DRIVEWAYS (EXCEPT CURB INLETS AND CATCH BASINS THAT ARE DESIGNED TO BE INSTALLED ALONG THE CURB AND GUTTER LINE.

3. STORM SEWER MATERIAL
   STORM SEWERS SHALL BE OF REINFORCED CONCRETE PIPE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL STORM SEWER PIPE 12" AND LARGER SHALL BE CLASS IV WITH O-RINGS CONFORMING TO ASTM C443. ALL PUBLICLY OWNED STORM SEWER TO BE TELEVISED PRIOR TO ACCEPTANCE. ALL MUD-DEBRIS IS TO BE REMOVED FROM SEWERS, MANHOLES, AND DRAINAGE STRUCTURES.
   CL A2 = IDOT CLASS A, TYPE 2; CL B2 = IDOT CLASS B, TYPE 2.
   ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
   ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.

4. CONTRACTOR SHALL TELEVISE STORM SEWER PRIOR TO PROJECT CLOSEOUT AND FORWARD INFORMATION TO THE CITY AND ENGINEER.

5. STORM SEWER FRAMES & LIDS
   ALL SECTIONS OF THE MANHOLES SHOULD BE COMPLETELY SEALED AND BUTYL ROPE SHOULD BE PROVIDED, INCLUDING THE CASTING. MANHOLES SHOULD NOT BE ALLOWED IN THE PAVEMENT. USE OF ADJUSTABLE RINGS LIMITED TO 8". ALL BITUMINOUS JOINING COMPOUND FOR MANHOLES AND CATCH BASINS SHALL BE RAM-NEK OR E-Z STICK. STORM SEWER MANHOLE FRAMES DENOTED AS "T1F CL" SHALL BE NEENAH R-1530, EAST JORDAN NO. 1051, OR APPROVED EQUAL WITH CONCEALED PICKHOLE TYPE AND THE WORD "STORM" AND "CITY OF YORKVILLE" CAST IN THE LID. NEENAH R-4340-B, EAST JORDAN NO. 6527, OR APPROVED EQUAL SHALL BE USED FOR INLET TYPE 8 GRATE. ALL CURB INLETS, AND CATCH BASINS (LOW-POINT STRUCTURE) IN GUTTER LINE SHALL BE NEENAH NO. R-3015-R, EAST JORDAN NO. 7010, OR APPROVED EQUAL FRAME AND GRATE WHERE TYPE B-6.12 CURB AND GUTTER IS SPECIFIED. WHENEVER POSSIBLE CURB CASTING SHALL HAVE A FISH LOGO TO DISCOURAGE DUMPING NO WASTE. STORM SEWER MANHOLE FRAMES DENOTED AS "T1F OL" SHALL BE NEENAH R-2502.
   WHERE A CONTINUOUS GRADE (BYPASS) IS CARRIED ACROSS AN INLET OR CATCH BASIN CASTING, THE OPEN-VANED GRATE SHALL BE USED, NEENAH NO. R-3286-BV, EAST JORDAN NO. 7520, OR APPROVED EQUAL.

6. ROADWAY/PAVEMENT CONSTRUCTION
   A. TRAFFIC CONTROL. THE CONTRACTOR SHALL OBTAIN, ERECT, MAINTAIN AND REMOVE ALL SIGNS, BARRICADES, FLAGMEN AND OTHER TRAFFIC CONTROL DEVICES AS MAY BE NECESSARY FOR THE PURPOSE OF REGULATING, WARNING OR GUIDING TRAFFIC. PLACEMENT AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES SHALL BE AS DIRECTED BY THE CITY OR ENGINEER AND IN ACCORDANCE WITH THE APPLICABLE PARTS OF ARTICLE 107.14 OF THE IDOT "STANDARD SPECIFICATIONS". ALL TRAFFIC PROTECTION WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
   B. PROOF ROLL SUBGRADE. BEFORE CONSTRUCTION OF THE ROAD BASE, ALL SUBGRADE AND GRANULAR SUBBASE SURFACES SHALL BE PROOF ROLLED WITH A MINIMUM OF A RUBBER TIRED, FULLY LOADED 10 CY DUMP TRUCK. THE TRUCK SHALL BE DRIVEN SLOWLY OVER THE SUBGRADE AND INSPECTION SHALL BE MADE TO ENSURE DEFLECTIONS OR DEPRESSIONS TO THE SATISFACTION OF THE CITY ENGINEER AND THAT UNSUITABLE MATERIAL SHALL BE REMOVED OR TREATED. THIS PROOF ROLLING SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. IN AREAS WHERE UNDERCUTTING OF SUBGRADE IS REQUIRED, THE BOTTOM OF THE EXCAVATION SHOULD BE LINED WITH A WOVEN GEOTEXTILE (AMOCO 2002 OR APPROVED EQUAL) AND BACKFILLED WITH CA-3 AGGREGATE. THE AGGREGATED BASE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR AND SHALL BE FREE OF ALL DIRT AND DEBRIS. IT SHALL BE PROOF ROLLED AND APPROVED BY THE CITY ENGINEER. THE BACKFILL MATERIAL SHALL BE APPROVED BY THE SOILS ENGINEER AND CITY ENGINEER. THE UNSUITABLE EXCAVATION AND BACKFILL MATERIAL SHALL BE PAID FOR ON A UNIT BASIS AS PER "EARTH EXCAVATION" AND "AGGREGATE BASE" RESPECTIVELY, OR AT AN AGREED UPON UNIT PRICE BETWEEN THE OWNER AND THE CONTRACTOR.
   C. BITUMINOUS MATERIALS (PRIME COAT). PRIME SHALL BE MC-30, APPLIED AT THE RATE OF 0.25 POUNDS PER SQUARE FOOT OF PAVEMENT FOR ALL AGGREGATE AREAS. BITUMINOUS MATERIALS (TACK COAT) SHALL BE SS-1 APPLIED AT THE RATE OF 0.05 POUNDS PER SQUARE YD ON SURFACE OF PAVEMENT ON ALL MILLED/AGED BITUMINOUS SURFACE AND 0.025 POUNDS PER SQUARE FOOT ON ALL BITUMINOUS SURFACE LIFTS.
   D. BITUMINOUS MATERIALS (BINDER COURSE). THE BITUMINOUS CONCRETE BINDER COURSE SHALL BE PLACED ONLY UPON THE WRITTEN APPROVAL OF THE CITY ENGINEER. ALL ASPHALT MUST BE LAID UTILIZING A GOOD-QUALITY, PROPERLY-FUNCTIONING, TRACKED OR WHEELED ASPHALT LAYING MACHINE, UTILIZING FULLY-AUTOMATIC, ELECTRONIC SENSING CONTROL FROM A STRINGLINE FOR THE INITIAL COURSE, AND FROM A MINIMUM FIFTEEN (15') FOOT SKI FOR ALL OTHER LIFTS. THE BITUMINOUS BINDER COURSE SHALL BE PROPERLY ROLLED AS DESCRIBED ABOVE, AND INSPECTED BY, AND APPROVED IN WRITING, BY THE CITY ENGINEER BEFORE PROCEEDING WITH THE SURFACE COURSE. ALL REPAIRS MUST BE MADE AS DIRECTED BY THE CITY ENGINEER. ALL BITUMINOUS PAVEMENT PATCHES SHALL BE AT LEAST FIFTY (50%) PERCENT THICKER THAN THE PAVEMENT BEING PATCHED
   ALSO, THE BINDER COURSE SHALL BE BUMP TESTED BY THE CONTRACTOR, AND WITNESSED BY THE CITY ENGINEER, AND ALL AREAS EXCEEDING ONE-HALF INCH (1/2") BUMPS, INCLUDING HEADER JOINTS AND ANY PATCH JOINTS, SHALL RECEIVE A LEVELING COURSE PRIOR TO SURFACING. AREAS OF EXCESSIVE PATCHING WILL AUTOMATICALLY RECEIVE A LEVEL COURSE PRIOR TO SURFACING. PRIOR TO ANY LEVELING COURSE OR SURFACE COURSE, THE STREETS SHALL BE FLUSHED CLEAN AND FREE OF ALL DIRT AND DEBRIS. A BITUMINOUS TACK COAT WILL BE REQUIRED. MINIMUM TEMPERATURE REQUIREMENTS FOR LAYING ASPHALT WILL BE 5 DEGREES F HIGHER THAN THAT ALLOWED BY IDOT SPECIFICATIONS.
   E. BITUMINOUS MATERIALS (SURFACE COURSE) THE BITUMINOUS CONCRETE SURFACE COURSE SHALL BE PLACED ONLY UPON THE WRITTEN APPROVAL OF THE CITY ENGINEER. ALL ASPHALT MUST BE LAID UTILIZING GOOD-QUALITY, PROPERLY FUNCTIONING, TRACKED OR WHEELED ASPHALT LAYING MACHINE, UTILIZING FULLY AUTOMATIC, ELECTRONIC SENSING CONTROL FROM A MINIMUM 15-FOOT SKI. THE SURFACE COURSE SHALL BE BUMP TESTED BY THE CONTRACTOR, AND WITNESSED BY THE CITY ENGINEER. ALL BUMP TEST PENALTIES SPECIFIED BY IDOT SPECIFICATIONS SHALL BE QUADRUPLED, AND AREAS THAT HAVE AN EXCESSIVE AMOUNT OF ONE-HALF INCH (1/2") BUMPS SHALL BE COMPLETELY REMOVED AND REPLACED, NOT JUST THE BUMP ITSELF. MINIMUM TEMPERATURE REQUIREMENTS FOR LAYING BITUMINOUS SURFACE COURSE WILL BE FIVE (5) DEGREES F HIGHER THAN THAT ALLOWED BY IDOT SPECIFICATIONS. THE SURFACE ELEVATION OF THE ASPHALT AT THE CONCRETE GUTTER SHALL BE ¼ INCHES HIGHER THAN THAT OF THE ADJACENT CONCRETE. ALL STREETS SHALL HAVE A CROSS SLOPE OF 2% FROM THE CENTERLINE TO THE CONCRETE CURB.
   AREAS OF SEGREGATED BINDER COURSE AND/OR SURFACE COURSE SHALL BE REMOVED AND REPLACED AT THE DIRECTION OF THE CITY ENGINEER. SEGREGATED ASPHALT IS THE UNEVEN DISTRIBUTION OF THE ASPHALT MATERIALS THAT IS CHARACTERIZED BY PAVEMENT TEXTURES DIFFERENT FROM THE SURROUNDING MATERIAL, AND CAN USUALLY BE SEEN BY THE NAKED EYE.
   PAVEMENTS CONSTRUCTED FROM PORTLAND CEMENT CONCRETE SHALL BE DESIGNED IN CONFORMANCE WITH AMERICAN CONCRETE PAVEMENT ASSOCIATION PUBLICATIONS IS 184P AND IS 061P, AS AMENDED.
   F. SIDEWALKS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE PROPOSED SIDEWALKS ALONG THE PUBLIC ROADWAYS SHALL BE CONSTRUCTED WHEN THE ROADWAY IS SUBSTANTIALLY COMPLETE.
   G. DETECTABLE WARNINGS. THIS WORK SHALL CONSIST OF THE INSTALLATION OF PRE-FABRICATED REPLACEABLE PANELS OF TRUNCATED DOMES TWENTY-FOUR INCHES (24") WIDE AND FORTY-EIGHT INCHES (48") IN LENGTH ON CONCRETE SIDEWALK ACCESSIBILITY RAMPS AT LOCATIONS AS DIRECTED BY THE ENGINEER.
   ADD THE FOLLOWING TO ARTICLE 424.09:
   "THE DOMES SHALL PARALLEL THE PAVEMENT CROSSWALK IN ACCORDANCE WITH THE LATEST HIGHWAY STANDARD. THE PANEL SHALL BE RED. THE PANEL SHALL MEET THE REQUIREMENTS OF ASTM C1028 – SLIP RESISTANCE AND ASTM G155 – ACCELERATED WEATHERING.
   H. CURB & GUTTER. COMBINATION CONCRETE CURB AND GUTTER WILL BE REQUIRED ON ALL ROADWAYS. ALL CURB AND GUTTER SHALL BE PLACED ON AN AGGREGATE BASE WITH A MINIMUM THICKNESS OF FOUR INCHES, BUT IN NO CASE SHALL THE CURB AND GUTTER SUBGRADE BE HIGHER THAN ONE INCH BELOW THE ADJACENT ROADWAY SUBGRADE. THE HEIGHT OF THE GUTTER FLAG SHALL BE TEN (10") INCHES, UNLESS DIRECTED OTHERWISE BY THE CITY ENGINEER. AS NOTED PREVIOUSLY, THE AGGREGATE BASE WILL EXTEND OVER THE CURB AND GUTTER SUBGRADE, AND BEYOND BY A MINIMUM OF TWELVE (12") INCHES. THE CONCRETE CURB AND GUTTER SHALL BE REINFORCED WITH TWO #4 DEFORMED BARS, PLACED THREE (3") INCHES FROM THE BOTTOM, SPACED TWELVE (12") INCHES APART, CENTERED ON THE TOTAL WIDTH OF THE CURB AND GUTTER. MACHINE-PLACED CONCRETE CURB AND GUTTER IS TO BE UTILIZED WHEREVER PRACTICAL, UTILIZING A MINIMUM CLASS SI CONCRETE, AND A FIVE (5%) PERCENT MINIMUM AIR-ENTRAINMENT. PLASTIZERS WILL BE ALLOWED, BUT CHLORIDES WILL NOT. AN APPROVED SPRAY-ON CURING COMPOUND WITH RED FUGITIVE COLORING SHALL BE APPLIED IMMEDIATELY AFTER FINISHING, AND A SEALER, WR MEADOWS TIAC, OR APPROVED EQUAL, SHALL BE APPLIED AFTER SEVEN DAYS. THE RESIDENT ENGINEER SHALL BE NOTIFIED OF THESE APPLICATIONS, AND PROOF OF PURCHASE, WITH MATERIAL SPECIFICATIONS, WILL BE REQUIRED. THE CONCRETE CURB AND GUTTER SHALL HAVE THE REQUIRED SLIP BAR EXPANSION JOINTS, AND ½ INCH DEEP SAWED CONTRACTION JOINTS WILL BE REQUIRED EVERY 15-20 FEET, WITHIN 24 HOURS AFTER EACH POUR. MINOR HONEYCOMBING ON THE TWO OUTER, VERTICAL SURFACES WILL BE ALLOWED, BUT THEY MUST BE PATCHED IN AN APPROVED MANNER, AND WITNESSED BY THE CITY ENGINEER, PRIOR TO BACKFILLING. THE CLAY BACKFILL BEHIND THE CURB SHALL BE PLACED AND COMPACTED PRIOR TO PLACING AGGREGATE BASE COURSE. ROADWAY EXTENSIONS AND STUBS WILL BE REQUIRED AS PART OF THE DEVELOPMENT, WITH FULL IMPROVEMENTS WHERE NEEDED, FOR FUTURE GROWTH. ADDITIONAL LANES, ACCESS IMPROVEMENTS, TRAFFIC SIGNALIZATION, ETC., MAY BE REQUIRED, AT THE DEVELOPER'S EXPENSE. THE DEVELOPER SHALL REIMBURSE THE CITY FOR TWO OF EACH STREET NAME AND REGULATORY SIGNS AND POSTS REQUIRED, AND THE CITY WILL INSTALL THEM. ALL SIGNS SHALL BE HIGH-INTENSITY, AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC. THE DEVELOPER SHALL REIMBURSE THE CITY FOR THE COST OF REPLACING ANY SIGNS THAT ARE MISSING, STOLEN, OR DAMAGED PRIOR TO FINAL ACCEPTANCE.
   THE DEVELOPER, TO COMPLY WITH THESE STANDARD SPECIFICATIONS FOR IMPROVEMENTS, SHALL IMPROVE EXISTING ROADWAYS RUNNING THROUGH, OR ADJACENT TO, THE DEVELOPMENT.

   PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.

7. CONSTRUCTION TRAFFIC
   A. CONSTRUCTION TRAFFIC MAY ONLY TRAVEL WITHIN THE PROPERTY LINES OF THE SITE.
   B. STOCKPILES OF ROAD SPOILS AND OTHER FILL MUST BE LOCATED IN AREAS DESIGNATED BY THE PLANS OR PREPARED BY HR GREEN LABELED "OFF-SITE WATERMAIN EXTENSION, TIMBER RIDGE ESTATES-YORKVILLE,IL"

8. COORDINATION AND RESPONSIBILITIES
   A. THE QUANTITIES GIVEN IN THE ENGINEER'S BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF ALL SITE CONDITIONS. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE ENGINEER.
   B. A PRECONSTRUCTION CONFERENCE FOR REPRESENTATIVES OF THE DEVELOPER, ENGINEER, CITY ENGINEER AND CONTRACTOR WILL BE HELD BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION, AT A TIME AND PLACE CONVENIENT FOR ALL PARTIES, FOR REVIEW OF THE CONTRACTOR'S CONSTRUCTION SCHEDULES, TO ESTABLISH PROCEDURES FOR HANDLING SHOP DRAWINGS AND OTHER SUBMITTALS, AND TO ESTABLISH A WORKING UNDERSTANDING AMONG THE PARTIES AS TO THE CONTRACT WORK.
   C. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION." PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE, THE CONTRACTOR PLANS TO ASSUME FULL RESPONSIBILITY. IN THE EVENT OF A DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY THE DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

   D. THE ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING:
      a. TO VISIT THE CONSTRUCTION SITE IN ORDER TO BETTER CARRY OUT THE DUTIES AND RESPONSIBILITIES ASSIGNED BY THE DEVELOPER AND UNDERTAKEN BY THE ENGINEER.
      b. THE ENGINEER SHALL NOT, DURING SUCH VISITS OR AS A RESULT OF SUCH OBSERVATIONS OF THE CONTRACTOR'S WORK IN PROGRESS, SUPERVISE, DIRECT, HAVE CONTROL OVER THE CONTRACTOR'S WORK, NOR SHALL THE ENGINEER HAVE THE AUTHORITY OVER THE RESPONSIBILITY FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR, FOR SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL TO THE WORK OF THE CONTRACTOR, OR FOR ANY FAILURE OF THE CONTRACTOR TO COMPLY WITH LAWS, RULES, REGULATIONS, ORDINANCES, CODES OR ORDERS APPLICABLE TO THE CONTRACTOR FURNISHING AND PERFORMING HIS WORK. ACCORDINGLY, THE ENGINEER CAN NEITHER GUARANTEE THE PERFORMANCE OF THE CONSTRUCTION CONTRACTS BY THE CONTRACTOR NOR ASSUME RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO FURNISH AND PERFORM HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
      c. COMED, AMERITECH, NICOR GAS, AND OTHERS HAVE UNDERGROUND AND/OR OVERHEAD SERVICE FACILITIES IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT (800) 892-0123 FOR UTILITY LOCATIONS. WHERE CONFLICT EXISTS BETWEEN UNDERGROUND UTILITIES AND THE PROPOSED UNDERGROUND PIPING REQUIRING A REVISION TO THE PLANS, SUCH CONSTRUCTION SHALL NOT BE UNDERTAKEN UNTIL SUCH CHANGES ARE APPROVED BY THE CITY ENGINEER IN WRITING.

9. INSURANCE AND LIABILITY
   A. INSURANCE REQUIREMENTS: THE CONTRACTOR SHALL SECURE AND MAINTAIN SUCH INSURANCE FROM AN INSURANCE COMPANY AUTHORIZED TO WRITE CASUALTY INSURANCE IN THE STATE WHERE THE WORK IS LOCATED AS WILL PROTECT HIMSELF, RALLY HOMES, HR GREEN, THE UNITED CITY OF YORKVILLE, IT'S EMPLOYEES, AGENTS AND SUBCONTRACTORS FROM CLAIMS FOR BODILY INJURY, DEATH OR PROPERTY DAMAGE WHICH MAY ARISE FROM SUBDIVIDING THE PROPERTY. THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL HE HAS OBTAINED ALL INSURANCE REQUIRED UNDER THIS PARAGRAPH AND FILED THE CERTIFICATE OF INSURANCE OR THE CERTIFIED COPY OF THE INSURANCE POLICY WITH RALLY HOMES AND THE UNITED CITY OF YORKVILLE. EACH INSURANCE POLICY SHALL CONTAIN A CLAUSE PROVIDING THAT IT SHALL NOT BE CANCELED BY THE INSURANCE COMPANY WITHOUT THIRTY (30) DAYS WRITTEN NOTICE TO RALLY HOMES, HR GREEN AND THE UNITED CITY OF YORKVILLE OF INTENTION TO CANCEL. THE AMOUNT OF SUCH INSURANCE SHALL NOT BE LESS THAN THE FOLLOWING:
      a. WORKMAN'S COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE SHALL BE SECURED AND MAINTAINED AS REQUIRED BY THE STATE.
      b. PUBLIC LIABILITY, BODILY INJURY AND PROPERTY DAMAGE:
         INJURY OR DEATH OF ONE PERSON..... $1,000,000
         INJURY TO MORE THAN ONE PERSON IN A SINGLE ACCIDENT.... $3,000,000
         PROPERTY DAMAGE..... $500,000
      c. AUTOMOBILE AND TRUCK PUBLIC LIABILITY, BODILY INJURY AND PROPERTY DAMAGE:
         INJURY OR DEATH OF ONE PERSON..... $500,000
         INJURY TO MORE THAN ONE PERSON IN A SINGLE ACCIDENT..... $1,000,000
         PROPERTY DAMAGE..... $250,000
   B. FIRE INSURANCE: IN ADDITION TO SUCH FIRE INSURANCE AS THE SUBDIVIDER ELECTS TO CARRY FOR HIS OWN PROTECTION, HE SHALL SECURE AND MAINTAIN IN THE NAME OF CITY OF YORKVILLE POLICIES UPON SUCH STRUCTURE AND MATERIAL AND IN SUCH AMOUNTS AS SHALL BE DESIGNATED. THE POLICIES SHALL BE SECURED FROM A COMPANY WHICH IS SATISFACTORY TO THE CITY AND DELIVERED TO THE CITY.
   C. INDEMNITY: THE CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS RALLY HOMES, HR GREEN AND THE UNITED CITY OF YORKVILLE, IT'S EMPLOYEES, AGENTS AND SUBCONTRACTORS FROM AND AGAINST ALL LOSSES AND EXPENSES, SUITS, ACTIONS, RECOVERIES AND JUDGMENTS OF EVERY NATURE AND DESCRIPTION BROUGHT OR RECOVERED AGAINST HIM BY REASON OF ANY OMISSION OR ACT OF THE CONTRACTOR, HIS AGENTS OR EMPLOYEES, IN THE EXECUTION OF THE WORK OR IN THE GUARANTEE OF THE WORK. THE CONTRACTOR SHALL OBTAIN IN THE NAME OF RALLY HOMES AND SHALL MAINTAIN AND PAY THE PREMIUMS FOR SUCH INSURANCE POLICY SUCH AMOUNT AND WITH SUCH PROVISIONS AS WILL PROTECT THE CITY FROM CONTINGENT LIABILITY AND COPY OF SUCH INSURANCE POLICY OR POLICIES SHALL BE DELIVERED TO RALLY HOMES. FULL COMPLIANCE BY RALLY HOMES, WITH ALL PROVISIONS OF SUCH INSURANCE POLICY OR POLICIES SHALL BE A CONDITION PRECEDENT TO RALLY HOMES'S RIGHT TO ENFORCE AGAINST THE CONTRACTOR ANY PROVISIONS OF THIS TITLE.
   D. EROSION CONTROL: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY CONTROL EROSION ON THE JOBSITE THROUGH USE OF HAY BALES, SILTATION FENCES, ETC. IN ANY SILTATION OF CONDUITS, STRUCTURES, OR DITCHES SHALL BE CLEANED AND MAINTAINED BY THE CONTRACTOR UNTIL FINAL SEEDING HAS TAKEN HOLD. ALL WASHOUTS, GULLIES, ETC. WILL BE REGRADED AND RESEEDED BY THE CONTRACTOR AS EQUAL OR BETTER THAN ORIGINAL CONDITION. THE CONTRACTOR'S RESPONSIBILITY FOR EROSION CONTROL TO SHALL EXTEND THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOR CLEAN UP OF PAVED SURFACES WITHIN AND OUTSIDE OF THE PROJECT ON A TIMELY BASIS AND/OR DIRECTION OF THE CITY ENGINEER. THE CONTRACTOR MAY NOT REMOVE ANY MATERIAL FROM THE SITE EXCEPT AS DIRECTED BY THE OWNER OR ENGINEER IN THE CASE OF EXCESS MATERIAL.

10. CURB RAMPS: ALL SIDEWALKS SHALL BE INSTALLED TO ACCOMMODATE THE HANDICAPPED. RAMPS SHALL BE INSTALLED IN ACCORDANCE WITH I.D.O.T. STANDARD DETAIL 424001-07, OR THE DETAIL SHOWN ON THE PLAN.

SANITARY SEWER NOTES (Y.B.S.D. SPECIFICATIONS)

SECTION 1: GENERAL REQUIREMENTS

1.1 THE YORKVILLE-BRISTOL SANITARY DISTRICT IS REFERRED HEREIN AS THE "DISTRICT".
1.2 EACH SEWER WHICH IS DESIGNED AND IS TO BE CONSTRUCTED SO AS TO BE AN INTEGRAL PART OF THE SANITARY SEWER SYSTEM WITHIN THE BOUNDARIES OF THE DISTRICT SHALL NOT BE CONSTRUCTED WITHOUT A PERMIT ISSUED BY THE DISTRICT AND THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, WHERE REQUIRED, WHETHER SUCH CONSTRUCTION IS ON PRIVATE OR PUBLIC PROPERTY. AN ILLINOIS ENVIRONMENTAL PROTECTION AGENCY PERMIT, WHERE REQUIRED, MUST BE ON FILE AT THE DISTRICT PRIOR TO STARTING CONSTRUCTION OF THE SANITARY SE

4.10 EACH MANHOLE SHALL BE FURNISHED WITH A CAST IRON FRAME AND HEAVY DUTY COVER HAVING A MINIMUM TOTAL WEIGHT OF THREE HUNDRED AND SIXTY POUNDS (360 LBS.). MANHOLE FRAMES AND COVERS SHALL BE AT SUCH ELEVATIONS AND AT SUCH LOCATIONS AS TO PREVENT SURFACE WATER FROM ENTERING. FRAMES AND LIDS SHALL BE R-1712 AS MANUFACTURED BY NEENAH FOUNDRY COMPANY, 1050-Z AS MANUFACTURED BY EAST JORDAN IRON WORKS, INC., OR APPROVED EQUAL. THE COVER SHALL BE THE CONCEALED PICKHOLE TYPE WITH A MACHINED BEARING SURFACE AND WATERTIGHT RUBBER GASKET SEAL. MANHOLE FRAMES AND COVERS OF ALL DISTRICT OWNED SANITARY MANHOLES SHALL BE A BOLT DOWN COVER PROVIDING A WATERTITE ASSEMBLY WITH 4 – 2" STAINLESS STEEL HEX CAP BOLTS WITH FLAT WASHERS. THE WORD "SANITARY" SHALL BE CAST INTO THE LID OF ALL DISTRICT OWNED SANITARY MANHOLES. WORDING ON LIDS OF ALL OTHER SANITARY MANHOLES SHALL BE PER THE REQUIREMENTS OF THE MUNICIPAL GOVERNMENT HAVING JURISDICTION. ALL MANHOLES SHALL BE SET TO FINISHED GRADE SUCH THAT THE SIDES OF THE FRAME AND ALL ADJUSTING RINGS ARE BELOW GRADE. FOR THOSE INSTANCES WHERE THIS IS NOT POSSIBLE, FRAMES SHALL BE ANCHORED TO THE MANHOLE CONE SECTION PER THE MANUFACTURER'S RECOMMENDATIONS.

4.11 POLYPROPYLENE COATED STEEL REINFORCED MANHOLE STEPS SHALL BE FURNISHED AND INSTALLED AS SHOWN IN THE DETAILS INCLUDED AT THE END OF THESE SPECIFICATIONS. STEPS SHALL BE PS1-PF AS MANUFACTURED BY M.A. INDUSTRIES, INC., OR APPROVED EQUAL.

4.12 THE INVERTS OF ALL PIPES ENTERING A MANHOLE SHALL BE SET SO AS TO MATCH THE EIGHTY PERCENT (80%) FLOW LINE OF THE PIPE LEAVING THE MANHOLE. FOR EXAMPLE: AN 8-INCH DIAMETER PIPE IS CONNECTED TO A MANHOLE WITH AN EXISTING 12-INCH DIAMETER OUTLET HAVING AN ELEVATION OF 100.00 FEET. THE 80% FLOW LINE OF THE 12-INCH PIPE IS CALCULATED TO BE 100.80 FEET [100.00' + (1' DIA. X 0.80)], THE INVERT OF THE 8-INCH DIAMETER PIPE IS THEN CALCULATED TO BE 100.27 FEET [100.80' – (0.67' DIA. X 0.80)]. IT IS THE INTENT OF THE DISTRICT TO MINIMIZE THE USE OF DROP MANHOLES. IN CASES WHERE THE EIGHTY PERCENT (80%) FLOW LINES CANNOT BE MET, THE GRADIENT AND ELEVATION OF THE PIPES SHALL BE ADJUSTED, AS NECESSARY, TO FACILITATE A DROP MANHOLE WITH AN EXTERNAL DROP PIPE PRECAST IN CONCRETE, MEETING THE DISTRICT REQUIREMENTS AND THE DETAILS INCLUDED AT THE END OF THESE SPECIFICATIONS.

4.13 EXTERNAL GREASE TRAPS SHALL BE REQUIRED FOR ALL FOOD SERVICE ESTABLISHMENTS IN ACCORDANCE WITH THESE SPECIFICATIONS AND THE DETAILS INCLUDED AT THE END OF THESE SPECIFICATIONS. GREASE TRAPS SHALL BE PROCEPTOR™ FIBERGLASS REINFORCED PLASTIC GREASE INTERCEPTORS AS MANUFACTURED BY GREEN TURTLE TECHNOLOGIES, OR APPROVED EQUAL. GREASE TRAPS SHALL BE SIZED ON A CASE BY CASE BASIS WITH A MINIMUM CAPACITY OF 1500 GALLONS. ANY BUILDING USE CHANGES FOR FOOD PREPARATION USE OR RESTAURANT USE MUST INSTALL AN EXTERNAL GREASE TRAP. ANY MULTI-TENANT BUILDING, WHERE FOOD SERVICE ESTABLISHMENTS MAY BE PROPOSED, A SECOND SANITARY SERVICE LINE FOR GREASE WASTE SHOULD BE PROVIDED. THIS "GREASE LINE" IS IN ADDITION TO THE DOMESTIC LINE AND SHOULD BE EASY TO LOCATE TO ACCOMMODATE FUTURE CONNECTIONS.

SECTION 5: SANITARY SEWERS

5.1 PIPE AND FITTINGS USED IN SANITARY SEWER CONSTRUCTION, UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE DISTRICT, SHALL BE OF THE FOLLOWING MATERIALS FOR THE SPECIFIED SIZES AND DEPTHS IN TABLE 1. PIPE AND FITTINGS DATED OVER ONE YEAR OLD SHALL NOT BE PERMITTED FOR USE.

A. POLYVINYL CHLORIDE (PVC) SEWER PIPE AND FITTINGS (A.S.T.M. – SDR SERIES), CONFORMING TO A.S.T.M. D-1784 FOR SDR 26, D-3212, F-412 AND F-477.

B. IRON PIPE SIZED (IPS) POLYVINYL CHLORIDE (PVC) PRESSURE RATED PIPE AND FITTINGS (A.S.T.M. – SDR SERIES), CONFORMING TO A.S.T.M. D-1784, D-2241, D-3139, F-412 AND F-477.

C. DUCTILE IRON SIZED (DIS) POLYVINYL CHLORIDE (PVC) PRESSURE RATED PIPE AND FITTINGS (A.W.W.A. – DR SERIES), CONFORMING TO A.W.W.A. C-900, C-905 AND A.S.T.M. D-1784, D-2241, D-3139, F-412 AND F-477.

D. DUCTILE IRON PIPE (DIP) (FOR PUMPING STATIONS AND FORCE MAINS ONLY), CLASS 52, CONFORMING TO A.N.S.I. A-21.5, A-21.11, A-21.50 AND A-21.51 (A.W.W.A. C-105, C-111, C-150 AND C-151) LINED WITH PROTECTO 401 CERAMIC EPOXY, AS MANUFACTURED BY INDURON COATINGS, INC., OR APPROVED EQUAL AND INSTALLED IN AN EIGHT MIL (8 MIL) POLYETHYLENE ENCASEMENT.

E. GLASS-FIBER-REINFORCED POLYMER PIPE (GFRP) CONFORMING TO A.S.T.M. D-3754, D-4161, D-3517, F-477, A.W.W.A. C-950 AND A.W.W.A. FIBERGLASS PIPE DESIGN MANUAL M-45. PIPE SHALL BE PRESSURE CLASS 50.

PIPE / FITTINGS

TYPE	DEPTH OF COVER	PIPE DIAMETER	MIN. THICKNESS	NATIONAL STANDARDS	MIN. PIPE STIFFNESS
IPS PVC	0' – 15'	6" – 12"	SDR-26	ASTM D-2241	115
IPS PVC	0' – 20'	6" – 12"	SDR-21	ASTM D-2241	224
DIS PVC	0' – 30'	6" – 12"	DR-18	AWWA C-900	364
DIS PVC	0' – 30'	14" – 24"	DR-18	AWWA C-905	364
DIS PVC	0' – 30'	30" – 36"	DR-25	AWWA C-905	129
DIS PVC	0' – 30'	42" – 48"	DR-32.5	AWWA C-905	57
DIP	0' – 30'	6" – 48"	CL.52	AWWA C-151	N.A.
GFRP	0' – 30'	30" – 36"	CL.50	AWWA C-950	129
GFRP	0' – 30'	42" – 48"	CL.50	AWWA C-950	72

5.2 ALL PVC PLASTIC PIPE AND FITTINGS SHALL HAVE A CELL CLASSIFICATION OF 12454-B OR C, AS DEFINED IN A.S.T.M. D-1784, AND SHALL HAVE A MINIMUM PIPE STIFFNESS AS SHOWN IN TABLE 1. THE REQUIRED STANDARD DIMENSION RATIO (SDR) OR DIMENSION RATIO (DR) FOR PVC PIPE AND FITTINGS SHALL BE SELECTED BASED UPON THE DEPTH OF COVER (SEE TABLE 1).

5.3 PVC PIPE FITTINGS CONFORMING TO A.S.T.M. D-2241 SHALL HAVE A MINIMUM WALL THICKNESS OF SDR-26 PLASTIC PIPE AS DEFINED IN TABLE 2 OF A.S.T.M. D-2241, AND AT LEAST THE SAME THICKNESS OF THE MAIN SEWER LINE THAT THEY ARE INSTALLED IN. FITTINGS IN SIZES EIGHT INCHES (8") AND SMALLER SHALL BE MOLDED IN ONE PIECE WITH ELASTOMERIC JOINTS AND MINIMUM SOCKET DEPTHS AS SPECIFIED IN EACH RESPECTIVE SECTION. FITTINGS THAT ARE TEN INCHES (10") AND LARGER SHALL BE MOLDED OR FABRICATED WITH ELASTOMERIC JOINTS IN ACCORDANCE WITH A.S.T.M. STANDARDS D-1784 AND D-3139 INCORPORATING THE MANUFACTURER'S STANDARD PIPE BELLS AND GASKETS. GASKETS SHALL CONFORM TO A.S.T.M. F-477 AND F-913.

5.4 PVC JOINTS SHALL MEET THE REQUIREMENTS OF A.S.T.M. D-3212 OR D-3139, WHICHEVER IS APPLICABLE. FITTINGS WITH A GASKET RETENTION RACE FORMED BY HEATING OR CRIMPING ARE NOT PERMITTED THROUGHOUT THE DISTRICT. SOLVENT CEMENTED (WELDED) JOINTS ARE NOT PERMITTED, EXCEPT WHEN USED IN THE FABRICATION OF FITTINGS PRIOR TO INSTALLATION.

5.5 PVC PIPE SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE A.S.T.M. STANDARD SPECIFICATION D-2321 "UNDERGROUND INSTALLATION OF FLEXIBLE THERMOPLASTIC SEWER PIPE". INITIAL BACKFILLING AND BEDDING MATERIALS SHALL BE CLASS IA CRUSHED STONE OR CRUSHED GRAVEL, AS OUTLINED IN A.S.T.M. D-2321 AND SHALL HAVE AN I.D.O.T. GRADATION OF CA-7, UNLESS OTHERWISE SPECIFIED BY THE DISTRICT. MATERIALS SHALL MEET A PLASTICITY INDEX OF ZERO TO FOUR PERCENT (0% TO 4%) AS DETERMINED BY THE METHOD GIVEN IN A.A.S.H.T.O. T-90 AND SHALL HAVE A SPECIFIC GRAVITY (DRY) OF GREATER THAN 2.45. 5.6 DIP SHALL BE USED FOR SANITARY SEWER FORCE MAIN STATION PIPING AND FORCE MAINS ONLY. ALL DIP FITTINGS DEFLECTING ELEVEN AND ONE-QUARTER DEGREES (11¼°) OR GREATER SHALL BE THRUST PROTECTED TO PREVENT MOVEMENT OF LINES UNDER PRESSURE. THE BLOCKING SHALL BE CLASS SI CONCRETE, A MINIMUM OF 12 INCHES THICK, PLACED BETWEEN SOLID GROUND AND THE FITTING TO BE ANCHORED AND SHALL BE SO PLACED THAT PIPE AND FITTINGS REMAIN ACCESSIBLE FOR REPAIRS. UPON COMPLETION OF THE NEWLY LAID FORCE MAIN, THE MAIN SHALL BE FLUSHED AT A RATE OF NOT LESS THAN TWO AND ONE-HALF FEET PER SECOND (2.5 FPS), TO REMOVE ANY FOREIGN MATTER THAT MIGHT BE IN THE MAIN. DEFLECTION TESTS, AIR TESTS, OR T.V. TESTS WILL NOT BE REQUIRED ON DIP SANITARY SEWER FORCE MAINS. AFTER THE PIPE HAS BEEN LAID AND PARTIALLY BACKFILLED, THE NEWLY LAID PIPE SHALL BE TEMPORARILY PLUGGED AND SUBJECTED TO HYDROSTATIC TESTS IN ACCORDANCE WITH SECTION 13 OF A.W.W.A. SPECIFICATION C-600. THE DURATION OF THE TEST SHALL BE A MINIMUM OF ONE HOUR AT ONE-HUNDRED AND FIFTY POUNDS PER SQUARE INCH (150 PSI). UPON COMPLETION OF THE PRESSURE TEST, A LEAKAGE TEST SHALL BE CONDUCTED. THE DURATION OF THE TEST SHALL BE A MINIMUM OF ONE HOUR AT ONE-HUNDRED AND FIFTY POUNDS PER SQUARE INCH (150 PSI) PRESSURE. THE ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FORMULA:

L = [S*D*(P^0.5)]/133,200, WHERE:
L = ALLOWABLE LEAKAGE IN GALLONS PER HOUR
S = LENGTH OF PIPE LINE TESTED IN FEET.
D = NOMINAL DIAMETER OF PIPE IN INCHES
P = AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH.

LEAKAGE IS DEFINED AS THE QUANTITY OF WATER TO BE SUPPLIED IN THE SECTION UNDER TEST WHICH IS NECESSARY TO MAINTAIN THE TEST PRESSURE AFTER THE PIPE HAS BEEN FILLED WITH WATER AND THE AIR EXPELLED.

5.7 GFRP PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. NSF POTABLE WATER RATING AND FACTORY HYDROTESTING WILL BE REQUIRED, UNLESS SPECIFIED OTHERWISE. JOINTS SHALL BE FIBERGLASS SLEEVE COUPLINGS SEALED WATERTIGHT USING ELASTOMERIC SEALING GASKETS MADE OF EDPM RUBBER COMPOUND MEETING THE PERFORMANCE REQUIREMENTS OF A.S.T.M. D-4161. THE HOOP-TENSILE STRENGTH OF THE PIPE SHALL MEET THE REQUIREMENTS OF A.S.T.M. D-3517 FOR PRESSURE CLASS 50. GLASS REINFORCEMENT FIBERS USED TO MANUFACTURE THE PIPE AND FITTINGS SHALL BE OF THE HIGHEST QUALITY COMMERCIAL GRADE OF GLASS FILAMENTS SUITABLY TREATED WITH BINDER AND SIZING COMPATIBLE WITH IMPREGNATING RESINS. THE MANUFACTURER SHALL BE REQUIRED TO PROVIDE THE NECESSARY COUPLING ON ONE END OF THE PIPE AS PART OF THE MANUFACTURING PROCESS. COUPLINGS SHALL BE MANUFACTURED WITH A STOP INSIDE THE COUPLING SO AS TO ASSURE THAT THE COUPLING IS CENTERED OVER THE JOINT.

5.8 THE DISTRICT RESERVES THE RIGHT TO APPROVE ALL FITTINGS AND PIPE ON A CASE BY CASE BASIS.

5.9 PIPE SIZE SHALL BE A MINIMUM OF EIGHT INCHES (8") FOR SANITARY SEWER MAINS AND SIX INCHES (6") FOR SANITARY SEWER SERVICES. ALL SANITARY SEWER MAINS AND SERVICES SHALL BE INSTALLED WITH A MINIMUM OF FIVE FEET (5') OF COVER OVER THE TOP OF PIPE. CURVILINEAR SEWERS ARE NOT PERMITTED.

5.10 THE PIPE SHALL BE LAID SO THAT IT WILL BE UNIFORMLY SUPPORTED FOR ITS ENTIRE LENGTH. NO BLOCKING OF ANY KIND SHALL BE USED TO ADJUST THE PIPE TO GRADE EXCEPT WHEN EMBEDMENT CONCRETE IS USED. BEDDING SHALL BE A MINIMUM OF SIX INCHES (6") IN DEPTH. THE BEDDING MATERIAL SHALL BE PLACED AND WORKED IN AROUND THE PIPE BY HAND TO PROVIDE UNIFORM SUPPORT, THE AROUND AND OVER THE CROWN OF THE PIPE BY A MINIMUM THICKNESS OF TWELVE INCHES (12") FOR FLEXIBLE PIPE, AND FOUR INCHES (4") FOR RIGID PIPE. THE CONTRACTOR SHALL BE REQUIRED TO INSTALL PVC PIPE IN SUCH A MANNER THAT THE DIAMETRIC DEFLECTION OF THE PVC PIPE SHALL NOT EXCEED FIVE PERCENT (5%) AND THE MATERIALS SURROUNDING THE PIPE SHALL BE COMPACTED TO THE REQUIRED STANDARD PROCTOR DENSITIES OUTLINED IN A.S.T.M. D-2321. THE CONTRACTOR SHALL BE REQUIRED TO INSTALL GFRP PIPE IN SUCH A MANNER THAT THE DIAMETRIC DEFLECTION OF THE GRRP PIPE SHALL NOT EXCEED 3% OF THE ORIGINAL PIPE DIAMETER WITHIN THE FIRST 24 HOURS AFTER INSTALLATION. BACKFILLING AND REMOVAL OF THE DEWATERING SYSTEM. THE DIAMETRIC DEFLECTION OF THE GFRP PIPE SHALL ALSO NOT EXCEED 4% OF THE ORIGINAL PIPE DIAMETER AFTER 30 DAYS OF THE COMPLETED INSTALLATION. ALL PIPES EXCEEDING THE ABOVE DEFLECTION LIMITS SHALL BE CORRECTED TO THE SATISFACTION OF THE DISTRICT AND/OR MUNICIPAL GOVERNMENT HAVING JURISDICTION.

5.11 NON-SHEAR FLEX-SEAL® ADJUSTABLE REPAIR COUPLINGS, AS MANUFACTURED BY MISSION RUBBER COMPANY, OR APPROVED EQUAL SHALL BE USED WHEN JOINING PIPES MADE OF DISSIMILAR MATERIAL OR WHERE NO "HUB" END EXISTS. FOR ALL NEW CONSTRUCTION, PVC TRANSITION FITTINGS SHALL BE USED WHEN JOINING PVC PIPES OF DISSIMILAR MATERIAL SPECIFICATIONS (DIFFERING OUTSIDE DIAMETERS) SUCH AS WITH STORM SEWER, WATER MAIN OR STRUCTURE CROSSINGS WHERE NO "HUB" END EXISTS. REPAIRS DURING CONSTRUCTION ARE NOT PERMITTED. IF A PIPE IS DAMAGED DURING CONSTRUCTION, THE DAMAGED PIPE SHALL BE REMOVED TO THE CLOSEST DOWNSTREAM JOINT AND RELAID.

5.12 THE DISTRICT RESERVES THE RIGHT TO REQUIRE A CONTRACTOR TO SUBMIT CERTIFIED COPIES OF ALL REPORTS OF TESTS CONDUCTED BY AN INDEPENDENT LABORATORY BEFORE INSTALLATION OF THE PIPE. TESTS FOR PVC PIPE SHALL BE CONDUCTED IN ACCORDANCE WITH STANDARD METHOD OF TEST FOR "EXTERNAL LOADING PROPERTIES OF PLASTIC PIPE BY PARALLEL-PLATE LOADING".

5.13 SANITARY SERVICES:

A. ALL PRIVATE SANITARY SEWER SERVICE CONNECTIONS SHALL BE GRANTED A DISTRICT PERMIT PRIOR TO PERFORMING THE WORK. THE INSTALLATION OF THE SANITARY SERVICE SHALL BE INSPECTED BY THE DISTRICT FOR SERVICES CONNECTED TO THE DISTRICT'S INTERCEPTORS AND BY THE CITY OF YORKVILLE FOR SERVICES CONNECTED TO THE CITY'S SEWER SYSTEM. FOR SERVICES CONNECTED TO THE DISTRICT'S INTERCEPTORS, THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 24 HOURS PRIOR TO PERFORMING THE WORK.

B. FOR SANITARY SEWERS SERVING BUILDINGS WITH BASEMENTS, THE SEWER SHALL BE A MINIMUM OF TEN FEET (10') BELOW THE TOP OF FOUNDATION OR THE BUILDING SHALL BE CONSTRUCTED WITH OVERHEAD PLUMBING.

C. SERVICE CONNECTIONS TO NEW MAINS SHALL BE WITH A TEE/WYE FITTING WITH A SIX INCH (6") BRANCH. ALL FITTINGS, RISER PIPE, AND SERVICE LINE PIPING SHALL BE OF THE SAME MATERIAL AS THE MAIN SEWER.

D. WHEN CONNECTING TO AN EXISTING SANITARY MAIN WHEN A TEE OR WYE IS NOT PROVIDED, AN INSERTA TEE FITTING, AS MANUFACTURED BY INSERTA FITTINGS CO., MUST BE INSTALLED. THE MINIMUM DISTANCE BETWEEN FITTINGS IS FOUR FEET (4') CENTER TO CENTER. DISRUPTION OF ANY EXISTING SANITARY MAIN BY BREAKING OR CUTTING IN A TEE/WYE IS PROHIBITED UNLESS THE EXISTING MAIN IS CRACKED OR BROKEN AT THE POINT OF CONNECTION WITH THE INSERTA TEE®. A REPRESENTATIVE OF THE DISTRICT OR MUNICIPAL GOVERNMENT HAVING JURISDICTION SHALL DETERMINE THE EXISTING MAIN REPAIR OR REPLACEMENT REQUIRED ON A CASE BY CASE BASIS PRIOR TO CONNECTION, CONSTRUCTION OR INSTALLATION.

E. ALL NEWLY CONSTRUCTED SANITARY SERVICE LINES MUST BE SECURED WITH A FACTORY-MADE PLUG TO PREVENT UNNECESSARY INFILTRATION, INFLOW, DIRT OR DEBRIS FROM ENTERING THE DOWNSTREAM SEWER SYSTEM. UNDER NO CIRCUMSTANCES SHALL THE SANITARY SEWER SYSTEM BE USED TO DRAIN NEWLY EXCAVATED BASEMENTS.

F. CAST IRON CLEAN-OUT COVERS CONFORMING TO ASTM CLASS 25 OR HIGHER SHALL BE REQUIRED FOR ALL SANITARY SEWER SERVICES LOCATED IN ANY PAVED SURFACE. LOCATIONS OF SAID COVERS SHALL BE CONSTRUCTED PER THE APPROVED ENGINEERING PLAN. CAST IRON CLEAN-OUT COVERS SHALL MEET THE REQUIREMENTS OF THESE SPECIFICATIONS AND THE DETAIL INCLUDED AT THE END OF THESE SPECIFICATIONS.

SECTION 6: TESTING AND APPROVAL

6.1 ALL NEWLY CONSTRUCTED SANITARY SEWERS SHALL BE CLEANED OF DEBRIS AND FLUSHED CLEAN, AS NECESSARY, PRIOR TO CONDUCTING THE REQUIRED TESTS. ALL DEBRIS SHALL BE REMOVED FROM THE SANITARY SEWER SYSTEM. UNDER NO CIRCUMSTANCES SHALL DEBRIS BE FLUSHED INTO THE DOWNSTREAM SANITARY SEWER SYSTEM.

6.2 ALL NEWLY CONSTRUCTED SANITARY SEWERS ARE REQUIRED TO BE TESTED FOR DEFLECTION AND WATERTIGHTNESS (AIR TEST ONLY). TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS". RESULTS OF ALL TESTING SHALL BE SENT TO THE DISTRICT WITHIN THIRTY (30) DAYS OF COMPLETION OF SAID TESTING.

6.3 ALL NEWLY CONSTRUCTED SANITARY SEWER MAINS, AND THE INTERIOR OF EACH NEW LATERAL FROM THE POINT OF CONNECTION WITH THE MAIN, SHALL BE SUBJECT TO CLOSED CIRCUIT TELEVISION INSPECTION. THE TELEVISING SHALL BE PERFORMED FROM MANHOLE TO MANHOLE WITH EACH LATERAL REFERENCED BY STATION FROM THE UPSTREAM MANHOLE. THE TELEVISION CAMERA USED FOR THE INSPECTION SHALL BE ONE SPECIFICALLY DESIGNED AND CONSTRUCTED FOR SUCH INSPECTION AND SHALL BE SUITABLE TO ALLOW A CLEAR PICTURE OF THE ENTIRE PERIPHERY OF THE PIPE. PICTURE QUALITY AND DEFINITION SHALL BE TO THE SATISFACTION OF THE DISTRICT AND IF UNSATISFACTORY, SHALL BE REDONE. THE INSPECTION WILL BE DONE ONE MANHOLE SECTION AT A TIME UNDER NO FLOW CONDITIONS. EACH MANHOLE SHALL BE IDENTIFIED BY THE MANHOLE NUMBERS SHOWN ON THE APPROVED ENGINEERING PLANS. THE CAMERA SHALL BE MOVED THROUGH THE LINE AT A UNIFORM RATE, STOPPING WHEN NECESSARY TO INSURE PROPER DOCUMENTATION OF THE SEWER'S CONDITION. MANUAL WINCHES, POWER WINCHES, TV CABLE AND POWERED REWINDS OR OTHER DEVICES THAT DO NOT OBSTRUCT THE CAMERA VIEW OR INTERFERE WITH PROPER DOCUMENTATION OF THE SEWER CONDITIONS MAY BE USED TO MOVE THE CAMERA THROUGH THE SEWER LINE. ONE (1) COPY OF THE COMPLETE VIDEOTAPES AND WRITTEN LOGS SHALL BE SENT TO THE DISTRICT WITHIN THIRTY (30) DAYS OF COMPLETION OF SAID TESTING.

6.4 EACH NEW MANHOLE SHALL BE VACUUM TESTED AFTER FINAL SURFACE RESTORATION HAS BEEN COMPLETED. THE MANHOLE FRAME AND ADJUSTING RINGS SHALL BE IN PLACE WHEN TESTING. NO GROUT WILL BE PLACED IN THE HORIZONTAL JOINTS BEFORE TESTING. ALL PIPES ENTERING THE MANHOLE SHALL BE TEMPORARILY PLUGGED, TAKING CARE TO SECURELY BRACE THE PLUGS FROM BEING DRAWN INTO THE MANHOLE. ALL WORK OF VACUUM TESTING SHALL BE PERFORMED IN ACCORDANCE WITH A.S.T.M. C-1244 AND THE FOLLOWING REQUIREMENTS. A VACUUM OF TEN INCHES (10") OF MERCURY (HG) SHALL BE DRAWN AND THE VACUUM PUMP SHUT OFF. WITH THE VALVES CLOSED, THE TIME SHALL BE MEASURED FOR THE VACUUM TO DROP TO NINE INCHES (9") OF MERCURY (HG). THE MANHOLE SHALL PASS IF THE VACUUM DOES NOT DROP BELOW NINE INCHES (9") OF MERCURY (HG) FOR THE FOLLOWING TIME PERIODS FOR EACH SIZE OF MANHOLE:

48" DIAMETER – 60 SECONDS
60" DIAMETER – 75 SECONDS
72" DIAMETER – 90 SECONDS

SHOULD THE MANHOLE FAIL THE VACUUM TEST, ALL LEAKS SHALL BE SEALED WITH AN APPROVED NON-SHRINK GROUT AND THE TEST REPEATED UNTIL A SATISFACTORY TEST IS OBTAINED. RESULTS OF ALL TESTING SHALL BE SENT TO THE DISTRICT WITHIN THIRTY (30) DAYS OF COMPLETION OF SAID TESTING.

6.5 ALL DEFECTS IN MATERIAL AND/OR WORKMANSHIP NOTED DURING INSPECTION SHALL BE REPAIRED BY THE CONTRACTOR, TO THE SATISFACTION OF THE DISTRICT, BEFORE RELEASE IS GRANTED AND THE SEWER ACCEPTED. UPON COMPLETION OF THE REPAIRS, THE ABOVE TESTS SHALL BE REPEATED UNTIL A SATISFACTORY TEST IS OBTAINED.

6.6 WITHIN SIXTY (60) DAYS AFTER FINAL INSPECTION AND APPROVAL BY THE DISTRICT AND/OR THE APPROPRIATE MUNICIPAL GOVERNMENT, A SET OF "RECORD DRAWINGS" OF THE COMPLETED PROJECT SHALL BE FURNISHED TO THE DISTRICT. RECORD DRAWINGS SHALL INDICATE ANY DEVIATIONS FROM THE APPROVED PLANS BASED ON THE COMPLETED IMPROVEMENTS AS CONSTRUCTED. CONDITIONS TO BE NOTED SHALL INCLUDE, BUT NOT BE LIMITED TO DEVIATIONS IN SIZE, SLOPE, MATERIALS, INVERT AND RIM ELEVATIONS AND HORIZONTAL LOCATIONS OF THE SANITARY PIPE, CONNECTIONS, MANHOLES OR OTHER APPURTENANT STRUCTURES. INFORMATION RELATIVE TO OTHER EXISTING FEATURES OR AS CONSTRUCTED WHICH MAY IMPACT THE OPERATION OR MAINTENANCE OF THE SANITARY SEWER SYSTEM SHALL ALSO BE NOTED ON THE RECORD DRAWINGS. THESE SHALL INCLUDE, BUT NOT BE LIMITED TO, EXISTING OR PROPOSED UTILITIES AND APPURTENANCES, OVERLAND FLOW ROUTES, STRUCTURES, PAVEMENT OR BUILDINGS. RECORD DRAWINGS SHALL BE PREPARED UNDER THE DIRECTION OF, AND CERTIFIED BY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF ILLINOIS.

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WATER MAIN CONSTRUCTION

1. All water main construction shall be in accordance with the "Standard Specifications For Water and Sewer Main Construction in Illinois", latest edition, and revisions thereto, the notes and on the plans, and in accordance with codes and ordinances of the United City of Yorkville, Illinois.

2. All water main shall be ductile iron pipe Class 52 with mechanical or push-on joints and shall conform to ANSI A21.51 (AWWA C151), ANSI A21.50 (AWWA C150) and ANSI A21.11 (AWWA C111). Pipe shall be manufactured in the United States.

3. All fittings shall be ductile iron and shall conform to ANSI A21.53 (AWWA C153). Fittings and accessories shall be manufactured in the United States.

4. All pipe and fittings shall be cement lined in accordance with ANSI A21.4 (AWWA C104).

5. All fittings shall be mechanical joint fittings.

6. All mechanical joint fittings, valves and hydrants shall be restrained with retainer glands. Retainer glands shall be EBAA Iron MEGALUG Series 1100.

7. All water main and fittings shall be wrapped with polyethylene. Polyethylene shall have a thickness of 8-mil in accordance with ANSI A21.5 (AWWA C105).

8. Long radius curves, either horizontal or vertical, may be laid with standard pipe by deflections at the joints. Maximum deflections at pipe joints and laying radius for the various pipe lengths shall be in accordance with AWWA C600. When rubber gasket pipe is laid on a curve, the pipe shall be jointed in a straight alignment and then deflected to the curved alignment. Trenches shall be made wider on curves for this purpose.

9. All gate valves shall be resilient wedge type conforming to AWWA C515 and have a non-rising stem, with a standard operating nut and shall open in a counter-clockwise direction. Gate valves 10-inches or larger shall be in valve vaults. Gate valves under 10-inches shall be in either a vault or cast iron valve box and shall be located outside of pavement and/or sidewalks. If the gate valve must be installed within pavement, then it shall only be in a valve vault.

10. All valves 16-inches or larger shall be butterfly valves with a non-rising stem, shall have a standard operating nut and shall open in a counter-clockwise direction. Butterfly valves shall be Clow or Pratt butterfly valves in accordance with AWWA C-504-00. Butterfly valves shall be in valve vaults.

11. All valve boxes shall be cast iron, two piece 5 ¼" shafts, screw-type Tyler model 664-S or approved equal with a valve box stabilizer. Lids are to be marked with "Water". (Valve box extensions if required are considered incidental).

12. All hydrants shall be in accordance with AWWA C502 and shall be a Clow F-2545 (Medallion) or a American Flow Control - Waterous WB-67-250 with one 4½" steamer nozzle and two 2½" hose nozzles, with national standard treads, a national standard operating nut, and above ground break flange. All hydrants shall have an auxiliary gate valve with a cast iron valve box.

13. Repair couplings shall be Smith Blair (Rockwell) D.I. coupling Type 441 or equal. Couplings shall be provided at locations shown on the plans or as required to make pipe connections.

14. All tees, bends, fire hydrants and valves shall be adequately supported with a concrete base, and supported laterally with poured in place thrust blocking against undisturbed earth.

15. All water mains shall have a minimum depth of cover of 5'-6".

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16. All pressure taps to an existing City main shall be made with a Clow or American Flow Control (Waterous) ductile iron mechanical joint tapping sleeve for same size taps with the main. dissimilar size taps and mains shall be made with stainless steel tapping sleeves and shall be Mueller H-304, Smith Blair (Rockwell) 662-663 OR 664-665 OR Romac SST. A Clow or American Flow Control (Waterous) resilient tapping valve and shall be installed with the tapping sleeve. The tapping sleeve and valve shall be constructed in a valve vault with concentric cone.

17. No water service taps shall be made prior to the City receiving the IEPA operating permit.

18. All trenches caused by the construction of sewers, water mains, water service pipes and the excavation around catch basins, manholes, inlets and other appurtenances which occur within the limits of existing or proposed pavements, sidewalks and curb and gutters or where the edge of the trench shall be within two (2) feet of said improvements shall be backfilled with CA-6 crushed limestone (IDOT certified) and mechanically compacted.

19. Before acceptance by the City all work shall be inspected and approved by the City or its representatives.

20. Water mains and water service lines shall be protected from sanitary sewers, storm sewers, combined sewers, house sewer service connections and drains in accordance with Title 35: Environmental Protection, Subtitle F: Public Water Supplies, Chapter I: Pollution Control Board, Part 604 Design, Operation, and Maintenance Criteria, Section 604.1440 Sanitary Separation for Finished Water Main.

21. Whenever possible, a water main must be laid at least ten feet horizontally from any existing or proposed drain or sewer line. Should local conditions exist which would prevent a lateral separation of ten feet, a water main may be laid closer than ten feet to a storm or sanitary sewer provided that the water main invert is at least eighteen inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer. If it is impossible to obtain proper horizontal or vertical separation as described above, then the sewer must also be constructed per section 604.1440 and pressure tested to the maximum expected surcharge head to assure water tightness before backfilling.

22. Whenever water mains must cross house sewers, storm sewers or sanitary sewers, the water main shall be laid at such an elevation that the invert of the water main is eighteen inches above the crown of the drain or sewer. This vertical separation must be maintained for that portion of the water main located within ten feet horizontally of any sewer or drain crossed. This must be measured as the normal distance from the water main to the drain or sewer. If it is impossible to obtain the proper vertical separation as described above or if it is necessary for the water main to pass under a sewer or drain, then the sewer must be constructed of water main type material. This construction must extend on each side of the crossing until the normal distance from the water main to the sewer or drain line is at least ten feet. In making such crossings, center a length of water main pipe over/under the sewer to be crossed so that the joints will be equidistant from the sewer and as remote therefrom as possible. Where a water main must cross under a sewer, a vertical separation of eighteen inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the sewer line to prevent their settling and breaking the water main.

23. Valve vaults shall be adjusted with precast concrete adjusting rings to a maximum of 0'-8".

24. Hydrostatic tests - the contractor shall perform hydrostatic tests in accordance with Division IV, Section 41 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition, and applicable provisions of AWWA C-600 and C-605. The water mains shall maintain a 150 psi average for up to 4 hours during the test. The test pressure shall no drop more than 2 psi for the duration of the test. Allowable leakage shall be as set forth in the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition. The City water operator in charge or person authorized by the City water operator in charge shall be present during all testing. The contractor shall use a pressure gage supplied by the City for the test.

25. Disinfection of the water main - upon completion of the newly laid water mains, the water mains shall be disinfected in accordance with the American Water Works Association, procedure designation, AWWA C-651.

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person authorized by the city shall perform sampling sampling and processing of the test sample and test results. The cost of the water sampling and testing shall be borne by the city. Water must pass two consecutive days of sampling tests by a state approved lab.

26. Water valves and fire hydrants shall only be operated by United City of Yorkville Water Department personnel. Please contact the Yorkville Water Department at 630-553-4372.

27. The developer shall reimburse the City of Yorkville for the cost of water to fill and test new water mains and also for the cost of laboratory tests after chlorination. The water cost shall be at the bulk rate charged by the City of Yorkville at the time. The volume of water shall be calculated as the volume of two and one-half times the lengths and diameters of new water mains.

28. Services shall be equipped with corporation stop, curb stop and buffalo box. The buffalo box shall be set in the parkway, on the centerline of the property, approximately centered between the back of sidewalk and adjacent right of way line. Service trenches beneath or within two feet of proposed driveways, sidewalks, or other pavements shall be backfilled full-depth with aggregate. Depth of bury shall be 5-feet. No joints shall be allowed between the corporation stop and curb stop.

29. Buffalo boxes shall not be set directly in p

GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST O.S.H.A. STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF O.S.H.A., AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
2. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.50% MINIMUM SLOPE ALONG ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.
4. IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.
5. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, & ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. NO ON SITE BURNING WILL BE ALLOWED
6. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
7. NO PART OF THE PROPOSED PROJECT IS LOCATED WITHIN A FLOOD HAZARD AREA
8. THE CONTRACTOR SHALL CONFINE THEIR GRADING OPERATIONS TO WITHIN CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. ALL FIELD TILES ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON THE RECORD PLANS BY THE CONTRACTOR.
11. ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE **CITY OF YORKVILLE.**
12. ELEVATIONS AND CONTOURS ARE TO STATE PLANE COORDINATES PER NAVD DATUM.
13. 1 WEEK PRIOR TO CONSTRUCTION WITHIN **CITY** ROW OR ANY CONNECTION TO PUBLIC SEWERS, CONTRACTOR SHALL NOTIFY THE APPROPRIATE **CITY** ENGINEERING DIVISIONS:
14. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION UNITS. THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OR MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
15. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
16. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE **OWNER.**
17. ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE **CITY** CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND LATEST EDITION OF **IDOT** DESIGN STANDARDS
18. ALL SUBGRADE AND SUBBASE SHALL BE PROOFROLLED PER THE **CITY OF YORKVILLE** DEVELOPMENT ORDINANCES ENGINEERING SPECIFICATIONS.
19. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
20. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY CALL **JULIE AT 1-800-892-0123** AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
21. PROVIDE UNDERDRAINS FROM SEEPS OR SPRINGS ENCOUNTERED. EXTEND TO STORM SEWER SYSTEM OR DAYLIGHT AT THE BOTTOM OF THE THE FILL SLOPE
22. GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
23. ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
24. CONTRACTOR TO LOCATE ANY ELECTRIC LINES SERVICING SURROUNDING PARKING LOT LIGHTING WITH IN THE AREA OF CONSTRUCTION PRIOR TO THE INSTALLATION OF SANITARY, STORM AND WATER MAIN PIPE.
25. CONTRACTOR TO SCHEDULE THE ROADWAY CROSSING AND TEMPORARY ROAD CLOSED SIGNS FOR THE MAIN ACCESS ROAD TO OCCUR DURING OFF PEAK HOURS. CONTRACTOR SHALL POST APPROPRIATE TRAFFIC CONTROL SIGNAGE PRIOR TO CLOSING THE ROADWAY.

SITE BENCHMARKS:

CITY BENCHMARK:

CITY BM#9: BERNTSEN MONUMENT WITH 2 ½" DOMED ALUMINUM CAP STAMPED "UNITED CITY OF YORKVILLE" AND ENCLOSED IN PVC PIPE WITH AND ACCESS COVER STAMPED "UNITED CITY OF YORKVILLE", LOCATED ON THE EAST SIDE OF THE RIVERFRONT PARK PARKING LOT, 10.7 FEET EASTERLY OF A LIGHT POLE, 70.4' SOUTHWESTERLY OF THE NORTHWEST CORNER OF THE PAVILION, 64.8 FEET NORTHERLY OF A FIRE HYDRANT.

ELEVATION: 580.60 FEET (NAVD88)

SITE BENCHMARKS:

**NOTE: PROJECT WAS BASED UPON NGVD 29 DATUM.

PROJECT DATUM = NAVD88 (CITY DATUM) + 0.52 FEET

SBM#1:

CUT 'X' IN TOP OF CURB ON THE NORTHWESTERLY SIDE OF DEER STREET, APPROXIMATELY 91.2 FEET SOUTHWESTERLY OF THE CENTERLINE OF IL ROUTE 126, 8.2' SOUTHEASTERLY OF THE SOUTHWESTERLY END OF A BLOCK RETAINING WALL AND 13.9' SOUTHEASTERLY OF A POWER POLE.

ELEVATION: 662.96 FEET (NGVD29)

SBM #2:

CHISELED X IN TOP CENTER OF THE NORTHEASTERLY HEADWALL OF CULVERT UNDER IL ROUTE 126, LOCATED APPROXIMATELY 307 FEET NORTHWESTERLY OF THE CENTERLINE OF WOODEN BRIDGE DRIVE.

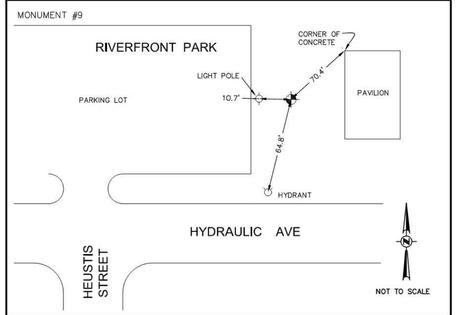
ELEVATION: 637.13 FEET (NGVD29)

UNITED CITY OF YORKVILLE

SURVEY CONTROL MONUMENTS

MONUMENT DESCRIPTION AND REMARKS:

BERNTSEN MONUMENT CONSISTING OF 3/4" DIAMETER ALUMINUM RODS WITH A 2-1/2" DOMED ALUMINUM CAP STAMPED "UNITED CITY OF YORKVILLE" AND ENCLOSED IN PVC PIPE WITH AN ACCESS COVER STAMPED "UNITED CITY OF YORKVILLE."



COORDINATES BASED ON ILLINOIS STATE PLANE NAD 83
ILLINOIS EAST ZONE
ELEVATION DATUM IS NAVD 88.

NORTH	1812301.67
EAST	953852.74
ELEVATION	580.60

Engineering Enterprises, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
52 Wheeler Road
Sugar Grove, Illinois 60554
Phone: (630) 466-9350

FILE NO: Y00710 CONTROL

PROJECT LEGEND:

- INDICATES PAVEMENT REMOVAL (FULL DEPTH)
- CLEARING AND GRUBBING
- INDICATES TREE OR SHRUB REMOVAL
- INDICATES TREE PROTECTION
- INDICATES PIPE REMOVAL OR ABANDONMENT
  - STORM SEWER
  - WATER MAIN
  - SANITARY
- INDICATES CURB REMOVAL
- INDICATES SAWCUT
- INDICATES EROSION CONTROL MEASURES SEE SHEET 13-15 FOR INFO. (BF IP DT)
- INDICATES SILT FILTER FENCE (LIMITS OF GRADING)
- INDICATES INLET PROTECTION
- INDICATES TEMPORARY DITCH CHECKS
- DESIGNATES AREA TO BE SEEDED (SEE LANDSCAPE PLANS)
- DESIGNATES AREA TO BE SEEDED AND TO UTILIZE EXCELSIOR BLANKET (SEE DETAILS)
- DESIGNATES PROPOSED RIPRAP AREA (SEE DETAILS) (QUANTITY AS INDICATED)
- DESIGNATES TEMPORARY CONSTRUCTION ACCESS
- DENOTES CASING PIPE
- DENOTES TUNNELING REQUIRED
- DENOTES TRENCH BACKFILL
- DENOTES MAINTAIN 18" VERTICAL SEPARATION PER TO I.E.PA'S REQUIREMENTS
- (#) DENOTES STORM SEWER TAG (SEE PLANS FOR INFORMATION)
- (#) DENOTES SANITARY SEWER TAG (SEE PLANS FOR INFORMATION)
- (#) DENOTES WATER MAIN TAG (SEE PLANS FOR INFORMATION)
- (#) DENOTES UTILITY /CONFLICT RESOLUTION TAG (SEE PLANS FOR INFORMATION)

SYMBOL LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	⊗	◉
STORM MANHOLE	◎	◉
STORM CATCH BASIN/INLET	○	●
INLET	▭	▬
FLARED END SECTION	◁	◀
VALVE VAULT	⊗	⊜
WATER SERVICE VALVE	⊙	●
WATER B-BOX	⊠	◘
INDICATES WATER MAIN LINE STOP		◑
INDICATES PRESSURE VALVE INSERT		◑
CUT AND CAP		◑
FIRE HYDRANT WITH AUXILIARY VALVE	⊙	●
LIGHT POLE	⊡	■
REGULATORY SIGN	⊤	⊤
UTILITY POLE	⊡	■
UTILITY BOX	GAS ELEC CATV	GAS ELEC CATV
MAILBOX	▷	
WELL	(W)	
SANITARY SEWER	—○—	—○—
STORM SEWER	—▷—	—▶—
COMBINATION STORM AND SANITARY SEWER	—○▷—	—○▶—
CULVERT	⊏=====⊐	▭
PERFORATED UNDERDRAIN	—◡—	—◡—
WATER MAIN	—W—	—W—
WATER MAIN ENCASEMENT		▨
WATER MAIN TUNNELING		W
TRENCH BACKFILL		▒
SANITARY FORCE MAIN	—◡—	—◡—
ELECTRIC LINE	—E—	—E—
OVERHEAD ELECTRIC LINE	—OE—	—OE—
UNDERGROUND ELECTRIC	—UE—	—UE—
TELEPHONE LINE	—T—	—T—
GAS LINE	—G—	—G—
CABLE TV LINE	—CATV—	—CATV—
FIBER OPTIC LINE	—FO—	—FO—
RAILROAD TRACKS	⫶⫶⫶	▬▬
TREE LINE	☘	
TREE	☘	
CONTOURS		
SPOT ELEVATION	EXIST	PROP
FENCE	—x—	
WETLAND	— · · —	
MARSH / WETLAND	⸙ ⸙ ⸙	⸙ ⸙ ⸙
RIPRAP	▨	▨
DRAINAGE DIRECTION ARROW		~→
DRAINAGE OVERFLOW DIRECTION		→

STANDARD ABBREVIATIONS

B-B – BACK TO BACK OF CURB
B.C. – BACK OF CURB
B.O.C. – BACK OF CURB
B.S.L. – BUILDING SETBACK LINE
C.B. – STORM CATCH BASIN
C.E. – COMMONWEALTH EDISON CO.
D.E. – DRAINAGE EASEMENT
E-E – EDGE TO EDGE OF PAVEMENT
E.O.P. – EDGE OF PAVEMENT
E.O.S. – EDGE OF SHOULDER
E.P. – EDGE OF PAVEMENT
E.S. – EDGE OF SHOULDER
F.E.S. – FLARED END SECTION
I.B.T. – ILLINOIS BELL TELEPHONE CO.
L.E. – LANDSCAPE EASEMENT
M.H. – MANHOLE (TYPE SPECIFIED ON PLANS)
R.C.M.E. – ROAD CONSTRUCTION & MAINTENANCE EASEMENT
R.O.W. – RIGHT OF WAY
T.B.F. – TRENCH BACKFILL
T.C. – TOP OF CURB
T.C.E. – TEMPORARY CONSTRUCTION EASEMENT
T.O.B. – TOP OF BERM
T.O.C. – TOP OF CURB
U.E. – UTILITY EASEMENT

NOTE:

- HR GREEN, INC. IS TO BE NOTIFIED 3 DAYS PRIOR TO CONSTRUCTION START.
- HR GREEN, INC. SHALL BE INCLUDED IN ALL PRE-CONSTRUCTION MEETINGS.
- ANY KNOWN DISCREPANCIES ON THIS PLAN SET MUST BE BROUGHT TO THE ATTENTION OF HR GREEN, INC. PRIOR TO THE START OF CONSTRUCTION.

COMPANY NAME:
PROJECT CONTACT:
CLIENT:
DATE PLOTTED: 9/24/2024 9:23 AM
FILE NAME: 211034.04-Cover
PLOT DRIVER: DWG To PDF.pc3
PEN TABLE: ILDOT-Standard.ctb

HRGreen
HRGreen.com
Illinois Professional Design Firm #184.001322

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FILE NAME = 211034.04-Cover	DRAWN – MPL	REVISED #2 – IDOT COMMENTS
PLOT SCALE = N.T.S.	CHECKED – DS	REVISED #3 – COMED COMMENTS
PLOT DATE = 9/24/2024	DATE – 01/16/2024	REVISED –

OFF-SITE WATER MAIN EXTENSION
TIMER RIDGE ESTATES
RALLY HOMES

GENERAL NOTES AND SPECIFICATIONS CONT.

SCALE: N.T.S. | SHEET NO. 01 OF 01 SHEETS | STA. TO STA.

F.A.P. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
____	_____	KENDALL	21	06
		CONTRACT NO. _____		
FED. ROAD DIST. NO. _	ILLINOIS	FED. AID PROJECT		

LEGEND:

- INDICATES TRENCH BACKFILL
- INDICATES MAINTAIN I.E.PA'S VERTICAL SEPARATION REQUIREMENTS
- (#) INDICATES WATER TAG
- (BF) (IP) (DT) INDICATES EROSION CONTROL MEASURES SEE SHEET 13–15 FOR INFO.

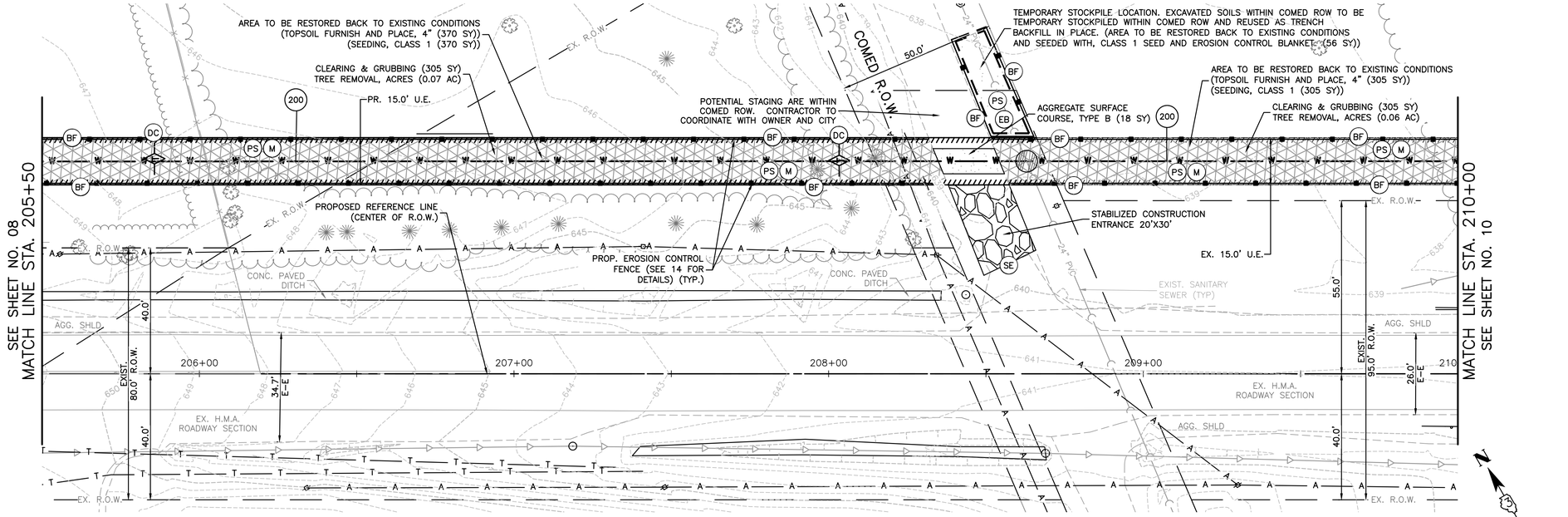
(#) WATER MAIN TAGS

200
752' - D I WATER MAIN 16"
WITH D.I, MJ BENDS & TEE'S

203-OMITTED

NOTE:

- ALL EQUIPMENT AND MATERIALS TO BE STORED FIFTEEN (15) FEET FROM THE CURB.
- ALL OPEN HOLES NEED TO BE COVERED AND HAVE PROPER TRAFFIC CONTROL PROTECTION PER IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND BE DELINEATED WITH TRAFFIC CONTROL DEVICES.

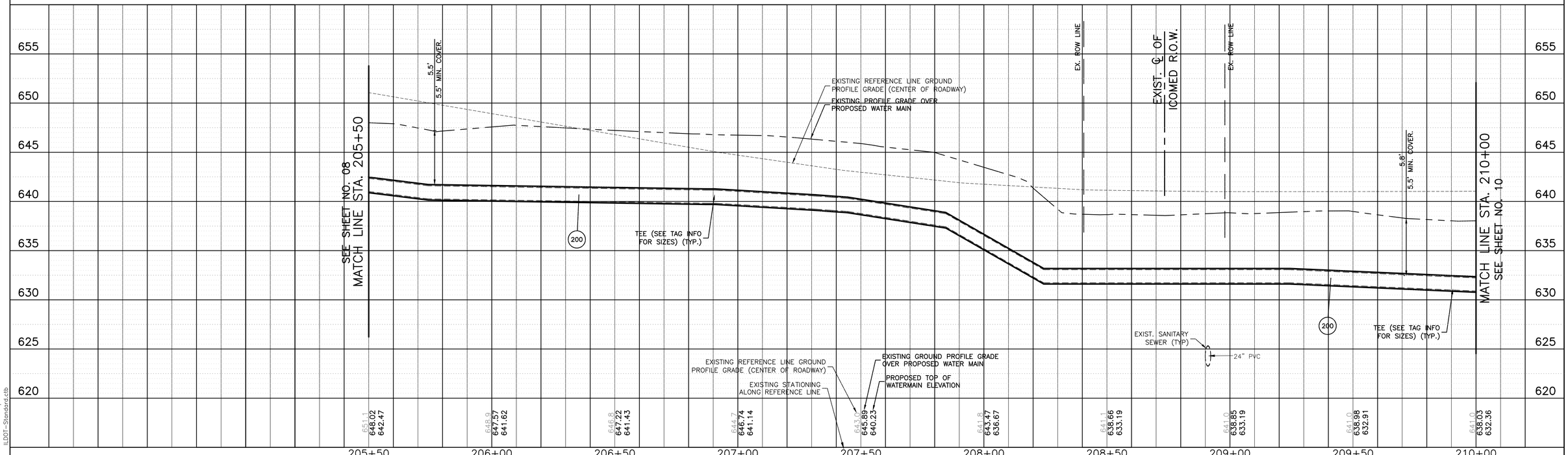


IL RTE. 126 (E. SCHOOLHOUSE RD.)

SPECIAL NOTE:

DISCHARGING FROM HYDROSTATIC PRESSURE TESTING IS NOT PERMITTED ON COMED PROPERTY WITHOUT WRITTEN APPROVAL FROM COMED ENVIRONMENTAL SERVICES DEPARTMENT (ESD).

SCALE: 1"=20'–0"



PLAN / PROFILE — SURVEYED, PLOTTED, ALIGNMENT CHECKED, GRADES CHECKED, STRUCTURE NOTATNS CHKD, CADD FILE NAME, NOTE BOOK, NO., BY, DATE

COMPANY NAME:
PROJECT CONTACT:
CLIENT:
DATE PLOTTED: 9/24/2024 9:26 AM
FILE NAME: 211034.04-PnP-Water-200-Rte-126
PLOT DRIVER: DWG To PDF.pc3
PEN TABLE: IDOT-Standard.ctb

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HRGreen

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PLOT SCALE = 1"=20'	CHECKED – DS	REVISED #3 – COMED COMMENTS
PLOT DATE = 9/24/2024	DATE – 01/16/2024	REVISED –

OFF-SITE WATER MAIN EXTENSION
TIMER RIDGE ESTATES
RALLY HOMES

WATER MAIN PLAN AND PROFILE (IL. RTE. 126 / SCHOOLHOUSE RD.)

SCALE: 1"=20' | SHEET NO. 02 OF 03 SHEETS | STA. 205+50 TO STA. 210+00

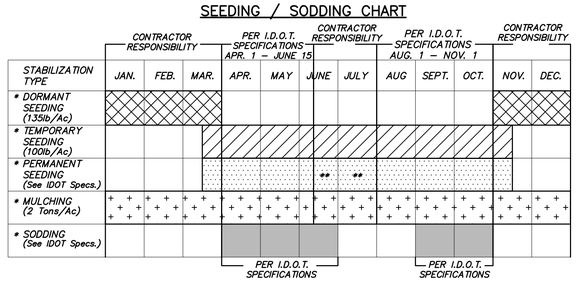
F.A.P. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
____	_____	KENDALL	21	09

CONTRACT NO. _____

FED. ROAD DIST. NO. _ | ILLINOIS | FED. AID PROJECT

CONTROL MEASURE GROUP	CONTROL MEASURE	KEY	APPL.	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERMNT
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	TS	X	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	X	
	PERMANENT SEEDING	PS	X	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.		X
	DORMANT SEEDING	DS	X	SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED.	X	
	SODDING	SO	X	QUICK PERMANENT COVER TO CONTROL EROSION. QUICK WAY TO ESTABLISH VEGETATION FILTER STRIP. CAN BE USED ON STEEP SLOPES OR IN DRAINAGEWAYS WHERE SEEDING MAY BE DIFFICULT.		X
	GROUND COVER	GC	X	PROVIDES GROUND COVER, SHRUBS AND TREES IN ADDITION TO PERMANENT VEGETATION. MAY BE USED AS PART OF A FINAL LANDSCAPE PLAN ALONG WITH SHRUBS AND TREES.		X
	RAIN GARDEN	RG		PROVIDES A TYPE OF FUNCTIONAL LANDSCAPING FEATURE DESIGNED TO CONTROL STORMWATER RUNOFF. SEE LANDSCAPING PLANS FOR DETAILS		
NON VEGETATIVE SOIL COVER	MULCHING	M	X	ADDED INSURANCE OF A SUCCESSFUL TEMPORARY OR PERMANENT SEEDING. CONTROLS UNWANTED VEGETATION AND PRESERVES MOISTURE. PROVIDES COVER WHERE VEGETATION CANNOT BE ESTABLISHED.	X	
	AGGREGATE COVER	AG	X	PROVIDES SOIL COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.		X
	PAVING	P	X	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		X
	EROSION BLANKET	EB	X	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING TIME OF YEAR IS INAPPROPRIATE AND IN SLOPED AREAS.	X	
DIVERSIONS	RIDGE DIVERSION	RD		TYPICALLY USED ABOVE SLOPES. USED WHERE AN EXCESS OF SOIL IS AVAILABLE.		
	CHANNEL DIVERSION	CD		TYPICALLY USED AT TOP OR BASE OF SLOPES. USED WHEN EXCESS SOIL IS NOT AVAILABLE.		
	COMBINATION DIVERSION	CBD		TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE RIDGE.		
	CURB AND GUTTER	CG	X	SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA NEEDING PROTECTION.		X
	BENCHES	B		SPECIAL CASE OF DIVERSION CONSTRUCTED WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND ADD SLOPE STABILITY.		
WATERWAYS	BARE CHANNEL	BC	X	PROVIDES MEANS OF CONVEYING RUNOFF TO DESIRED LOCATION. MAY BE USED TO DRAIN DEPRESSIONAL AREAS. ONLY APPLICABLE WHEN VELOCITY OF FLOW IS VERY LOW.		X
	VEGETATIVE CHANNEL	VC	X	PROVIDED ADDED STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.		X
	LINED CHANNEL	LC		USED WHEN VEGETATION WILL NOT PROTECT THE CHANNEL AGAINST HIGH VELOCITIES OF FLOW OR WHERE VEGETATION CANNOT BE ESTABLISHED.		
	DITCH CHECKS	DC	X	PROVIDES AN ENERGY DISSIPATER ALONG A LENGTHY CHANNEL TO REDUCE VELOCITY OF STORMWATER	X	
ENCLOSED DRAINAGE	STORM SEWER	ST	X	CAN BE USED TO CONVEY SEDIMENT LADEN WATER TO SEDIMENT BASIN OR IN CONJUNCTION WITH A WATERWAY.		X
	UNDERDRAIN	UD	X	USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR BETTER VEGETATION GROWTH AND SLOPE STABILITY. USED TO CARRY BASE FLOW IN WATERWAYS AND TO DEWATER SEDIMENT BASINS.		X
SPILLWAYS	STRAIGHT PIPE SPILLWAY	SS		USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER		
	DROP INLET PIPE SPILLWAY	DIS		SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED.		
	WEIR SPILLWAY	W		USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.		
	BOX INLET WEIR SPILLWAY	BS		SAME AS WEIR SPILLWAY EXCEPT LARGER FLOWS CAN BE ACCOMMODATED BECAUSE OF LOWER WEIR LENGTH.		
OUTLETS	LINED APRON	LA		PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.		
	STONE RIP RAP	RR		USED AS AN ENERGY DISSIPATER AT OUTLET STRUCTURES TO REDUCE VELOCITIES		
SEDIMENT BASINS	EMBANKMENT SEDIMENT BASIN	ES		USED WHERE TOPOGRAPHY LENDS ITSELF TO CONSTRUCTING A DAM AND EARTH FILL IS AVAILABLE.		
	EXCAVATED SEDIMENT BASIN	XS		USED WHERE EMBANKMENT COULD CAUSE A HAZARD DOWNSTREAM IN CASE OF FAILURE AND WHEN EXCESS EARTH FILL IS NOT AVAILABLE.		
	COMBINATION SEDIMENT BASIN	SB		USED WHEN TOPOGRAPHY IS SUITABLE BUT ADDITIONAL CAPACITY IS NEEDED.		
SEDIMENT FILTERS	BARRIER FILTER (SILT FENCE)	BF	X	A TEMPORARY BARRIER OF ENTRENCHED GEOTEXTILE FABRIC (FILTER FABRIC) STRETCHED ACROSS AND ATTACHED TO SUPPORTING POSTS USED TO INTERCEPT SEDIMENT LADEN RUNOFF FROM SMALL DRAINAGE AREAS OF DISTURBED SOIL.	X	
	VEGETATIVE FILTER	VF		USED ALONG DRAINAGEWAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF. SIZE MUST BE INCREASED IN PROPORTION TO DRAINAGE AREA.		
	INLET PROTECTION	IP	X	USED FOR FILTERING SEDIMENT WITHIN GRASS AREAS BEFORE WATER ENTERS THE STORM SEWER	X	
	FILTER BASKET	FB	X	USED FOR FILTERING SEDIMENT WITHIN THE ROADWAY BEFORE ENTERING THE STORM SEWER	X	
MUD AND DUST CONTROL	STABILIZED CONST. ENTRANCE	SE	X	A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER FABRIC LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA TO PREVENT MUD FROM BEING PICKED UP AND CARRIED OFF-SITE.	X	
	CONSTRUCTION ROAD STABILIZATION	CRS		THE STABILIZATION OF TEMPORARY CONSTRUCTION ACCESS ROUTES, SUBDIVISION ROADS, ON-SITE VEHICLE TRANSPORTATION ROUTES, AND CONSTRUCTION PARKING AREAS WITH STONE IMMEDIATELY AFTER GRADING TO PREVENT MUD FROM BEING PICKED UP AND CARRIED OFF-SITE.		
	DUST AND TRAFFIC CONTROL	DT	X	CONTROL OF DUST BLOWING AND MOVEMENT ON CONSTRUCTION SITES AND ROADS	X	
MISC.	POTHOLING	PH	X	THE PRACTICE OF HYDRO EXCAVATING A TEST HOLE TO EXPOSE UNDERGROUND UTILITIES TO ASCERTAIN THE HORIZONTAL AND VERTICAL LOCATION OF THE FACILITY.	X	
	EXPLORATORY TRENCH	ET	X	THE PRACTICE OF DIGGING A TEST HOLE TO EXPOSE UNDERGROUND UTILITIES TO ASCERTAIN THE HORIZONTAL AND VERTICAL LOCATION OF THE FACILITY.	X	
	CONCRETE WASHOUT	WO		PREVENTS THE DISCHARGE OF POLLUTANTS TO STORMWATER FROM CONCRETE WASTE IN A DESIGNATED WASHOUT AREA (CONCRETE WASHOUT BMP)		

SEEDING / SODDING CHART



* SEE I.D.O.T SPECIFICATIONS FOR INSTALLATION AND APPLICATION REQUIREMENTS

** SUPPLEMENTAL WATERING MAYBE REQUIRED. (SEE I.D.O.T. SPECIFICATIONS FOR REQUIREMENTS)

EROSION CONTROL NOTES:

- No land disturbing activities shall not commence until approval to do so has been received by governing authorities, in addition to, no land clearing or grading shall begin until all perimeter erosion and sediment control measures have been installed.
- (Including storm water pollution prevention plan per the development criteria.)
- The general contractor shall strictly adhere to the storm water pollution prevention plan (SWPPP) during construction operations. (A SWPPP IS NOT REQUIRED FOR THIS PROJECT, HOWEVER THE CONTRACTOR SHALL FOLLOW STORM WATER PROTECTIONS BEST PRACTICES AND PROCEDURES AS IDENTIFIED IN THE PLAN SET AND SPECIFICATIONS OR AS REQUESTED BY THE CITY AND/OR CITY REPRESENTATIVES).
- All topsoil shall be stripped prior to filling
- All exposed areas shall be seeded as specified within 14 days of final grading.
- Should construction stop for longer than 14 days, the site shall be seeded as specified.
- Sediment and erosion control measures shall be inspected at least once every seven (7) days and within 24 hours of a rainfall exceeding 0.5 inches during a 24–hour period or more frequently if required by governing NPDES general permit. All maintenance required by inspection shall commence within 24 hours and be completed within 48 hours of report.
- This plan shall not be considered all inclusive as the general contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
- General contractor shall comply with all state and local ordinances that apply.
- Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
- If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
- General contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.
- All sedimentation and erosion control regulations shall be adhered to per the City of Yorkville's requirements
- All erosion and sediment control practices shall be maintained and repaired as needed to ensure effective performance of the required erosion control measures.
- All erosion and sediment control work shall conform to the I.D.O.T. Manual for, standards and procedures for erosion control.
- All construction will adhere to the requirements set forth in the IEPA'S new construction site activities National Pollutant Discharge Elimination System (NPDES) storm water permit.
- All roadways shall be cleaned at the end of each construction day.
- All disturbed areas shall be stabilized within 7 days of active disturbance.
- All erosion control measures shall be disposed of within 30 days of final stabilization of the site.
- Ground cover for 5:1 slopes or greater shall be established as soon as possible.
- All disturbed areas to to restored w/ 4" topsoil respread & seeding/sodding unless otherwise noted on plans
- Silt filter fabric shall be placed between frame and grate until vegetation is established. (see detail)
- Utilize excelsior blanket on all slopes of 5:1 or greater.
- *Seeding per I.D.O.T. Manual, section 251,standard specifications for road and bridge construction, (latest edition
- *Class 3 type – slope mixture
- *Mulch/hydroseed per I.D.O.T. Manual, section 251, standard specifications for road and bridge construction, (latest edition
- *Mulch/hydroseed method 2, procedure 3
- No dimensions shall be assumed by scaling.
- No known drain tiles are present on the proposed development, if tiles are encountered during construction please notify the engineer immediately.
- No part of the proposed project is located within a flood hazard 10–100yr area a flood hazard area
- Excess material shall be placed at specified location unless otherwise specified by owner and approved by engineer for use of lot grading. Stockpiles shall be surrounded with filter fence and shall be seeded per I.D.O.T. Manual (latest addition) (temporary) if left more than 14 working days.
- General contractor shall notify all utility companies having underground utilities on site or in right–of–way prior to excavation. Contractor shall contact utility locating company and locate all utilities prior to grading start.

PHASING NOTES:

SEQUENCE OF MAJOR ACTIVITIES – AS APPLICABLE TO PROJECT

The Contractor will be responsible for implementing the following erosion control and storm water management control measures. The Contractor may designate these tasks to certain subcontractors as he sees fit, but the ultimate responsibility for implementing these controls and ensuring their proper functioning remains with the Contractor. The order of activities will be as follows (refer to the Erosion and Sediment Control Plan Sheet contained in this SWPPP for details and refer to the Suggested Phasing Plan in the design drawings for construction sequencing):

A. A pre–construction meeting shall be held by the Site Project Manager and the Operator's Engineer prior to land disturbing activities.
B. Install perimeter silt fences and inlet protection in the locations shown on the plan sheets.
C. Implement erosion control measures around the existing storm sewer to prevent sedimentation from infiltrating into the storm sewer system as shown on the plan sheets.
D. Construct temporary construction exits at locations shown on the Erosion Control plan sheets.
E. Begin clearing and grubbing operations. Clearing and grubbing shall be done only in areas where earthwork will be performed and only in areas where construction measures are planned to commence within 7 days after clearing and grubbing.
F. Disturbed areas of the site where Construction Activity has ceased for more than 7 days shall be temporarily seeded and watered.
G. Install suggested maintenance of traffic measures.
H. Commence utility construction installation.
I. Construct water main extensions, lowerings and augering. Perform Testing, chlorination prior to main connections to existing water main. Finalize water main installation connections to exist. water main.
J. Install water service connections.
K. Perform shut down of existing water main for removal or abandonment.
L. Construct all curb and gutter. Inlet protection may be removed temporarily for this construction.
M. Remove inlet protection around inlets and manholes no more than 48 hours prior to placing stabilized base course.
N. Install base material as required for pavement.
O. Carry out final seeding, sodding and planting, including rolled erosion control products where shown on the Erosion Control plan sheets.
P. Remove silt fencing only after all paving is complete and exposed surfaces are stabilized.
Q. Remove temporary construction exits

A schedule for implementation for the activities identified above is included as Form C–3 of the SWPPP.

FAILURE TO COMPLY:

In the event a notice of violation is issued on this project, any and all fines will be the sole responsibility of the contractor. The owner, owner's representative, or other owner's agents will not participate in any payment or reimbursement for fines and will not authorize time extensions due to delays in project progress for work stoppage required to remedy the violations.

SPECIFICATIONS AND GENERAL NOTES:

NOTES:

This plan has been prepared to comply with the provisions of the NPDES Permit Number issued by the Illinois Environmental Protection Agency for Stormwater Discharges from Construction Site Activities.

1. Site Description.

a. The Overall project area is tributary to the Fox River River.

b. The following is a description of the construction activity which is the subject of this plan:
The proposed improvements consists of construction of water main extension, augering and lowering's, curb and gutter removal and replacement, pavement removal and replacement, tree removal, clearing, grubbing, and restoration to existing conditions. The construction activities for site improvements will include: site clearing, grubbing, mass grading, pavement construction, installation of utilities including storm sewers, soil erosion and sedimentation control measures, as a minimum.

c. The following is a description of the intended sequence of major activities which will disturb soils for major portions of the construction site such as grubbing, excavation, and grading:

The sequence of the construction activities may be as follows:
See Sequence of major activities on this sheet.

d. The total area of the construction site is estimated to be 0.52± acres.

The total area if the site that is estimated to be disturbed by excavation, grading, or other activities, is 0.52± acres.

2. Controls.

This section of the plan addresses the various controls that will be implemented for each of the major construction activities described in 1.b above. For each measure discussed, the contractors will be responsible for its implementation as indicated. Each such contractor has signed the required certification on forms which are attached to, and are a part of, this plan.

a. Erosion and Sediment Controls.

(i) STABILIZATION PRACTICES. Provided below is a description of interim and permanent stabilization practices, including site–specific scheduling of the implementation of the practices. Site plans will ensure that existing vegetation is preserved where attainable and disturbed portions of the site will be stabilized. Except as provided in 2.a. (i) (A) and 2.b. stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portions of the site where construction activity will not occur for a period of 21 or more calendar days.

(A) Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceases is precluded by snow cover, stabilization measures shall be initiated as soon as practicable thereafter.

The following interim and permanent stabilization practices, as a minimum will be implemented to stabilize the disturbed area of the site:

1 Temporary Seeding
2 Permanent seeding
3 Erosion Blanket
4 Barrier filter
5 Inlet protection
6 Outlet protection
7 Vegetative filter
8 Stabilized construction entrance
9 Dust & Traffic Control

(ii) STRUCTURAL PRACTICES. Provided below is a description of structural practices that will be implemented, to the degree attainable, to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1. Storm sewer system
2. Vegetated drainage swales
3. Permanent seeding
4. Outlet protection
5. Filter fabric
6. Inlet protection

b. Erosion Control. It shall be the Contractor's responsibility to provide adequate erosion control on the job site. The following erosion control sequence shall be adhered to:

See Sequence of major activities on this sheet.

Any siltation of conduits, structures, or ditches shall be cleaned and maintained by the Contractor, on a weekly basis, until the seeding has taken hold. All washouts, gullies, etc. will be regraded and reseeded by the Contractor, at the Contractor's expense.

The Contractor's responsibility for erosion control shall extend throughout the construction process. The Contractor shall be responsible for cleanup of paved surfaces within and adjacent to the project.

All erosion control practices shall be in compliance with the latest revision of the "Standard Specifications for Road and Bridge Construction," by the Illinois Department of Transportation and with "Standards and Specifications for Soil Erosion and Sedimentation Control" as published by the Illinois Environmental Protection Agency.

If a topsoil stockpile location is provided and approved by the County, Contractor shall establish erosion control measures for the stockpile if it is to remain in place for more than three days. In addition, barrier filter fence shall enclose topsoil stockpile location with exception of truck access during construction hours.

c. Stormwater Management.

(i) Provided below is a description of measures that will be installed during the construction process to control pollutants in stormwater discharges that will occur after construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

The practices selected for implantation were determined on the basis of the technical guidance contained in IEPA's Standard Specifications for Soil Erosion and Sedimentation Control, and other ordinances listed in the Specifications.

The stormwater pollutant control measures shall include:

1. Silt filter fence
2. Drainage swales
3. Storm sewers
4. Rip–rap outlet protection
5. Straw bale inlet protection
6. Retention/Detention ponds

(ii) Velocity dissipation devices will be placed at discharge locations and along the length of any outfall channel as necessary to provide a non–erosive velocity flow from the structure to a water course so that the natural physical and biological characteristics and functions are maintained and protected (e.g., maintenance of hydrologic conditions, such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

Stormwater Management Control includes
1 Stone Riprap
2 Filter Fabric
3 Vegetative channels.
4 Outlet protection using Gabion mattress.
5 Inlet protection.

3. Other Controls.

(i) Waste Disposal. The solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed off–site by the contractor. The contractor is responsible to acquire any permit required for such disposal. Burning on the site will not be permitted. No solid materials, including building materials, shall be discharged into Waters of the State, except as authorized by a Section 404 permit.

(ii) The provisions of this plan shall ensure and demonstrate compliance with applicable State and/or local waste disposal, sanitary sewer or septic system regulations.

The sanitary sewage will be discharged to the proposed sanitary sewer constructed per IEPA and local standards.

a. Approved State or Local Plans.

The management practices, controls and other provisions contained in this plan are at least as protective as the requirements contained in the Illinois Environmental Protection Agency's Standards and Specifications for Soil and Erosion and Sediment Control (Latest revision), Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Plan, and the Municipal Subdivision Ordinance. Requirements specified in sediment and erosion control site plans or site permits or stormwater management or site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of an NOI to be authorized to discharge under this permit, incorporated by reference and are enforceable under this permit even if they are not specifically included in the plan.

b. Maintenance.

The following is a description of procedures that will be used to maintain, in good and effective operating conditions, vegetation, erosion and sediment control measures and other protective measures identified in this plan and Standard Specifications.

Stabilized construction entrance: The entrance shall be maintained to prevent tracking of sediment onto public streets. This will be done by top dressing with additional stones, remove and replace top layer of stones or washing the entrance. The sediment washed on the public right–of–way will be removed immediately.

Vegetative erosion control measures: The vegetative growth of temporary and permanent seeding, sodding, vegetative channels, vegetative filter, etc. shall be maintained periodically and supply adequate watering and fertilizer. The vegetative cover shall be removed and reseeded as necessary.

Sedimentation basins/traps: The sediments shall be removed when 25 percent of the total original capacity is occupied by the sediment. In no case shall the sediment be built up to more that 1 foot below the crest elevation. At this stage, the basin shall be cleaned out to restore its original volume.

Silt filter fence: The damaged silt filter fence shall be restored to meet the standards or removed and replaced as needed.

Straw bale barrier filters: The straw bale barrier filter shall be inspected frequently and shall be repaired or removed and replaced as needed.

Rip–rap outlet protection: It shall be inspected after high flows for any scour beneath the Rip–rap or for stones that have been dislodged. It shall be repaired immediately.
Inlet Protection: Shall be inspected and emptied of silt if filled as required.

Disturbed areas shall be stabilized with temporary or permanent measures within 7 calendar days following the end of active disturbance, or redisturbance, consistent with the following criteria:

(i) Appropriate temporary or permanent stabilization measures shall include seeding, mulching, sodding, and/or non–vegetative measures.
(ii) Areas having slopes greater than 12 percent shall be stabilized with sod, mat, or blanket in combination with seeding or equivalent.

Soil storage piles containing more than 10 cu. yds. of material shall not be located with a downslope drainage length less than 25 feet to a roadway or drainage channel. Filter barriers, including straw bales, filter fence, or equivalent, shall be installed immediately on the down slope of the piles.

4. Inspections.

The Owner, or Owner's representative shall provide qualified personnel to inspect disturbed areas of the construction site which have not been finally stabilized, structural control measures and location where vehicles enter or exit the site. Such inspections shall be conducted at least once every seven (7) calendar days within 24 hours of the end of a storm that is 0.5 inches or greater or equivalent snowfall.

a. Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of off–site sediment tracking.

b. Based on the results of the inspection, the description of potential pollutant sources identified in section 1 above and pollution prevention measures identified in section 2 above shall be revised as appropriate as soon as practicable after such inspection. Any changes to this plan resulting from the required inspections shall be implemented within 7 calendar days following the inspection.

c. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this stormwater pollution prevention plan and actions taken in accordance with section 4.b. shall be made and retained as part of the plan for at least three (3) years after the date of the inspection. The report shall be signed in accordance with Part VI.G of the general permit.

d. If any violation of the provisions of this plan is identified during the conduct of the construction work covered by this plan, the Resident Engineer or Resident Technician shall complete and file an "Incidence of Noncompliance" (ION) report for the identified violation. The Resident Engineer or Resident Technician shall use forms provided by the Illinois Environmental Protection Agency and shall include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted from the noncompliance. All reports of noncompliance shall be signed by a responsible authority in accordance with Part VI. G of the general permit. The report of noncompliance shall be mailed to the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
2200 Churchill Road
Post Office Box 19276
Springfield, Illinois 62794–9276

5. Non–Stormwater Discharges.
Except for flows from fire fighting activities, sources of non–stormwater that may be combined with stormwater discharges associated with the industrial activity addressed in this plan, are described below:

a. Water main flushing
b. Fire hydrant flushing
c. Watering for dust control
d. Irrigation drainage for vegetative growth for seeding, etc..

The pollution prevention measures, as described below, will be implemented for non–stormwater components of the discharge:

The fire hydrant and water main shall not be flushed directly on the exposed area of sub grade of the pavement. Hoses shall be used to direct the flow into the storm sewer system, if available.

The erosion due to irrigation of seeding shall be considered minor.

Contractor to provide the above non–stormwater discharged control to the standard specification required by the City or the approved equal.

6. Monitoring and Management Plan
A three–year maintenance and monitoring plan is required after installation of native landscaping.
See Project Specifications for details.

CONTRACTOR'S AND SUBCONTRACTOR'S CERTIFICATE

I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR10) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

CONTRACTOR'S PRINTED NAME AND SIGNATURE _____ CERTIFICATION DATE _____

CONTRACTOR TITLE _____ TELEPHONE NUMBER _____

CONTRACTOR COMPANY NAME AND ADDRESS _____

SUBCONTRACTOR'S NAME AND SIGNATURE _____ CERTIFICATION DATE _____

SUBCONTRACTOR'S TITLE _____ TELEPHONE NUMBER _____

SUBCONTRACTOR'S COMPANY NAME AND ADDRESS _____

Off–Site Watermain Extension, Timber Ridge Estates–Yorkville_IL

SITE ADDRESS

IEPA: ILR10 PERMIT #_____

COMPANY NAME:
PROJECT CONTACT:
CLIENT:
DATE PLOTTED: 9/24/2024 9:29 AM
FILE NAME: 211034.04–Details
PLOT DRIVER: DWG To PDF.pc3
PEN TABLE: SEC–Standard.ctb

HRGreen
HRGreen.com
Illinois Professional Design Firm #184.001322

USER NAME = MLEWIS	DESIGNED – MPL/DS	REVISED #1 – CITY COMMENTS	
FILE NAME = 211034.04–Details	DRAWN – MPL	REVISED #2 – IDOT COMMENTS	
PLOT SCALE = N.T.S.	CHECKED – DS	REVISED #3 – COMED COMMENTS	
PLOT DATE = 9/24/2024	DATE – 01/16/2024	REVISED –	

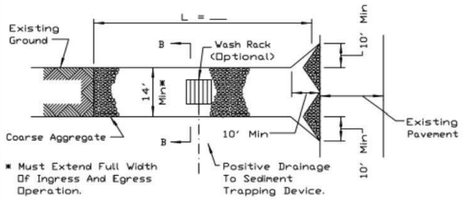
OFF-SITE WATER MAIN EXTENSION
TIMER RIDGE ESTATES
RALLY HOMES

EROSION / RESTORATION SPECIFICATIONS

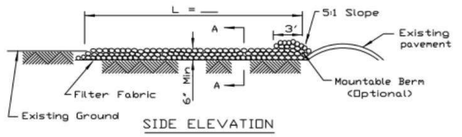
SCALE: N.T.S. | SHEET NO. 01 OF 01 SHEETS | STA. | TO STA.

F.A.P. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		KENDALL	21	13
		CONTRACT NO.		
FED. ROAD DIST. NO. _	ILLINOIS	FED. AID PROJECT		

(SE) STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN VIEW

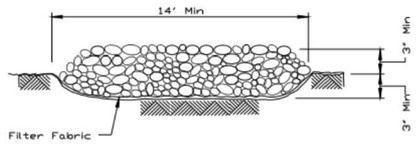


SIDE ELEVATION

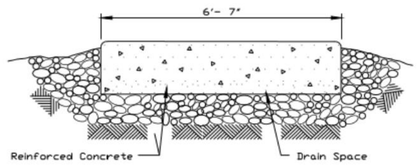
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

REFERENCE		STANDARD DWG. NO.
Project		
Designed ____ Date ____	NRCS Natural Resources Conservation Service	IL-630
Checked ____ Date ____		SHEET 1 OF 2
Approved ____ Date ____		DATE 8-18-94

(SE) STABILIZED CONSTRUCTION ENTRANCE PLAN



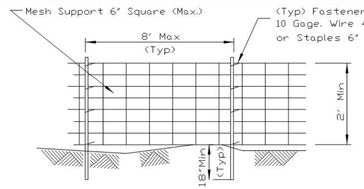
SECTION A-A



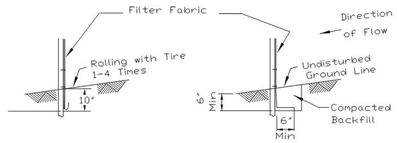
SECTION B-B

REFERENCE		STANDARD DWG. NO.
Project		
Designed ____ Date ____	NRCS Natural Resources Conservation Service	IL-630
Checked ____ Date ____		SHEET 2 OF 2
Approved ____ Date ____		DATE 8-18-94

(BF) SILT FENCE WITH WIRE SUPPORT PLAN



ELEVATION



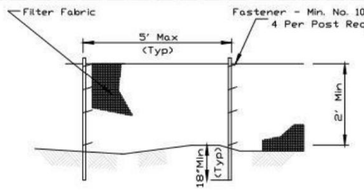
FABRIC ANCHOR DETAIL

STATIC SLICE INSTALLATION TRENCH INSTALLATION

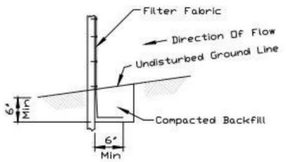
NOTES:
1. Silt Fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization. Silt fence shall be placed on the flattest area available.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE		STANDARD DWG. NO.
Project		
Designed ____ Date ____		IUM-620A(W)
Checked ____ Date ____		SHEET 1 OF 2
Approved ____ Date ____		DATE 3-16-2012

(BF) SILT FENCE PLAN



ELEVATION

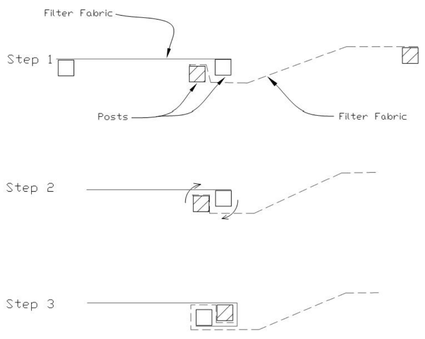


FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile based upon performance needed.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 2" x 2" nominal size.

REFERENCE		STANDARD DWG. NO.
Project		
Designed ____ Date ____		IUM-620
Checked ____ Date ____		SHEET 1 OF 2
Approved ____ Date ____		DATE 3-16-12

(BF) SILT FENCE - SPLICING TWO FENCES

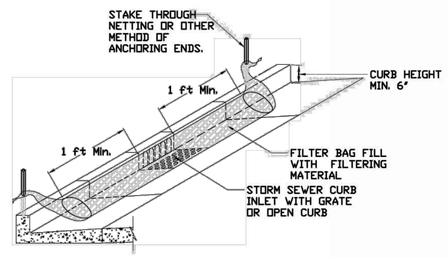


ATTACHING TWO SILT FENCES

1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

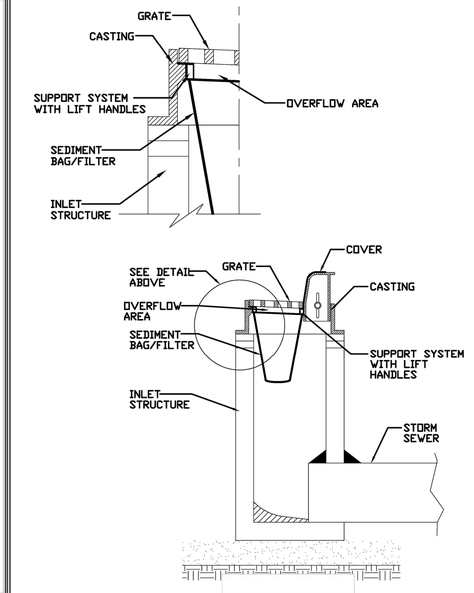
REFERENCE		STANDARD DWG. NO.
Project		
Designed ____ Date ____		IUM-620B(W)
Checked ____ Date ____		SHEET 1 OF 1
Approved ____ Date ____		DATE 3-16-2012

(IP) INLET PROTECTION - IMPERVIOUS AREAS CURB PROTECTION



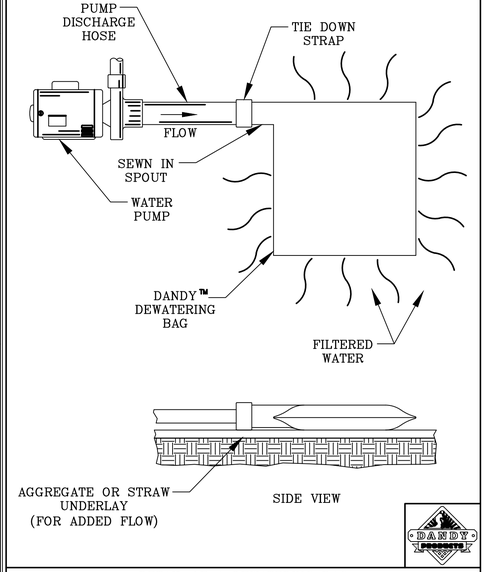
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Project		
Designed ____ Date ____		IUM-561C
Checked ____ Date ____		SHEET 1 OF 1
Approved ____ Date ____		DATE 01-11-11

(IP) (FB) INLET PROTECTION - PAVED AREAS DROP-IN PROTECTION



REFERENCE		STANDARD DWG. NO.
Project		
Designed ____ Date ____		IUM-561D
Checked ____ Date ____		SHEET 1 OF 1
Approved ____ Date ____		DATE 01-11-11

DANDY DEWATERING BAG™



DETAIL OF A DEWATERING BAG

PROJECT:		DR. BY:
CITY/STATE:	DATE:	DR. NO:

COMPANY NAME:
PROJECT CONTACT:
CLIENT:
DATE PLOTTED: 9/24/2024 9:29 AM
FILE NAME: 211034.04-Details
PLOT DRIVER: DWG To PDF.pc3
PEN TABLE: SEC-Standard.ctb

HRGreen
HRGreen.com
Illinois Professional Design Firm #184.001322

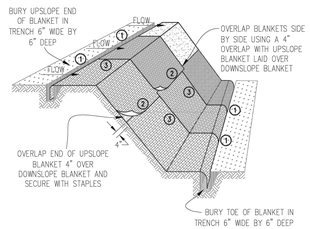
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FILE NAME = 211034.04-Details	DRAWN – MPL	REVISED #2 – IDOT COMMENTS	
PLOT SCALE = N.T.S.	CHECKED – DS	REVISED #3 – COMED COMMENTS	
PLOT DATE = 9/24/2024	DATE – 01/16/2024	REVISED –	

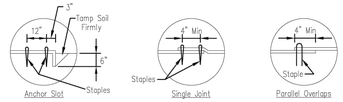
OFF-SITE WATER MAIN EXTENSION
TIMER RIDGE ESTATES
RALLY HOMES

EROSION CONTROL DETAILS

SCALE: N.T.S. | SHEET NO. 01 OF 01 SHEETS | STA. | TO STA.

F.A.P. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
____	____	KENDALL	21	14
		CONTRACT NO. ____		
FED. ROAD DIST. NO. _	ILLINOIS	FED. AID PROJECT		





DETAIL 1 DETAIL 2 DETAIL 3



STAPLE DETAIL PUSH PIN DETAIL

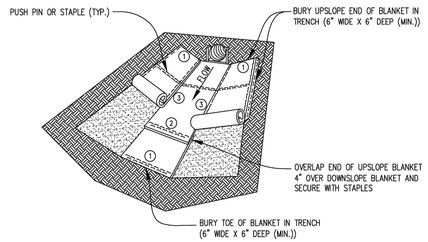
NOTES:

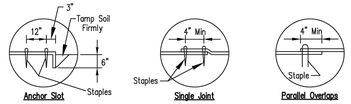
1. Staples shall be placed in a diamond pattern at 2 per s.y. for stitched blankets. Non-stitched shall use 4 staples per s.y. of material. This equates to 200 staples with stitched blanket and 400 staples with non-stitched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

EB EROSION CONTROL BLANKET INSTALLATION DETAILS

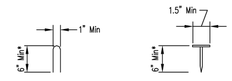
Designed Date 11/08
Drawn S. JOHNSON
Checked
Approved

EB EROSION CONTROL BLANKET - TURF REINFORCEMENT MAT (TRM)





DETAIL 1 DETAIL 2 DETAIL 3



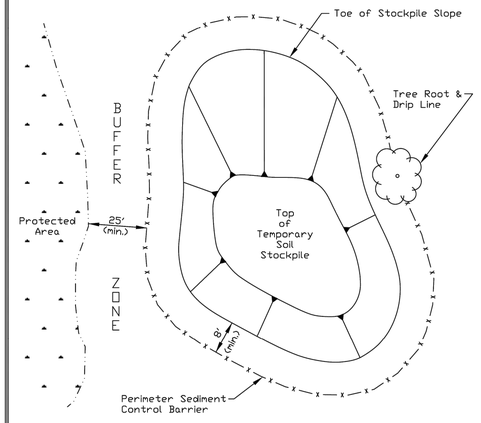
STAPLE DETAIL PUSH PIN DETAIL

*Note:
1. For sandy soil conditions, staple or push pin shall be a minimum 8 inches.

REFERENCE
Project
Designed Date
Checked Date
Approved Date

STANDARD DWG. NO. IUM-531
SHEET 1 OF 1
DATE 02-22-11

TEMPORARY SOIL STOCKPILE DETAIL

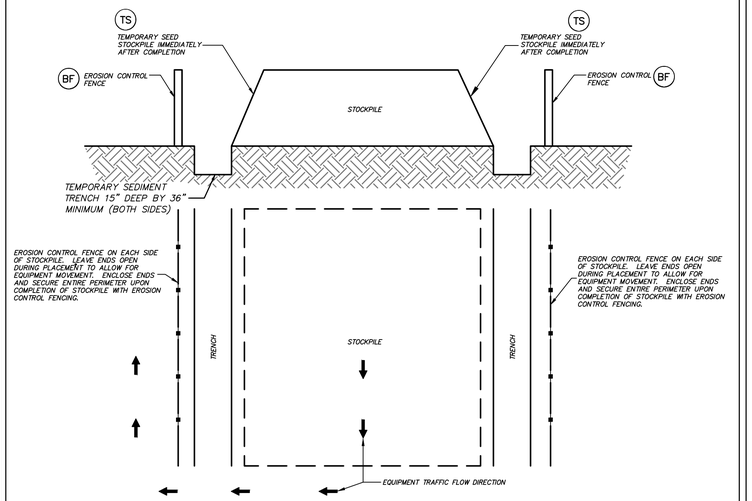


NOTES:
1. Stockpile slopes should be based on angle of repose of the soil material to avoid potential sloughing of the slope.
2. Soil stockpile to be stabilized in accordance with practical standards.
3. Do not locate stockpile within overland drainage flow path, designated floodways, drip line or over the root crown of adjacent trees.
4. Provisions for sediment control practices may be required along haul roads and entrance/exit locations for access the soil stockpile that can create flow path for stormwater runoff.
5. Installation of benches, terraces, or slope interrupters should be considered.
6. Avoid building soil stockpiles on impervious surfaces.
7. Linlear sediment trap surrounding the stockpile base may be used to control sediment.

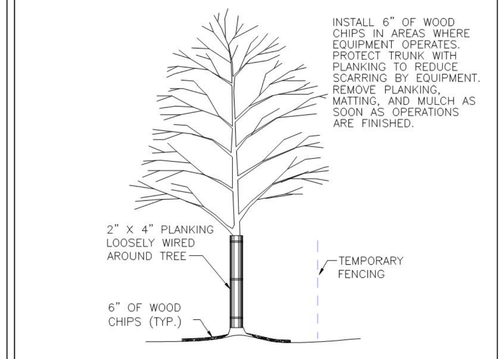
REFERENCE
Project
Designed Date
Checked Date
Approved Date

STANDARD DWG. NO. IUM-627
SHEET 1 OF 1
DATE JANUARY 2017

STOCKPILE DETAIL

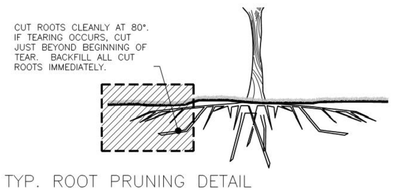


NOTE: STOCKPILE IS REQUIRED FOR MATERIAL IMPORT FOR FUTURE SITE GRADING. STOCKPILE LOCATION SHOWN AS APPROXIMATE AND CONTRACTOR TO VERIFY EXACT LOCATION WITH OWNER



TP TYP. TREE TRUNK PROTECTION DETAIL

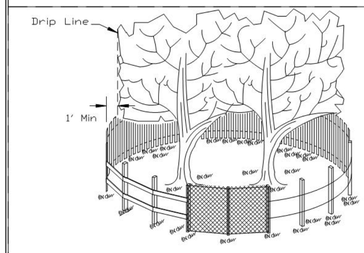
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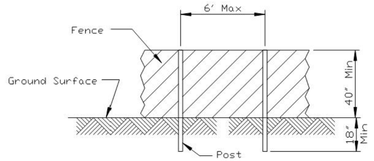
TYP. ROOT PRUNING DETAIL

SCALE: NTS

TP TREE PROTECTION - FENCING



SIDE VIEW



POST AND FENCE DETAIL

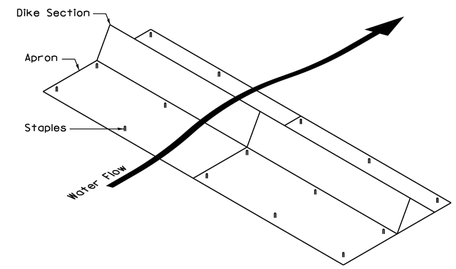
NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minumum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

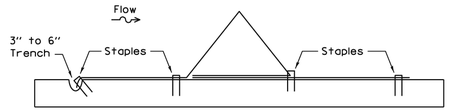
REFERENCE
Project
Designed Date
Checked Date
Approved Date

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-690
SHEET 1 OF 1
DATE 4-7-94

DC URETHANE FOAM GEOTEXTILES

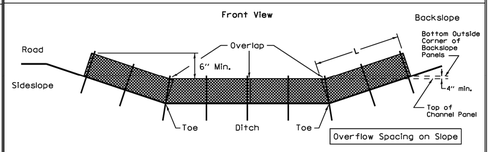


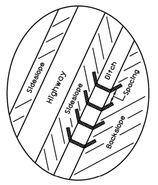


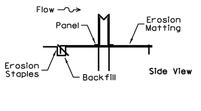
REFERENCE
Project
Designed Date
Checked Date
Approved Date

STANDARD DWG. NO. IUM-514
SHEET 1 OF 1
DATE 6-30-11

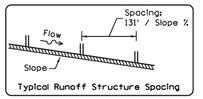
DC SYNTHETIC POROUS RUNOFF CONTROL STRUCTURES







Minimum Installation Length up Slopes	
Slope	Panels
2:1	1
2.5:1	1.5
3:1	2
3.5:1	2
4:1	2
5:1	2.5
6:1	2.5



REFERENCE
Project
Designed Date
Checked Date
Approved Date

STANDARD DWG. NO. IUM-514
SHEET 1 OF 1
DATE 8-19-11

COMPANY NAME:
PROJECT CONTACT:
CLIENT:
DATE PLOTTED: 9/24/2024 9:29 AM
FILE NAME: 211034.04-Details
PLOT DRIVER: DWG To PDF.pc3
PEN TABLE: SEC-Standard.ctb

HRGreen
HRGreen.com
Illinois Professional Design Firm #184.001322

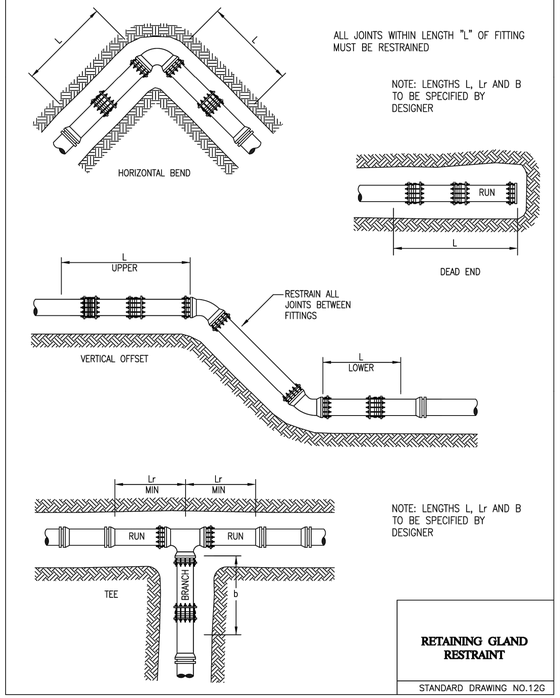
USER NAME = MLEWIS	DESIGNED – MPL/DS	REVISED #1– CITY COMMENTS	
FILE NAME = 211034.04–Details	DRAWN – MPL	REVISED #2– IDOT COMMENTS	
PLOT SCALE = N.T.S.	CHECKED – DS	REVISED #3– COMED COMMENTS	
PLOT DATE = 9/24/2024	DATE – 01/16/2024	REVISED –	

OFF-SITE WATER MAIN EXTENSION
TIMER RIDGE ESTATES
RALLY HOMES

EROSION CONTROL DETAILS

SCALE: N.T.S. SHEET NO. 01 OF 01 SHEETS STA. TO STA.

F.A.P. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
____	_____	KENDALL	21	15
		CONTRACT NO. _____		
FED. ROAD DIST. NO. _	ILLINOIS	FED. AID PROJECT		



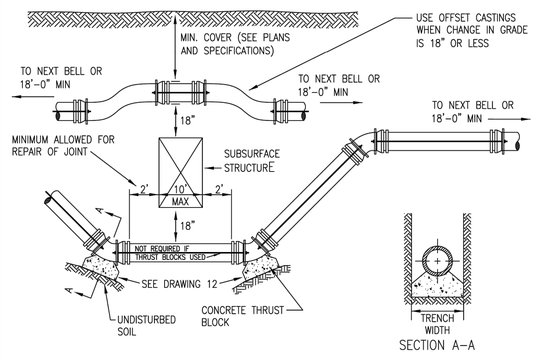
ALL JOINTS WITHIN LENGTH "L" OF FITTING MUST BE RESTRAINED

NOTE: LENGTHS L, Lr AND B TO BE SPECIFIED BY DESIGNER

NOTE: LENGTHS L, Lr AND B TO BE SPECIFIED BY DESIGNER

RETAINING GLAND RESTRAINT

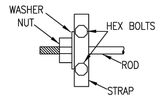
STANDARD DRAWING NO.12G



RODS AND WASHERS TO BE A.S.T.M. A-575 MERCHANT QUALITY .17-.24 CARBON. NUTS TO BE AM. STD. HEAVY HOT PRESSED. TIE RODS, BOLTS, NUTS, BANDS, AND WASHERS TO BE FURNISHED AND APPLIED BY CONTRACTOR. ALL STEEL MATERIAL TO BE THOROUGHLY COATED WITH BITUMASTIC EQUAL TO KOPPERS NO. 505

STRAPPING MATERIAL (IN)						
PIPE SIZE	D	RODS NO.	RODS DIA.	STRAP	BOLT DIA.	WASHER
6	7.10	2	3/4	1/2 X 2	3/4	1/2 X 3 X 5
8	9.30	2	3/4	1/2 X 2	3/4	1/2 X 3 X 5
12	13.50	2	3/4	1/2 X 2 1/2	1	1/2 X 3 X 5
16	17.80	4	3/4	1/2 X 3	1	1/2 X 3 X 5

NOTE: PIPE AND FITTINGS TO BE WRAPPED WITH POLYETHYLENE BEFORE PLACEMENT OF STRAPPING AND BUTTRESSES.

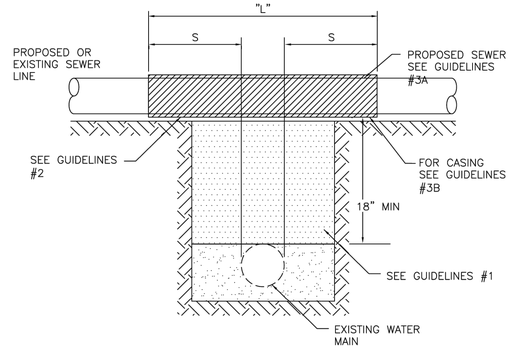


STRAPPING WATER MAIN 6" THRU 16"

STANDARD DRAWING NO.12S

PROPOSED SEWER LINE WITH 18" MINIMUM VERTICAL SEPARATION ABOVE EXISTING WATER MAIN

NOTE: COMPACTION REQUIREMENTS REFER TO ARTICLE 20-4



NOTE: "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING WATER MAIN

GUIDELINES

1. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT
2. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND
3. COMPACT THE LENGTH OF "L" FEET.

   A) CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR;

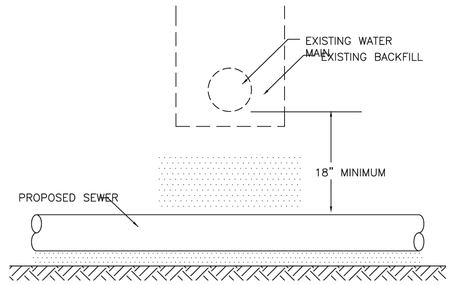
   B) USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.

WATER AND SEWER SEPARATION REQUIREMENTS

VERTICAL SEPARATION

STANDARD DRAWING NO.19

PROPOSED SEWER LINE BELOW EXISTING WATER MAIN WITH 18" MINIMUM VERTICAL SEPARATION.



GUIDELINES

1. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.

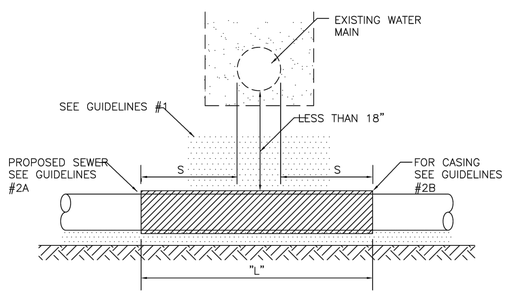
WATER AND SEWER SEPARATION REQUIREMENTS

VERTICAL SEPARATION

STANDARD DRAWING NO.20

PROPOSED SEWER LINE BELOW EXISTING WATER MAIN WITH LESS THAN 18" MINIMUM VERTICAL SEPARATION.

NOTE: COMPACTION REQUIREMENTS REFER TO ARTICLE 20-4



NOTE: "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING WATER MAIN

GUIDELINES

1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT FOR "S" FEET ON EACH SIDE OF WATER MAIN.
2. A) CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR;

   B) USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.
3. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH

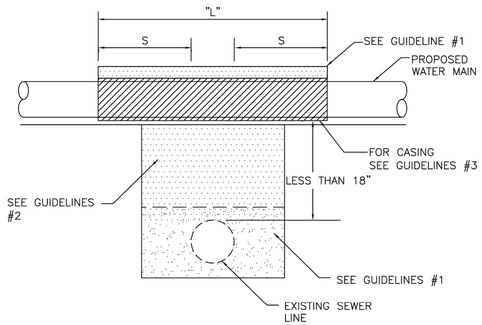
WATER AND SEWER SEPARATION REQUIREMENTS

VERTICAL SEPARATION

STANDARD DRAWING NO.21

PROPOSED WATER MAIN ABOVE EXISTING SEWER LINE WITH LESS THAN 18" VERTICAL SEPARATION

NOTE: COMPACTION REQUIREMENTS REFER TO ARTICLE 20-4



NOTE: "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE.

GUIDELINES

1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L".
2. IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND
3. COMPACT.

   USE "L" FEET OF WATER MAIN MATERIAL FOR CASING
4. OF PROPOSED WATER MAIN AND SEAL ENDS OF CASING.

   POINT LOADS SHALL NOT BE ALLOWED BETWEEN WATER MAIN CASING AND SEWER

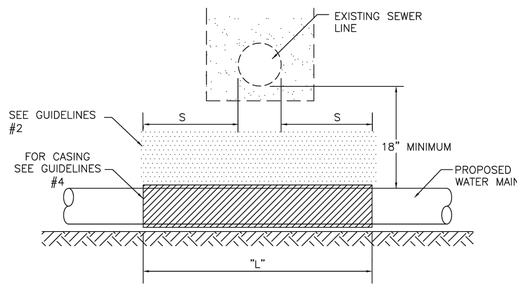
WATER AND SEWER SEPARATION REQUIREMENTS

VERTICAL SEPARATION

STANDARD DRAWING NO.22

PROPOSED WATER MAIN BELOW EXISTING SEWER LINE WITH 18" MINIMUM VERTICAL SEPARATION.

NOTE: COMPACTION REQUIREMENTS REFER TO ARTICLE 20-4



NOTE: "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE

GUIDELINES

1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L".
2. IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND
3. COMPACT.

   PROVIDE ADEQUATE SUPPORT FOR EXISTING SEWER LINE
4. TO PREVENT DAMAGE DUE TO SETTLEMENT.

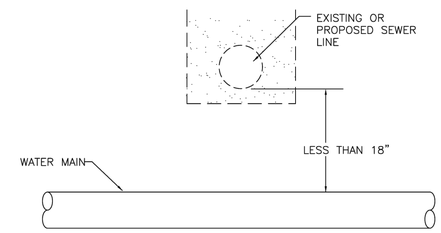
   USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED WATER MAIN AND SEAL ENDS OF CASING.

WATER AND SEWER SEPARATION REQUIREMENTS

VERTICAL SEPARATION

STANDARD DRAWING NO.23

PLACEMENT OF WATER MAIN BELOW EXISTING OR PROPOSED SEWER LINE WITH LESS THAN 18" MINIMUM VERTICAL SEPARATION. **NOT ALLOWED.**



NOT ALLOWED*
MUST MAINTAIN 18" VERTICAL SEPARATION

WATER AND SEWER SEPARATION REQUIREMENTS

VERTICAL SEPARATION

STANDARD DRAWING NO.24

COMPANY NAME:
PROJECT CONTACT:
CLIENT:
DATE PLOTTED: 9/24/2024 9:29 AM
FILE NAME: 211034.04-Details
PLOT DRIVER: DWG To PDF.pc3
PEN TABLE: SEC-Standard.ctb

HRGreen.com
Illinois Professional Design Firm #184.001322
HRGreen

USER NAME = MLEWIS	DESIGNED - MPL/DS	REVISED #1 - CITY COMMENTS
FILE NAME = 211034.04-Details	DRAWN - MPL	REVISED #2 - IDOT COMMENTS
PLOT SCALE = N.T.S.	CHECKED - DS	REVISED #3 - COMED COMMENTS
PLOT DATE = 9/24/2024	DATE - 01/16/2024	REVISED -

OFF-SITE WATER MAIN EXTENSION
TIMER RIDGE ESTATES
RALLY HOMES

ILLINOIS WATER & SEWER DETAILS

SCALE: N.T.S. | SHEET NO. 01 OF 01 SHEETS | STA. | TO STA.

F.A.P. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
____	_____	KENDALL	21	16
		CONTRACT NO. _____		
FED. ROAD DIST. NO. _	ILLINOIS	FED. AID PROJECT		

EXHIBIT D TO EASEMENT AGREEMENT

ADDITIONAL REQUIREMENTS

. **Note: The items in red must be submitted to GRANTOR for review and approval as indicated. Grantee is responsible for all costs** associated with any of the noted requirements (consulting, permitting, clean-up, sampling, audit, restoration, etc.).

Easement Requirements

1. The property may only be used for the stated purposes of the installation of a 16-inch-diameter Ductile Iron water main, as submitted in the plans entitled, *FINAL ENGINEERING PLANS FOR: OFF-SITE WATER MAIN EXTENSION TIMBER RIDGE ESTATES RALLY HOMES UNITED CITY OF YORKVILLE KENDALL COUNTY, ILLINOIS*, dated 09/24/2024. **Any revision to the plans must be submitted to Grantor for review and approval. Grantee must submit a formal request to Grantor Real Estate and obtain written approval from Grantor for any other proposed uses of Grantor property.**
2. **Grantee shall provide a KMZ file of the newly installed water main on Grantor -owned property.**
3. Grantee will be held responsible for future maintenance of the water main. This includes keeping the ROW free of garbage, debris, and any third-party dumping. If third-party dumping occurs on or around the easement area, Grantee must notify Grantor immediately or be held responsible for cleanup of any illegally dumped materials.
4. Without prior authorization from Grantor , Grantee is not permitted to develop the unpaved areas or change the grade of the subject property in any ways other than what was submitted in this request. This includes activities of adding gravel or other fill-in activities to the surface of Grantor property.
5. No hazardous materials, including petroleum products, may be stored, used, or transferred on Grantor property.
6. All leaks, spills, overflows, or similar will be immediately addressed by Grantee at their expense.
7. In the event of a leak/spill on Grantor property, Grantee must notify Grantor within 24 hours and provide a written report within 5 business days.
8. Grantee is responsible for the maintenance of any onsite stormwater management system at the subject property and will be held responsible for any adverse drainage issues that arise for the duration of the easement. Inlet filters must be placed on all storm sewer structures on Grantor property and must be properly maintained throughout the course of construction.

Construction Project Requirements

9. All construction equipment must be free of leaks, and any leaks of oils or chemicals that occur must be cleaned up immediately and reported to the appropriate agencies as needed.
10. Daily equipment inspections must be conducted to verify proper working condition before equipment use on Grantor property. Written records of equipment inspections must be available to Grantor upon request.
11. No demolition or equipment staging is permitted on ComEd-owned property during construction activities other than what has been approved by Grantor for the temporary easement request.
12. Concrete washout activities are prohibited on Grantor property.
13. Vehicle and equipment fueling is prohibited on Grantor property.
14. A spill kit of appropriate size must be present and accessible at all times during construction activities on Grantor property.

15. In the event that drain tiles are damaged, Grantee shall repair or replace, as appropriate, the damaged drain tiles and accept responsibility for any adverse drainage issues and related damages that may arise.
16. Grantor must provide written authorization for the discharge from excavation dewatering activities on Grantor property. If approved, dewatering activities must be conducted in accordance with Illinois Urban Manual (IUM) guidelines.
17. A frac-out containment plan/inadvertent return plan must be submitted for HDD activities.

Excavation, Spoils, and Materials

18. If the project requires removal of soil or waste from Grantor property, this must be removed by a Grantor Environmental Contractor of Choice (ECOC) and taken to a Grantor approved landfill. It is prohibited to dispose of any like material at a Clean Construction or Demolition Debris (CCDD) landfill.
19. Hydrovac spoils are not permitted to be reused on Grantor property and must be disposed in accordance with the above requirement.
20. Grading of excess soil is prohibited on Grantor property.
21. If the project requires additional soil and gravel, only certified "clean" fill shall be used. The source of the clean fill must be approved by Grantor . For approval, the following conditions must be met.
    a. A certificate of virgin material must be obtained from the source of any aggregate material.
    b. Soils must be certified clean by the source and/or analyzed every 500 cubic yards for total concentrations of the comprehensive suite of parameters listed in Title 35 Illinois Administrative Code (35 IAC) Part 740, Site Remediation Program (SRP) Appendix A, Target Compound List (TCL), and verified to meet the Illinois Environmental Protection Agency's (IEPA's) Clean Construction or Demolition Debris Fill Operations and Uncontaminated Soil Fill Operations standards (35 IAC Part 1100), Maximum Allowable Concentrations (MACs).
22. Stratification of soil horizons is required for all excavation and backfilling activities.
23. All soil must be managed in accordance with IUM guidelines.
24. No construction debris, soil, fill material, or spoils may be stored on Grantor property.
25. Environmental sampling is not permitted on Grantor property without written approval and guidance by Grantor.

Wetlands Requirements

26. Grantee must follow all federal, state, and local wetlands requirements, including United States Army Corps of Engineers (USACE) and Kendall County regulations and guidelines, as applicable.

Environmental Regulations and Permits

27. All applicable regulations must be followed, including implementation of a Stormwater Pollution Prevention Plan (SWPPP) and a Soil Erosion and Sediment Control (SESC) Plan to minimize sediment pollution in stormwater runoff, as well as any other required practices. If the plans change, a revision must be sent to ESD.
28. All applicable environmental permits must be obtained, including Wetlands and National Pollutant Discharge Elimination System (NPDES) stormwater permits as required under the Clean Water Act, as well as any other applicable environmental permits.
29. **Grantee must submit copies of all required environmental permits to GRANTOR prior to project start; including an IEPA Water Main Permit** and applicable consultations/terminations

from the Illinois Department of Natural Resources (IDNR), U.S. Fish and Wildlife Service (USFWS), and Illinois Historic Preservation Agency (IHPA).

30. Grantee must follow all applicable environmental laws and regulations including those not specifically mentioned herein.
31. Requirements of all permits must be followed which could include site monitoring, reporting, and restoration extending well beyond the construction time period.

Condition of Property

32. Grantee must provide documentation of current property conditions before the project is started (e.g. Phase I, topographic maps, surveys, photographs).
33. Any damage caused to ComEd's property by Grantee must be repaired immediately at the Grantee's expense.
34. Grantee must provide full restoration of Grantor property when the project is complete, including seeding as necessary.
35. **Grantee must provide documentation (including photographs) of the property after project completion, including an As-Built topographic survey.**

Should Grantor request additional information in the future, Grantee must be prepared to provide the following materials to Grantor (please reference SR 6564667 in any communications with ComEd):

36. A letter that summarizes the results of their analysis of what types of environmental permits, plans, and controls are required (e.g., wetlands, SWPPP, SESC, endangered species impacts, etc.).
37. A copy of the environmental permit applications for the project.
38. A copy of any environmental reports required by the permits.
39. Copies of certificates of clean fill.
40. Inspection records.

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

Agenda Item Number

Public Works Committee #1

Tracking Number

PW 2024-94

Agenda Item Summary Memo

Title: Kennedy Road Resurfacing – Grant Notification and Phase I Engineering Agreement

Meeting and Date: City Council – November 26, 2024

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: PW – 11/19/24 Action Taken: Moved forward to City Council agenda.

Item Number: PW 2024-94

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 13, 2024
Subject: Kennedy Road resurfacing – grant notification and phase 1 engineering agreement

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Summary

Review of a successful grant application for reconstructing Kennedy Road between Freedom Place and Emerald Lane, and consideration of a phase 1 engineering agreement with EEI.

Background

This summer, the City was notified that our grant application to Kane Kendall Council of Mayors Surface Transportation Program for Kennedy Road improvements between Freedom Place and Emerald Lane was noted as eligible and placed on a contingency list for future funding. The total estimate for this stretch of roadway is $3.5m and the grant could be for $2.04m when received. This grant was not planned for within the FY 25 budget, and the project had been proposed to be funded in FY 28 with escrowed Grande Reserve subdivision transportation impact fees.

In order to be moved from the contingency list and be eligible for the grant in the future, the City will need to complete phase I engineering on the project. Accordingly, EEI has submitted an agreement for our review. The EEI agreement is for a fixed fee amount of $324,764. There is $125,000 in available funding in the current FY, and another $125,000 in FY 26. While this contract is more than our budgeted amount between the two fiscal years, we do not expect to spend more than $125,000 in this fiscal year (no budget amendment required) and we can easily increase the FY 26 expenditure amount as part of our FY 26 budget process this Spring. Brad Sanderson has included an email with a brief explanation of why the original estimates for the engineering agreement are lower than the current proposal.

Recommendation

Staff recommends approval of the phase 1 engineering agreement with EEI.

Bart Olson

To: Brad Sanderson
Subject: RE: Kennedy Road - Emerald Lane to Freedom (Phase I)

From: Brad Sanderson <bsanderson@eeiweb.com>
Sent: Monday, November 11, 2024 7:20 AM
To: Bart Olson <BOlson@yorkville.il.us>; Eric Dhuse <edhuse@yorkville.il.us>; Rob Fredrickson <rfredrickson@yorkville.il.us>
Cc: Jori Behland <jBehland@yorkville.il.us>; Monica Cisija <mcisija@yorkville.il.us>; Joe Cwynar <JCwynar@eeiweb.com>; Angie Smith <asmith@eeiweb.com>
Subject: Kennedy Road - Emerald Lane to Freedom (Phase I)

Good morning,

Here is our design engineering agreement for Phase I of the project. Also attached is the email notification from KKCOM regarding the funding and the original application. Funding is currently programmed for $2,044,350 for construction only. We are currently targeting a Spring 2028 letting.

We missed the mark on the overall budgeting for the Phase I portion of the work. We are now projecting Phase I to be around $325,000 versus the originally budgeted $250,000.

Here are some reasons why the costs are higher:

1. Capacity analysis at the intersection of Kennedy Road and Bristol Ridge Road will most likely be required. This is a significant work item and is based on traffic projected volumes.

2. The exact scope of the improvements are not well-defined on this project. We will need to address multiple alternatives per IDOT to make the road safer along with the cost of those alternatives. There will be multiple sight distance calculations, road alignments, analyses etc. required.

3. There may be significant drainage changes due to ditch systems. We will also need to do a ROW needs assessment due to roadway realignment/widening, which will require us to do cross-sections/grading/drainage design to determine the ROW/Easements that are needed. It is required by IDOT in Phase I to have this in the PDR.

We budgeted $125,000 this FY and that will be enough between now and 4/30.

Let me know if you have any questions or comments.

Thanks.

BRADLEY P. SANDERSON, PE
Chief Operating Officer / President
bsanderson@eeiweb.com
Direct: 630.466.6720 / Cell: 630.816.0957 / Main: 630.466.6700
52 Wheeler Rd, Sugar Grove, IL 60554
eeiweb.com





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Resolution No. 2024-_____

RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS APPROVING AN ENGINEERING AGREEMENT WITH ENGINEERING ENTERPRISES, INC.

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

WHEREAS, the City's Public Works Department plans to conduct certain improvements to Kennedy Road (the "Project"); and

WHEREAS, completion of the Project will require engineering services conducted by an outside engineering firm; and

WHEREAS, Engineering Enterprises, Inc., of Sugar Grove, Illinois ("EEI"), has prepared an agreement between EEI and the City for engineering services related to the Project (the "Agreement"), said Agreement being attached hereto as *Exhibit A*; and

WHEREAS, EEI has provided engineering services for various projects completed by the City, and the City administration has found that EEI is a qualified and experienced engineering firm; and

WHEREAS, the City administration recommends approval of the Agreement.

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

Section 1. The foregoing recitals are hereby incorporated in this Resolution as the findings of the Corporate Authorities.

Section 2. The Mayor and City Clerk are hereby authorized to execute a *Professional Services Agreement between the United City of Yorkville and Engineering Enterprises, Inc., for*

Kennedy Road Roadway Improvements – Phase 1, attached hereto as *Exhibit A*.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2024.

_____

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. 2024.

_____

MAYOR

Attest:

_____

CITY CLERK

Kennedy Road Roadway Improvements – Phase I
United City of Yorkville
Professional Services Agreement

THIS AGREEMENT, by and between the United City of Yorkville, hereinafter referred to as the "City" or “OWNER” and Engineering Enterprises, Inc. hereinafter referred to as the "Contractor" or “ENGINEER” agrees as follows:

A. Services:

ENGINEER agrees to furnish to the City the following services: The ENGINEER shall provide any and all necessary Phase I engineering services to the City as indicated on the Scope of Services (Attachment B). Phase I Engineering for all locations indicated on Attachment D will be provided. Phase II Design & Phase III Construction Engineering services are not included and would be provided in a separate agreement. Engineering will be in accordance with all City and Illinois Department of Transportation requirements.

B. Term:

Services will be provided beginning on the date of execution of this agreement and continuing, until terminated by either party upon 7 days written notice to the non-terminating party or upon completion of the Services. Upon termination the ENGINEER shall be compensated for all work performed for the City prior to termination.

C. Compensation and maximum amounts due to ENGINEER:

ENGINEER shall receive as compensation for all work and services to be performed herein, an amount based on the Estimated Level of Effort and Associated Cost included in Attachment C. Phase I Engineering will be paid for as a Fixed Fee (FF) in the amount of $324,764, of which direct expenses are estimated at $54,444. The hourly rates for this project are shown in Attachment F. All payments will be made according to the Illinois State Prompt Payment Act and not less than once every thirty days.

D. Changes in Rates of Compensation:

In the event that this contract is designated in Section B hereof as an Ongoing Contract, ENGINEER, on or before February 1st of any given year, shall provide written notice of any change in the rates specified in Section C hereof (or on any

attachments hereto) and said changes shall only be effective on and after May 1st of that same year.

E. Ownership of Records and Documents:

ENGINEER agrees that all books and records and other recorded information developed specifically in connection with this agreement shall remain the property of the City. ENGINEER agrees to keep such information confidential and not to disclose or disseminate the information to third parties without the consent of the City. This confidentiality shall not apply to material or information, which would otherwise be subject to public disclosure through the freedom of information act or if already previously disclosed by a third party. Upon termination of this agreement, ENGINEER agrees to return all such materials to the City. The City agrees not to modify any original documents produced by ENGINEER without contractors consent. Modifications of any signed duplicate original document not authorized by ENGINEER will be at OWNER's sole risk and without legal liability to the ENGINEER. Use of any incomplete, unsigned document will, likewise, be at the OWNER's sole risk and without legal liability to the ENGINEER.

F. Governing Law:

This contract shall be governed and construed in accordance with the laws of the State of Illinois. Venue shall be in Kendall County, Illinois.

G. Independent Contractor:

ENGINEER shall have sole control over the manner and means of providing the work and services performed under this agreement. The City's relationship to the ENGINEER under this agreement shall be that of an independent contractor. ENGINEER will not be considered an employee to the City for any purpose.

H. Certifications:

Employment Status: The Contractor certifies that if any of its personnel are an employee of the State of Illinois, they have permission from their employer to perform the service.

Anti-Bribery: The Contractor certifies it is not barred under 30 Illinois Compiled Statutes 500/50-5(a) - (d) from contracting as a result of a conviction for or admission of bribery or attempted bribery of an officer or employee of the State of Illinois or any other state.

Loan Default: If the Contractor is an individual, the Contractor certifies that he/she is not in default for a period of six months or more in an amount of $600 or more on the repayment of any educational loan guaranteed by the Illinois State Scholarship Commission made by an Illinois institution of higher education or any other loan made from public funds for the purpose of financing higher education (5 ILCS 385/3).

Felony Certification: The Contractor certifies that it is not barred pursuant to 30 Illinois Compiled Statutes 500/50-10 from conducting business with the State of Illinois or any agency as a result of being convicted of a felony.

Barred from Contracting: The Contractor certifies that it has not been barred from contracting as a result of a conviction for bid-rigging or bid rotating under 720 Illinois Compiled Statutes 5/33E or similar law of another state.

Drug Free Workplace: The Contractor certifies that it is in compliance with the Drug Free Workplace Act (30 Illinois Compiled Statutes 580) as of the effective date of this contract. The Drug Free Workplace Act requires, in part, that Contractors, with 25 or more employees certify and agree to take steps to ensure a drug free workplace by informing employees of the dangers of drug abuse, of the availability of any treatment or assistance program, of prohibited activities and of sanctions that will be imposed for violations; and that individuals with contracts certify that they will not engage in the manufacture, distribution, dispensation, possession, or use of a controlled substance in the performance of the contract.

Non-Discrimination, Certification, and Equal Employment Opportunity: The Contractor agrees to comply with applicable provisions of the Illinois Human Rights Act (775 Illinois Compiled Statutes 5), the U.S. Civil Rights Act, the Americans with Disabilities Act, Section 504 of the U.S. Rehabilitation Act and the rules applicable to each. The equal opportunity clause of Section 750.10 of the Illinois Department of Human Rights Rules is specifically incorporated herein. The Contractor shall comply with Executive Order 11246, entitled Equal Employment Opportunity, as amended by Executive Order 11375, and as supplemented by U.S. Department of Labor regulations (41 C.F.R. Chapter 60). The Contractor agrees to incorporate this clause into all subcontracts under this Contract.

International Boycott: The Contractor certifies that neither it nor any substantially owned affiliated company is participating or shall participate in an international boycott in violation of the provisions of the U.S. Export Administration Act of 1979 or the regulations of the U.S. Department of Commerce promulgated under that Act (30 ILCS 582).

Record Retention and Audits: If 30 Illinois Compiled Statutes 500/20-65 requires the Contractor (and any subcontractors) to maintain, for a period of 3 years after the later of the date of completion of this Contract or the date of final payment under the Contract, all books and records relating to the performance of the Contract and necessary to support amounts charged to the City under the Contract. The Contract and all books and records related to the Contract shall be available for review and audit by the City and the Illinois Auditor General. If this Contract is funded from contract/grant funds provided by the U.S. Government, the Contract, books, and records shall be available for review and audit by the Comptroller General of the U.S. and/or the Inspector General of the federal sponsoring agency. The Contractor agrees to cooperate fully with any audit and to provide full access to all relevant materials.

United States Resident Certification: (This certification must be included in all contracts involving personal services by non-resident aliens and foreign entities in accordance with requirements imposed by the Internal Revenue Services for withholding and reporting federal income taxes.) The Contractor certifies that he/she is a: _x_ United States Citizen ___ Resident Alien ___ Non-Resident Alien The Internal Revenue Service requires that taxes be withheld on payments made to non resident aliens for the performance of personal services at the rate of 30%.

Tax Payer Certification : Under penalties of perjury, the Contractor certifies that its Federal Tax Payer Identification Number or Social Security Number is (provided separately) and is doing business as a (check one): ___ Individual ___ Real Estate Agent ___ Sole Proprietorship ___ Government Entity ___ Partnership ___ Tax Exempt Organization (IRC 501(a) only) _x_ Corporation ___ Not for Profit Corporation ___ Trust or Estate ___ Medical and Health Care Services Provider Corp.

I. Indemnification:

ENGINEER shall indemnify and hold harmless the City and City's agents, servants, and employees against all loss, damage, and expense which it may sustain or for which it will become liable on account of injury to or death of persons, or on account of damage to or destruction of property resulting from the performance of work under this agreement by ENGINEER or its Subcontractors, or due to or arising in any manner from the wrongful act or negligence of ENGINEER or its Subcontractors of any employee of any of them. In the event that the either party shall bring any suit, cause of action or counterclaim against the other party, the non-prevailing party shall pay to the prevailing party the cost and expenses incurred to answer and/or defend such action, including reasonable attorney fees and court costs. In no event shall the either party indemnify any

other party for the consequences of that party's negligence, including failure to follow the ENGINEER's recommendations.

J. Insurance:

The ENGINEER agrees that it has either attached a copy of all required insurance certificates or that said insurance is not required due to the nature and extent of the types of services rendered hereunder. (Not applicable as having been previously supplied)

K. Additional Terms or Modification:

The terms of this agreement shall be further modified as provided on the attachments. Except for those terms included on the attachments, no additional terms are included as a part of this agreement. All prior understandings and agreements between the parties are merged into this agreement, and this agreement may not be modified orally or in any manner other than by an agreement in writing signed by both parties. In the event that any provisions of this agreement shall be held to be invalid or unenforceable, the remaining provisions shall be valid and binding on the parties. The list of exhibits is as follows:

Attachment A:	Standard Terms and Conditions
Attachment B:	Scope of Services – Phase I Engineering
Attachment C:	Estimated Level of Effort and Associated Cost
Attachment D:	Location Map
Attachment E:	Estimated Schedule
Attachment F:	2024 Standard Schedule of Charges
Attachment G:	Huff & Huff Proposal
Attachment H:	Rubino Engineering Proposal

L. Notices:

All notices required to be given under the terms of this agreement shall be given mail, addressed to the parties as follows:

For the City:

City Administrator and City Clerk
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560

For the ENGINEER:

Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Either of the parties may designate in writing from time-to-time substitute addresses or persons in connection with required notices.

Agreed to this _____day of _____, 2024.

United City of Yorkville:

_____
John Purcell
Mayor

_____
Jori Behland
City Clerk

Engineering Enterprises, Inc.:

_____
Brad Sanderson, PE
Chief Operating Officer / President

_____
Angie Smith
Executive Assistant

STANDARD TERMS AND CONDITIONS

Agreement: These Standard Terms and Conditions, together with the Professional Services Agreement, constitute the entire integrated agreement between the OWNER and Engineering Enterprises, Inc. (EEI) (hereinafter "Agreement"), and take precedence over any other provisions between the Parties. These terms may be amended, but only if both parties consent in writing.

Standard of Care: In providing services under this Agreement, the ENGINEER will endeavor to perform in a matter consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under same circumstances in the same locality. ENGINEER makes no other warranties, express or implied, written or oral under this Agreement or otherwise, in connection with ENGINEER'S service.

Construction Engineering and Inspection: The ENGINEER shall not supervise, direct, control, or have authority over any contractor work, nor have authority over or be responsible for the means, methods, techniques sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety of the site, nor for any failure of a contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work.

The ENGINEER neither guarantees the performance of any contractor nor assumes responsibility for contractor's failure to furnish and perform the work in accordance with the contract documents.

The ENGINEER is not responsible for the acts or omissions of any contractor, subcontractor, or supplies, or any of their agents or employees or any other person at the site or otherwise furnishing or performing any work.

Shop drawing and submittal review by the ENGINEER shall apply to only the items in the submissions and only for the purpose of assessing if upon installation or incorporation in the project work they are generally consistent with the construction documents. OWNER agrees that the contractor is solely responsible for the submissions and for compliance with the construction documents. OWNER further agrees that the ENGINEER'S review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend or safety programs or precautions. The ENGINEER'S consideration of a component does not constitute acceptance of the assembled items.

The ENGINEER'S site observation during construction shall be at the times agreed upon in the Project Scope. Through standard, reasonable means the ENGINEER will become generally familiar with observable completed work. If the ENGINEER observes completed work that is inconsistent with the construction documents, that information shall be communicated to the contractor and OWNER for them to address.

Opinion of Probable Construction Costs: ENGINEER'S opinion of probable construction costs represents ENGINEER'S best and reasonable judgment as a professional engineer. OWNER acknowledges that ENGINEER has no control over construction costs of contractor's methods of determining pricing, or over competitive bidding by contractors, or of market conditions or changes thereto. ENGINEER cannot and does not guarantee that proposals, bids or actual construction costs will not vary from ENGINEER'S opinion of probable construction costs.

Copies of Documents & Electronic Compatibility: Copies of Documents that may be relied upon by OWNER are limited to the printed copies (also known as hard copies) that are signed or sealed by the ENGINEER. Files in electronic media format of text, data, graphics, or of other types that are furnished by ENGINEER to OWNER are only for convenience of OWNER. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, ENGINEER makes no representations as to long term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by ENGINEER at the beginning of the project.

Changed Conditions: If, during the term of this Agreement, circumstances or conditions that were not originally contemplated by or known to the ENGINEER are revealed, to the extent that they affect the scope of services, compensation, schedule, allocation of risks, or other material terms of this Agreement, the ENGINEER may call for renegotiation of appropriate portions of this Agreement. The ENGINEER shall notify the OWNER of the changed conditions necessitating renegotiation, and the ENGINEER and the OWNER shall promptly and in good faith enter into renegotiation of this Agreement to address the changed conditions. If terms cannot be agreed to, the parties agree that either party has the absolute right to terminate this Agreement, in accordance with the termination provision hereof.

Hazardous Conditions: OWNER represents to ENGINEER that to the best of its knowledge no Hazardous Conditions (environmental or otherwise) exist on the project site. If a Hazardous Condition is encountered or alleged, ENGINEER shall have the obligation to notify OWNER and, to the extent of applicable Laws and Regulations, appropriate governmental officials. It is acknowledged by both parties that ENGINEER's scope of services does not include any services related to a Hazardous Condition. In the event ENGINEER or any other party encounters a Hazardous Condition, ENGINEER may, at its option and without liability for consequential or any other damages, suspend performance of services on the portion of the project affected thereby until OWNER: (i) retains appropriate specialist consultant(s) or contractor(s) to identify and, as appropriate, abate, remediate, or remove the Hazardous Condition; and (ii) warrants that the project site is in full compliance with applicable Laws and Regulations.

Consequential Damages: Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the OWNER nor the ENGINEER, their respective officers, directors, partners, employees, contractors, or subcontractors shall be liable to the other or shall make any claim for any incidental, indirect, or consequential damages arising out of or connected in any way to the Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of

profit, loss of business, loss of income, loss of reputation, or any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract, and breach of strict or implied warranty. Both the OWNER and the ENGINEER shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this project.

Termination: This Agreement may be terminated for convenience, without cause, upon fourteen (14) days written notice of either party. In the event of termination, the ENGINEER shall prepare a final invoice and be due compensation as set forth in the Professional Services Agreement for all costs incurred through the date of termination.

Either party may terminate this Agreement for cause upon giving the other party not less than seven (7) calendar days' written notice for the following reasons:

(a) Substantial failure by the other party to comply with or perform in accordance with the terms of the Agreement and through no fault of the terminating party;

(b) Assignment of the Agreement or transfer of the project without the prior written consent of the other party;

(c) Suspension of the project or the ENGINEER'S services by the OWNER for a period of greater than ninety (90) calendar days, consecutive or in the aggregate.

(d) Material changes in the conditions under which this Agreement was entered into, the scope of services or the nature of the project, and the failure of the parties to reach agreement on the compensation and schedule adjustments necessitated by such changes.

Payment of Invoices: Invoices are due and payable within 30 days of receipt unless otherwise agreed to in writing.

Third Party Beneficiaries: Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the OWNER or the ENGINEER. The ENGINEER'S services under this Agreement are being performed solely and exclusively for the OWNER'S benefit, and no other party or entity shall have any claim against the ENGINEER because of this Agreement or the performance or nonperformance of services hereunder. The OWNER and ENGINEER agree to require a similar provision in all contracts with contractors, subcontractors, vendors and other entities involved in this Project to carry out the intent of this provision.

Force Majeure: Each Party shall be excused from the performance of its obligations under this Agreement to the extent that such performance is prevented by force majeure (defined below) and the nonperforming party promptly provides notice of such prevention to the other party. Such excuse shall be continued so long as the condition constituting force majeure continues. The party affected by such force majeure also shall notify the other party of the anticipated duration of such force majeure, any actions being taken to avoid or minimize its effect after such occurrence, and shall take reasonable efforts to remove the condition constituting such force majeure. For purposes of this Agreement, "force majeure" shall include conditions beyond the control of the parties, including an act of God, acts of terrorism, voluntary or involuntary compliance with any regulation, law or order of any government, war, acts of war (whether war be declared or not), labor strike or lock-out, civil commotion, epidemic, failure or default of public utilities or common carriers, destruction of production facilities or materials by fire, earthquake, storm or like catastrophe. The payment of invoices due and owing hereunder shall in no event be delayed by the payer because of a force majeure affecting the payer.

Additional Terms or Modification: All prior understandings and agreements between the parties are merged into this Agreement, and this Agreement may not be modified orally or in any manner other than by an Agreement in writing signed by both parties. In the event that any provisions of this Agreement shall be held to be invalid or unenforceable, the remaining provisions shall be valid and binding on the parties.

Assignment: Neither party to this Agreement shall transfer or assign any rights or duties under or interest in this Agreement without the prior written consent of the other party. Subcontracting normally contemplated by the ENGINEER shall not be considered an assignment for purposes of this Agreement.

Waiver: A party's waiver of, or the failure or delay in enforcing any provision of this Agreement shall not constitute a waiver of the provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

Attorney's Fees: In the event of any action or proceeding brought by either party against the other under this Agreement, the prevailing party shall be entitled to recover from the other all costs and expenses including without limitation the reasonable fees of its attorneys in such action or proceeding, including costs of appeal, if any, in such amount as the Court may adjudge reasonable.

Fiduciary Duty: Nothing in this Agreement is intended to create, nor shall it be construed to create, a fiduciary duty owed to either party to the other party. EEI makes no warranty, express or implied, as to its professional services rendered.

Headings: The headings used in this Agreement are inserted only as a matter of convenience only, and in no way define, limit, enlarge, modify, explain or define the text thereof nor affect the construction or interpretation of this Agreement.

Kennedy Road Roadway Improvements – Phase I
Surface Transportation Program
United City of Yorkville

Attachment B – Scope of Services Phase I Engineering

The United City of Yorkville requires Phase I Engineering services for the Kennedy Road Roadway Improvements project. This project will be funded through Kane/Kendall Council of Mayors and will utilize federal Surface Transportation Program funding. A location map of the proposed improvements can be found in Attachment D of this proposal.

The scope of the project includes roadway realignment, roadway widening, addition of shoulders, roadway signing and the analysis of other safety measures deemed necessary for Kennedy Road from Freedom Place to Emerald Lane.

In order to successfully complete this project, various items will need to be addressed during Phase I engineering. Our proposed scope of services will include the following:

1.1 Project Management, Coordination and Administration

- Project Management and Coordination
- Subconsultant Coordination and Review
- Coordination with the City
- Monitoring project schedule, staffing and budget

1.2 FHWA and IDOT Coordination and Meetings

- IDOT District Three Phase I Kick-Off Meeting
- Kick-off Meeting with City Staff
- IDOT and FHWA Project Meetings (2 meetings)
- IDOT Project Development Report (PDR) Review Meetings (2 meetings)

1.3 Data Collection and Analysis of Existing Conditions

- Perform Design JULIE to obtain atlases from utility companies in the area
- Obtain information from the City regarding existing and proposed plans and any other pertinent information available to assist in the Phase I design
- Analysis of existing traffic data
- Analysis of existing crash data

1.4 Boundary and Topographic Survey and Field Inspection

- Boundary Survey
- Topographic Survey of the proposed limits along Kennedy Road will be completed including structure inventory sheets that shall provide invert elevations, top of pipe elevations, sewer and pipe sizes for all utilities and sewers within the project limits
- Field Visit to inspect the existing conditions

1.5 Geotechnical Coordination and Review

- Coordinate the completion of soil borings by Rubino Engineering
- Coordinate geotechnical report with Rubino Engineering
- Review geotechnical report

1.6 Alternate Design Studies

- Investigate alternate designs as required by FHWA**.** Alternate designs will be investigated that can improve safety of the roadway, reduce ROW acquisition, improve drainage or other design considerations

1.7 Environmental Studies and Documentation

- Submit Environmental Survey Request (ESR)
    - Submit the ESR Prescreen Forms to IDOT
    - Biological Clearances
    - Cultural Clearances
    - Tree Survey (Huff and Huff)
    - Wetland Delineation and Report (Huff and Huff)
    - Special Lands and Section 4(f) Evaluation
    - Preliminary Environmental Site Assessment (PESA) (Huff and Huff)
    - Prepare Photo Log of project limits

1.8 Drainage Studies

- Identify and evaluate the existing drainage conditions and address any deficiencies
- Complete any necessary drainage calculations
- Preliminary storm sewer and ditch sizing
- Drainage Technical Memorandum
- Identify permits required to be obtained in Phase II
- Qa/Qc of Drainage Technical Memorandum

1.9 Preliminary Traffic Capacity Analysis

- Perform 24-Hour Traffic Counts at the intersection of Kennedy Road and Bristol Ridge Road (DLZ)
- Contact CMAP for future traffic projections of current traffic volumes
- Perform traffic capacity analysis for the intersection of Kennedy Road and Bristol Ridge Road to determine adequacy of the turn lanes at the intersection for both existing conditions and the design year (2050)
- Submit capacity analysis to the City
- Qa/Qc

1.10 Final Traffic Capacity Analysis

- Update Traffic Capacity Analysis based on review comments from the City
- Qa/Qc

1.11 Proposed Improvement Plans, Typical Sections and Cost Estimates

- Create proposed improvement plans
- ROW/Easement needs analysis
- Create preliminary typical sections
- Preliminary cost estimate
- Qa/Qc

1.12 Traffic Maintenance

- Investigate preliminary maintenance of traffic schemes

1.13 Preliminary Project Development Report (PDR)

- Prepare draft PDR report
- Prepare all exhibits and attachments required for the PDR
- Qa/Qc
- Submit PDR to the City and IDOT for review

1.14 Final Project Development Report (PDR)

- Make any revisions to the PDR report based on comments received from IDOT and the City
- Prepare final PDR report for Design Approval
- Qa/Qc
- Prepare Disposition of IDOT and City Comments

1.15 Public Involvement

- Put together announcement, brochures and exhibits for Public Meeting
- Set up public meeting at location of City's choice
- Attend Public Meeting
- Respond to comments received during the Public Meeting and send out meeting minutes
- Any additional public involvement required by the FHWA

Exclusions:

- No allowance has been made for a full Intersection Design Study (IDS) for the intersection of Kennedy Road and Bristol Ridge Road.
- No allowance has been made for full topographic survey along Bristol Ridge Road
- No allowance has been made for Phase II Design Engineering
- No allowance has been made for Phase III Construction Engineering
- No allowance has been made for the preparation of construction documents, as a result, no bidding and letting services will be provided
- No allowance has been made for a Preliminary Site Investigation (PSI)
- No allowance has been made for preparing permit applications or obtaining permits for the project. The project development report will only identify the permits that are to be acquired during Phase II engineering

The following program guidelines for the Kennedy Road Roadway Improvements will be employed to ensure the best possible end result for the City:

- Employ Quality Control/Quality Assurance procedures and implement and monitor the procedures for the duration of the project.
- Communicate with all parties relative to the status of the project through meetings, correspondence, and telephone conversations.
- Provide the required coordination between the City and other regulatory agencies.
- Provide early identification of issues or potential problem areas related to technical scheduling or budgetary goals.

ATTACHMENT C: ESTIMATED LEVEL OF EFFORT AND ASSOCIATED COST
PROFESSIONAL ENGINEERING SERVICES

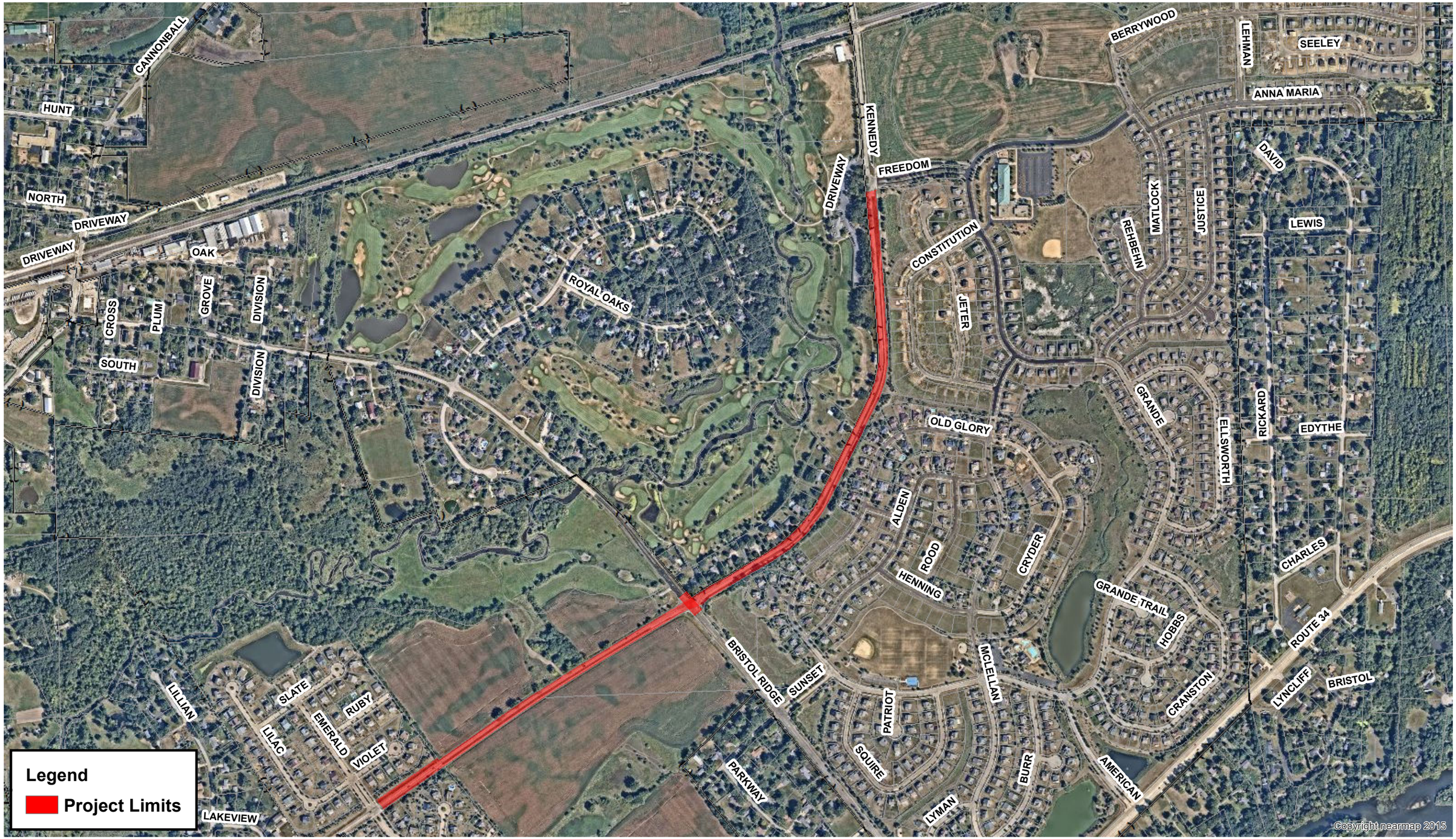
CLIENT	PREPARED BY
United City of Yorkville	
PROJECT TITLE	JWC
Kennedy Road Roadway Improvements - Phase I	

			ENGINEERING				SURVEYING			CAD DRAFTING		ADMIN		
TASK NO.	TASK DESCRIPTION	ROLE	PIC	SPM	SPE 2	PE	SPM	SPT 2	PS	SPT 2	SPT 1	ADM	HOURS	COST
		RATE	$246	$234	$200	$168	$234	$175	$168	$175	$164	$72		
PRELIMINARY ENGINEERING														
1.1	Project Management, Coordination and Administration		4	92	8							4	108	$ 24,400
1.2	FHWA and IDOT Coordination and Meetings		4	32	16					4	16		72	$ 14,996
1.3	Data Collection and Analysis of Existing Conditions			4	16	24				4	16		64	$ 11,492
1.4	Topographic Survey & Field Inspections			2	4	12	45	150	49	4	8		274	$ 50,308
1.5	Geotechnical Coordination and Review			4	4	8							16	$ 3,080
1.6	Alternate Design Studies		2	10	16	24				2	8		62	$ 11,726
1.7	Drainage Studies			16	16	24				8	16	4	84	$ 15,288
1.8	Environmental Studies, Documentation and ESR			16	12	20				4	16		68	$ 12,828
1.9	Preliminary Traffic Capacity Analysis			16	24	40				2	8	2	92	$ 17,070
1.10	Final Traffic Capacity Analysis			8	8	16				2	4	2	40	$ 7,310
1.11	Proposed Improvement Plans, Typical Sections and Cost Estimate			16	24	48				4	48		140	$ 25,180
1.12	Traffic Maintenance			16	8	16				2	4		46	$ 9,038
1.13	Preliminary Project Development Report (PDR)			24	40	64				8	48	4	188	$ 33,928
1.14	Final Project Development Report (PDR)		2	12	24	28				4	16	4	90	$ 16,416
1.15	Public Involvement and Public Meeting		6	24	16	8				8	24	4	90	$ 17,260
	Task Subtotal:		**18**	**292**	**236**	**332**	**45**	**150**	**49**	**56**	**232**	**24**	1,434	$ 270,320
	PROJECT TOTAL:		**18**	**292**	**236**	**332**	**45**	**150**	**49**	**56**	**232**	**24**	**1,434**	**270,320**

DIRECT EXPENSES		
Printing/Scanning =	$	200
Environmental (Huff & Huff) =	$	19,744
Geotechnical (Rubino) =	$	27,500
Traffic Counts (DLZ) =	$	7,000
DIRECT EXPENSES =	**$**	**54,444**

LABOR SUMMARY		
EEI Engin. Expenses =	$	175,732
EEI Survey Expenses =	$	45,012
EEI CAD Expenses =	$	47,848
EEI Admin. Expenses =	$	1,728
TOTAL LABOR EXPENSES	**$**	**270,320**

TOTAL COSTS	**$**	**324,764**



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

ATTACHMENT D
KENNEDY ROAD ROADWAY IMPROVEMENTS - PHASE I
LOCATION MAP

N

ATTACHMENT E: ESTIMATED SCHEDULE

CLIENT	PROJECT NUMBER	
United City of Yorkville	YO2437-P	
PROJECT TITLE	**DATE**	**PREPARED BY**
Kennedy Road Roadway Improvements - Phase I	9/9/2024	JWC

TASK NO.	TASK DESCRIPTION	2024			2025												2026								
		OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
1	Project Management, Coordination and Administration																								
2	Notice to Proceed/Project Start Up																								
3	Data Collection and Analysis of Existing Conditions																								
4	Topographic Survey and Field Inspection																								
5	IDOT Coordination																								
6	Preliminary Traffic Capacity Analysis																								
7	Determine Preliminary ROW Needs																								
8	Environmental Survey Pre-Screen Submittal																								
9	IDOT Environmental Survey Pre-Screen Review																								
10	Environmental Survey Request (ESR)																								
11	Environmental Survey Request Review																								
12	Finalize Traffic Capacity Analysis																								
13	City Capacity Analysis Review																								
14	Environmental Clearances and Approval																								
15	FHWA & IDOT Coordination Meeting																								
16	Draft Project Development Report																								
17	IDOT Draft Project Development Report Review																								
18	Final Project Development Report																								
19	Phase I Design Approval																								

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

ATTACHMENT F - STANDARD SCHEDULE OF CHARGES ~JANUARY 1, 2024

EMPLOYEE DESIGNATION	CLASSIFICATION	HOURLY RATE
Senior Principal	E-4	$246.00
Principal	E-3	$241.00
Senior Project Manager	E-2	$234.00
Project Manager	E-1	$210.00
Senior Project Engineer/Surveyor II	P-6	$200.00
Senior Project Engineer/Surveyor I	P-5	$186.00
Project Engineer/Surveyor	P-4	$168.00
Senior Engineer/Surveyor	P-3	$155.00
Engineer/Surveyor	P-2	$140.00
Associate Engineer/Surveyor	P-1	$127.00
Senior Project Technician II	T-6	$175.00
Senior Project Technician I	T-5	$164.00
Project Technician	T-4	$153.00
Senior Technician	T-3	$140.00
Technician	T-2	$127.00
Associate Technician	T-1	$111.00
GIS Technician II	G-2	$125.00
GIS Technician I	G-1	$114.00
Engineering/Land Surveying Intern	I-1	$ 82.00
Executive Administrative Assistant	A-4	$ 77.00
Administrative Assistant	A-3	$ 72.00

VEHICLES. REPROGRAPHICS, DIRECT COSTS, DRONE AND EXPERT TESTIMONY

Vehicle for Construction Observation	$ 20.00
In-House Scanning and Reproduction	$0.25/Sq. Ft. (Black & White) $1.00/Sq. Ft. (Color)
Reimbursable Expenses (Direct Costs)	Cost
Services by Others (Direct Costs)	Cost + 10%
Unmanned Aircraft System / Unmanned Aerial Vehicle / Drone	$ 225.00
Expert Testimony	$ 275.00

ATTACHMENT G



Huff & Huff incorporated
A Subsidiary of GZA

GEOTECHNICAL
ENVIRONMENTAL
ECOLOGICAL
WATER
CONSTRUCTION MANAGEMENT

915 Harger Road
Suite 330
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www.gza.com

July 30, 2024

Mr. Joe Cwynar, P.E.
Senior Project Manager
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Via Email: JCwynar@eeiweb.com

Re: Phase I Environmental Services: Kennedy Road Roadway Improvements
Yorkville, Kendall County, Illinois
Proposal No.: 81.P013080.25

Dear Mr. Cwynar:

Huff & Huff, Inc., a subsidiary of GZA, Inc. (H&H) is pleased to submit this proposal to Engineering Enterprises, Inc. (Client) to conduct Phase I environmental services for the proposed improvements project along Kennedy Road in the City of Yorkville, Kendall County, Illinois (City). We understand the project involves reconstruction along Kennedy Road with project limits extending from Freedom Place to Emerald Lane (approximately 1.25 miles). Client has requested completion of a wetland and waterway/surface waters delineation, tree survey, and a Preliminary Environmental Site Assessment (PESA).

This proposal presents our: Project Understanding; Scope of Services; Level of Effort, Cost, and Schedule; and Proposal Acceptance. Terms and Conditions are included as an attachment.

1. PROJECT UNDERSTANDING

H&H understands that based on a cursory desktop review completed for the project location, as well as a review of the National Wetlands Inventory (NWI) Map and current aerial imagery, wetlands and constructed stormwater features are likely present within and/or immediately adjacent to the project limits. In preparing this proposal, H&H has made the following assumptions and comments:

- The City has received STP-L federal Funding for this project through Kane Kendall Council of Mayors (KKCOM) in the fiscal year 2028 and the project is to follow IDOT protocols;
- Phase I services requested herein are to be paid utilizing local funds provided by the City and therefore IDOT-style invoicing is not necessary;
- If this project were processed through IDOT Local Roads, biological and cultural clearances would be available through the IDOT Environmental Survey Request (ESR) process. The submittal of an Environmental Survey Request through IDOT is not included in this scope of services;
- The project limits are estimated based on Client provided Figure (Attachment D – Kennedy Road Roadway Improvements – Phase I Location Map) received via email on July 24, 2024;
- The scope of the project includes roadway realignment, roadway widening, addition of shoulders, roadway signing, and the analysis of other safety measures deemed necessary to lessen accidents occurring on the curves due to sight distance and other factors;

- H&H will complete field delineation of wetlands, surface waters/waterways, and constructed stormwater features within the project limits, and will estimate wetland and surface waters/waterway boundaries 100 feet beyond the project limits;
- Access to all areas within the project limits, as well as 100 feet beyond the project limits, to conduct field assessments will be provided by Client; and
- Obtaining a jurisdictional determination (JD), wetland/stormwater permitting, obtaining biological and cultural clearances, mitigation design, and mitigation coordination are not included in this scope of services.

2. SCOPE OF SERVICES

Task 1 – Wetland Delineation and Reporting

GZA understands that wetlands and constructed stormwater features may be located within or immediately adjacent to the project limits. GZA proposes to conduct a wetland and waterway/surface waters delineation for the proposed project within the designated project limits in accordance with:

- The February 25, 2022, edition of the USACE Chicago District Nationwide Permit (NWP) Program;
- The U.S. Army Corps of Engineers (USACE) Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0), (Supplemental Wetland Manual);
- The City of Yorkville Municipal Code of Ordinances, Chapter 16 "Wetland Protection and Water Quality and Stormwater Management Benefits"; and
- The May 18, 2021, edition of the Kendall County Stormwater Management Ordinance (SMO) for any areas within the project limits located within Unincorporated, Kendall County.

Wetland permitting and mitigation coordination are not included in this scope of services.

Off-site Record/Document Review

The following records/documents will be reviewed prior to conducting the field investigation. Soils information will be reviewed to determine the soil types encountered during the delineation procedures. The sources to be reviewed and used include:

- Current and Historical Aerial Photographs;
- U.S. Geological Survey (USGS) Topographic Maps;
- Natural Resources Conservation Service (NRCS), Soil Survey of Kendall County;
- Hydric Soils of the United States;
- U.S. Fish and Wildlife Service (FWS), National Wetland Inventory (NWI) Maps;
- Federal Emergency Management Agency (FEMA), Flood Insurance Rate Maps (FIRM); and
- USGS Hydrologic Atlases.

Actively farmed agricultural land is present within the project limits. Therefore, a farmed wetland determination (FWD) will be required and is included within this scope of services.

On-Site Investigation (Field Inventory)

GZA proposes to conduct on-site investigations of all potential wetlands, surface waters/waterways, and constructed stormwater features within the project limits. Proposed services include: the identification and delineation of wetlands; the determination of high-quality wetlands and surface waters as defined by the USACE. Wetland delineation field investigation activities include on-site testing for the presence of hydric soils, hydrophytic vegetation, and sufficient hydrology. A floristic quality assessment (FQA) will be conducted for identified wetlands. Functions of wetlands based on field observations will also be evaluated during the on-site investigation. Surface waters delineation field activities include the determination of the Ordinary High-Water Mark (OHWM) of identified waterways. GZA will also estimate wetlands and/or surface waters boundaries present within 100 feet of the project limits. This is necessary to determine buffer boundaries that may extend into the project limits. The wetland and surface waters perimeters within the project limits will be surveyed by GZA using a Global Positioning System (GPS) unit.

Field delineations will be completed within the growing season for Kendall County, which is between approximately April 15th and October 15th. Delineations conducted outside this timeframe may be considered preliminary and insufficient for permitting purposes. If the delineation is completed outside of the growing season, additional field visits will be required, which are not included in this scope.

Wetland Report

Upon completion of the field delineation, a Wetland Delineation Report will be prepared summarizing the findings of the off-site record/document review and the on-site investigation. This report will be submitted to the Client as a PDF only. The Shapefiles of the wetland, waterway/surface waters, and constructed stormwater feature boundaries as surveyed in the field will also be provided to the Client via email. Specific items to be included in the report are as follows:

- Map showing the location, limits, and wetland boundaries within the project limits;
- Aerial photography depicting the appropriate limits of the delineated wetlands, surface waters/waterways, and constructed stormwater features;
- USACE data sheets with FQAs, as required;
- Farmed Wetland Determination (FWD) aerials and associated review information;
- Color photos of the wetlands and the data points; and
- Written description of wetland functional classification.

The wetland, surface waters/waterways, and constructed stormwater features boundary maps will be derived from the GPS survey of these features. Shapefiles for the surveyed areas will be provided to the Client digitally. The wetland and surface waters/waterway layers will be separated for use by the Client for their construction drawings.

Task 2 – Tree Survey and Memorandum

H&H will complete a tree survey within the project limits. H&H will identify the trees to species level and determine health, structure, and origin. H&H will note whether any trees are of exceptional size and condition. H&H will also determine which trees are worth avoidance, if any. The tree survey will follow Illinois Department of Transportation (IDOT) Departmental Policies (D&E – 18).

IDOT Departmental Policies (D&E – 18) specifies all trees with a diameter at breast height (DBH) of six inches or greater as well as trees with a DBH of less than six inches when such have been intentionally planted for landscaping, environmental

mitigation, or habitat preservation/enhancement purposes be identified. The tree survey will be performed or supervised by an ISA Certified Arborist.

This proposal assumes that GZA will survey trees in the field using a handheld GPS unit and that tree survey data will be provided to the Client in Shapefile (GIS) or MicroStation format once the field survey and memo are complete. Client will provide GZA with the station and offset data for the project for GZA's use in completing the tree survey. This proposal does not include tagging of trees or a formal assessment of northern long-eared bat (*Myotis septentrionalis*) habitat within the Project Corridor. However, trees that provide potential suitable roosting habitat for the northern long-eared bat will be noted and documented in the tree memo.

After trees are evaluated within the project limits, a tabulation of trees will be compiled which summarizes the tree data. The tree information will include tree species, size, health, structure, origin (volunteer or landscaped tree), and any identified specimen and exceptional trees in a memorandum and will be provided to the Client in electronic format only. The GIS shapefile (and/or MicroStation file) data for any additional trees surveyed as part of this task will be provided to the Client. This task does not include coordination for tree mitigation or preparation of a tree preservation plan.

Task 3 – <u>Preliminary Environmental Site Assessment (PESA)</u>

GZA will conduct a Preliminary Environmental Site Assessment (PESA) for the local road portions of the Project Corridor. This process will follow general protocols contained within:

- A Manual for Conducting Preliminary Environmental Site Assessments for Illinois Department of Transportation (IDOT) Highway Projects (Erdmann et al., 2012);
- ASTM International (ASTM) standard 1527-13;
- IDOT Bureau of Design and Environment (BDE) Procedure Memorandum Number 10-07, Special Waste Procedures. This memo was incorporated into Chapter 27-3 of the IDOT BDE Manual in June 2012;
- IDOT Bureau of Local Roads and Streets (BLRS) Manual, Chapter 20-12, Special Waste, July 2013;
- Public Act 96-1416; and
- Clean Construction or Demolition Debris (CCDD) Fill Operations and Uncontaminated Soil Fill Operations: Amendments to 35 Illinois Administrative Code 1100, effective August 27, 2012.

A. Historical Research

The Project Corridor historical land use/ownership record will be developed from standard historical sources. Historic aerial photographs will be reviewed to identify land use over time and potential areas of environmental concern, such as areas of surface disturbance and outside storage.

B. Site Evaluation

Current environmental features and conditions of sites adjacent to the Project Corridor will be evaluated. A site walkover of potential areas designated for excavation and/or acquisition will be conducted for first-hand evaluation of current environmental conditions within the Project Corridor. All of the features and conditions listed above will be investigated and, as appropriate, documented in photographs. The land-use and housekeeping practices of adjacent properties will also be evaluated in accordance with ASTM protocols.

C. Records Review

A records review will be conducted to determine potential environmental concerns within the Project Corridor. This will include a search of standard state and federal environmental record databases in accordance with the specifications of ASTM standards. This search is based on the limits of the Project Corridor. Specifically, GZA will search each database to identify any potential sources requiring further investigation. As appropriate, Freedom of Information Act (FOIA) requests will be filed with the Illinois Environmental Protection Agency (IEPA) to obtain additional data pertaining to identified sites.

D. Report Preparation

A PESA Report summarizing the results of the evaluation will be prepared. The following information will be included in this report:

- The project location and description;
- Historical uses of Project Corridor;
- The area geology and hydrology;
- The environmental status of sites adjacent to the Project Corridor regarding chemical use and storage, underground and aboveground storage tanks, solid waste, special waste, hazardous waste, and PCBs;
- An analysis of the site inspection; and
- A summary of the findings regarding environmental concerns. The Potentially Impacted Properties (PIPs) will be assessed, per Subpart F, Section 1100, 35 IAC, related to CCDD management and in general conformation with IDOT memorandums.

Task 4 – Project Administration

Time under this task includes project administration and management activities that include cost and schedule tracking, coordination with Client on authorized activities, memo production and other in-house management activities, and project closeout. This task includes preparing a Health and Safety Plan as appropriate for the project and tasks.

Task 5 – QA/QC

Time under this task includes QA/QC time for the deliverables as described above.

3. LEVEL OF EFFORT, COST, AND SCHEDULE

The attached tables summarize the estimated cost to complete the project. The PESA work will commence within 5 days of the notice to proceed (NTP). The wetland and surface waters delineation will be completed during the growing season, between April 15th and October 15th, with an anticipated completion of the wetland delineation report within six weeks after completion of the field work. The tree survey will be scheduled according to the Client's needs and project schedule and can be initiated three week after contract approval. The PESA will require approximately six (6) weeks to complete. If an expedited schedule is necessary, H&H will coordinate with Client to establish a schedule that is appropriate for the project needs.

The estimated hours and costs for this scope of work are presented in the attached Cost Sheets in standard format.

3. TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

CONDITIONS OF ENGAGEMENT

The conditions of engagement are described in the attached Terms and Conditions for Professional Services. H&H's report will be prepared on behalf of and for the exclusive use of Client. Client acknowledges and agrees that the report and the findings in the report shall not, in whole or in part, be disseminated or conveyed to any other party, or used or relied upon by any other party, in whole or in part, except for the specific purpose and to the specific parties alluded to above, without the written consent of H&H. H&H would be pleased to discuss the conditions associated with any additional dissemination, use, or reliance by other parties.

ACCEPTANCE

This agreement may be accepted by signing in the appropriate space below and returning one complete copy to H&H. Issuance of a Purchase Order implicitly acknowledges acceptance of this proposal. This proposal is valid for a period of 30 days from the date of issue.

We appreciate the opportunity to submit this proposal. Please feel free to contact the undersigned at (630) 684-9100 with any questions.

Very truly yours,

Huff & Huff, Inc., a subsidiary of GZA

Jeremy J. Reynolds, P.G.
Associate Principal

Lailah Reich, PWS, CWS, ISA Arborist, DECI
Senior Technical Specialist

Attachments: Terms and Conditions, Client Provided Information, Cost Sheets

This Proposal for Services, Schedule of Fees and Terms and Conditions for Professional Services are hereby accepted and executed by a duly authorized signatory, who by execution hereof, warrants that he/she has full authority to act for, in the name, and on behalf of _____.

By: _____ Title: _____

Printed/Typed Name: _____ Date: _____

The Proposal for Services, Schedule of Fees and Terms and Conditions for Professional Services may be executed in two or more counterparts, each of which together shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by an e-mail delivery of a document in ".pdf" format, each such signature shall create a valid and binding obligation of the party executing the document, or on whose behalf each document is executed, with the same force and effect as if each such facsimile or ".pdf" signature were an original thereof.

ATTACHMENT A

TERMS AND CONDITIONS

TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

© 2023 by Huff & Huff, Inc., a Subsidiary of GZA GeoEnvironmental, Inc.

Client ("You"): Engineering Enterprises, Inc.
Proposal No: 81.P013080.25
Site: Kennedy Road Improvements

These Terms and Conditions, together with Huff & Huff, Inc.'s (H&H's) Proposal, make up the Agreement between H&H and you, Client, named above.

BEFORE SIGNING THE PROPOSAL, BE SURE YOU READ AND UNDERSTAND THE PARAGRAPHS ENTITLED "INDEMNIFICATION" AND "LIMITATION OF REMEDIES" WHICH DEAL WITH THE ALLOCATION OF RISK BETWEEN YOU AND H&H.

1. Services. H&H will perform the services set forth in its Proposal and any amendments or change orders authorized by you (the "Services"). Any request or direction from you that would require extra work or additional time for performance or would result in an increase in H&H's costs will be the subject of a negotiated amendment or change order.

2. Standard of Care; Warranties.

a. H&H will perform professional Services with the degree of skill and care ordinarily exercised by qualified professionals performing the same type of services at the same time under similar conditions in the same or similar locality.

c. **EXCEPT AS SET FORTH IN SUBSECTIONS 2a ABOVE, NO WARRANTY, EXPRESS OR IMPLIED, INCLUDING WARRANTY OF MARKETABILITY OR FITNESS FOR A PARTICULAR PURPOSE, IS MADE OR INTENDED BY H&H'S PROPOSAL OR BY ANY OF H&H'S ORAL OR WRITTEN REPORTS.**

d. H&H assigns to you any manufacturers' warranties of equipment or materials purchased from others, to the extent they are assignable, and your sole recourse will be against the manufacturer. Full risk of loss of materials and equipment will pass to you upon delivery to the Site, and you will be responsible for insuring and otherwise protecting them against theft and damage.

3. Payment.

a. Except as otherwise stated in the Proposal, you will compensate H&H for the Services at the rates set forth in the applicable Proposal, amendment or change order; reimburse its expenses, which will include a communication fee calculated as a percentage of labor invoiced; and pay any sales or similar taxes thereon.

b. Any retainer specified in H&H's Proposal shall be due prior to the start of Services and will be applied to the final invoice for Services.

c. H&H will submit invoices periodically, and payment will be due within 20 days from invoice date. Overdue payments will bear interest at 1½ percent per month or, if lower, the maximum lawful rate. H&H may terminate the Services upon 10 days' written notice anytime your payment is overdue on this or any other project and you will pay for all Services through termination, plus termination costs. You will reimburse H&H's costs of collecting overdue invoices, including reasonable attorneys' fees (including costs for time expended by in-house counsel, which will be charged to you at the prevailing market rate for attorneys of similar experience practicing in the jurisdiction).

4. Your Responsibilities.

a. Except as otherwise agreed in writing, you will secure the access agreements, approvals, permits, licenses and consents necessary for performance of the Services. If you are the owner or operator of the Site, you will provide H&H with all documents, plans, information concerning underground structures (including but not limited to utilities, conduits, pipes, and tanks), information related to hazardous materials or other environmental or geotechnical conditions at the Site (including, if applicable, asbestos containing materials ["ACM"]) and other information that may be pertinent to the Services or, if you are not the owner or operator of the Site, you agree to make reasonable efforts to obtain these same documents and provide them to H&H. Unless otherwise indicated in writing, H&H will be entitled to rely on documents and information you provide.

b. If you use the services of a contractor or construction manager at the Site, you agree to use best and reasonable efforts to include in your agreement(s) with the construction contractor provisions obligating the latter:

(i) to defend, indemnify and hold harmless, to the fullest extent permitted by law, you and H&H and its officers, directors, members, partners, agents, employees, and subconsultants (the "H&H Indemnitees"), for or on account of any claims, liabilities, costs and expenses, including attorneys' fees, arising out of or relating to the design or implementation of construction means, methods, procedures, techniques, and sequences of construction, including safety precautions or programs, of the contractor, or any of its subcontractors or any engineer engaged by it;

(ii) to name you and H&H as additional insureds under general liability and builder's risk insurance coverages maintained by the contractor, or any of its subcontractors, and to ensure that such policies are primary and noncontributory with regard to the above indemnity obligations; and

(iii) to require that all of its subcontractors agree and be bound to the obligations set forth in (i) and (ii) above.

c. In the event that you are unable to secure such provisions in the agreement(s) with the construction contractor, you shall promptly (but in any event prior to the commencement of the Services) notify H&H and H&H shall have the opportunity to negotiate with you reasonable substitute risk allocation and insurance indemnities and protections.

5. Right of Entry; Site Restoration. You grant H&H and its subcontractor(s) permission to enter the Site to perform the Services. If you do not own the Site, you represent and warrant that the owner has granted permission for H&H to enter the Site and perform the Services; you will provide reasonable verification on request; and you will indemnify the H&H Indemnitees for any claims by the Site owner related to alleged trespass by H&H or its subcontractors. Although H&H will exercise reasonable care to limit damage to landscaping, paving, systems and structures at the Site, you acknowledge that some damage may occur even with the exercise of due care and you agree to compensate H&H for any restoration it is asked to perform, unless otherwise indicated in the Proposal.

6. Underground Facilities. H&H's only responsibility under this Agreement will be to provide proper notification to the applicable state utility "Call-Before-You-Dig" program. You further agree to assume responsibility for and to defend, indemnify and hold harmless H&H with respect to personal injury and property damages due to H&H's interference with subterranean structures including but not limited to utilities, conduits, pipes, and tanks:

(i) that are not correctly shown on any plans and information you or governmental authorities provide to H&H; or

(ii) that are not correctly marked by the appropriate utility.

7. Reliance. The services, information, and other data furnished by you shall be at your expense, and H&H may rely upon all information and data that you furnish, including the accuracy and completeness thereof. You acknowledge that the quality of the Services provided by H&H is directly related to the accuracy and completeness of the information and data that you furnish to H&H**. H&H's REPORTS ARE PREPARED FOR AND MADE AVAILABLE FOR YOUR SOLE USE. YOU ACKNOWLEDGE AND AGREE THAT USE OF OR RELIANCE UPON THE REPORT OR THE FINDINGS IN THE REPORT BY ANY OTHER PARTY, OR FOR ANY OTHER PROJECT OR PURPOSE, SHALL BE AT YOUR OR SUCH OTHER PARTY'S SOLE RISK AND WITHOUT ANY LIABILITY TO H&H. YOU SHALL INDEMNIFY AND HOLD HARMLESS THE H&H INDEMNITEES FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEYS' FEES, ARISING OUT OF OR RESULTING FROM ANY USE, REUSE, OR MODIFICATION OF THE DOCUMENTS WITHOUT WRITTEN VERIFICATION, COMPLETION, OR ADAPTATION BY H&H AND SUCH LIMITED LICENSE TO YOU SHALL NOT CREATE ANY RIGHTS IN THIRD PARTIES.**

8. Lab Tests and Samples. H&H is entitled to rely on the results of laboratory tests using generally accepted methodologies. H&H may dispose of samples in accordance with applicable laws 30 days after submitting test results to you unless you request in writing for them to be returned to you or to be held longer, in which case you will compensate H&H for storage and/or shipping beyond 30 days.

9. H&H Professionals. H&H employees or consultants may act as licensed, certified or registered professionals (including but not limited to Professional Engineers, Licensed Site or Environmental Professionals, Certified Hazardous Materials Managers,, or Certified Industrial Hygienists collectively referred to in this section as "H&H Professionals") whose duties may include the rendering of independent professional opinions. You acknowledge that a federal, state or local agency or other third party may audit the Services of H&H or other contractor/consultant(s), which audit may require additional Services, even though H&H and such H&H Professionals have each performed such Services in accordance with the standard of care set forth herein. You agree to compensate H&H for all Services performed in response to such an audit, or to meet additional requirements resulting from such an audit, at the rates set forth in the applicable Proposal, amendment or change order.

10. Hazardous Materials; H&H "Not a Generator". Before any hazardous or contaminated materials, including, if applicable, ACMs (the "Wastes") are removed from the Site, you will sign manifests naming you as the generator of the Wastes (or, if you are not the generator, you will arrange for the generator to sign). You will select the treatment or disposal facility to which any Wastes are taken. H&H will not be the generator or owner of, nor will it possess, take title to, or assume legal liability for any Wastes at or removed from the Site. H&H will not have responsibility for or control of the Site or of operations or activities at the Site other than its own. H&H will not undertake, arrange for or control the handling, treatment, storage, removal, shipment, transportation or disposal of any Wastes at or removed from the Site, other than any laboratory samples it collects or tests. You agree to defend, indemnify and hold the H&H Indemnitees harmless for any costs or liability incurred by H&H in defense of or in payment for any legal actions in which it is alleged that H&H is the owner, generator, treater, storer or disposer of any Wastes.

11. Limits on H&H's Responsibility. H&H will not be responsible for the acts or omissions of contractors or others at the Site, except for its own subcontractors and employees. H&H will not supervise, direct or assume control over or the authority to stop any contractor's work, nor shall H&H's professional activities nor the presence of H&H or its employees and subcontractors be construed to imply that H&H has authority over or responsibility for the means, methods, techniques, sequences or procedures of construction, for work site health or safety precautions or programs, or for any failure of contractors to comply with contracts, plans, specifications or laws. Any opinions by H&H of probable costs of labor, materials, equipment or services to be furnished by others are strictly estimates and are not a guarantee that actual costs will be consistent with the estimates.

12. Changed Conditions.

a. You recognize the uncertainties related to the Services (including, without limitation, environmental and geotechnical Services), which often require a phased or exploratory approach, with the need for additional Services becoming apparent during the initial Services. You also recognize that actual conditions encountered may vary significantly from those anticipated, that laws and regulations are subject to change, and that the requirements of regulatory authorities are often unpredictable.

b. If changed or unanticipated conditions or delays make additional Services necessary or result in additional costs or time for performance, H&H will notify you and the parties will negotiate appropriate changes to the scope of Services, compensation and schedule.

c. If no agreement can be reached, H&H will be entitled to terminate the Services and to be equitably compensated for the Services already performed. H&H will not be responsible for delays or failures to perform due to weather, labor disputes, intervention by or inability to get approvals from public authorities, acts or omissions on your part, or any other causes beyond H&H's reasonable control, and you will compensate H&H for any resulting increase in its costs.

13. Documents and Information. All documents, data, calculations and work papers prepared or furnished by H&H are instruments of service and will remain H&H's property. Designs, reports, data and other work product delivered to you are for your use only, for the limited purposes disclosed to H&H. Any delayed use, use at another site, use on another project, or use by a third party will be at the user's sole risk, and without any liability to H&H. Any technology, methodology or technical information learned or developed by H&H will remain its property. Provided H&H is not in default under this Agreement, H&H's designs will not be used to complete this project by others, except by written agreement relating to use, liability and compensation.

14. Electronic Media. In accepting and utilizing any drawings, reports and data on any form of electronic media generated by H&H, you covenant and agree that all such electronic files are instruments of service of H&H, who shall be deemed the author and shall retain all common law, statutory law and other rights, including copyrights. In the event of a conflict between the signed documents prepared by H&H and electronic files, the signed documents shall govern. You agree not to reuse these electronic files, in whole or in part, for any purpose or project other than the project that is the subject of this Agreement. Any transfer of these electronic files to others or reuse or modifications to such files by you without the prior written consent of H&H will be at the user's sole risk and without any liability to H&H.

15. Confidentiality; Subpoenas. Information about this Agreement and H&H's Services and information you provide to H&H regarding your business and the Site, other than information available to the public and information acquired from third parties, will be maintained in confidence and will not be disclosed to others without your consent, except as H&H reasonably believes is necessary: (a) to perform the Services; (b) to comply with professional standards to protect public health, safety and the environment; and (c) to comply with laws, regulations, court orders and professional obligations. H&H will make reasonable efforts to give you prior notice of any disclosure under (b) or (c) above. Information available to the public and information acquired from third parties will not be considered confidential. You will reimburse H&H for responding to any subpoena or governmental inquiry or audit related to the Services, at the rates set forth in the applicable Proposal, amendment or change order.

16. Insurance. During performance of the Services, H&H will maintain workers' compensation, commercial general liability, automobile liability, and professional liability/contractor's pollution liability insurance. H&H will furnish you certificates of such insurance on request.

17. Indemnification. You agree to hold harmless, indemnify, and defend the H&H Indemnitees against all claims, suits, fines and penalties, including mandated cleanup costs and attorneys' fees and other costs of settlement and defense, which claims, suits, fines, penalties or costs arise out of or are related to this Agreement or the Services, except to the extent they are caused by H&H's negligence or willful misconduct.

18. Limitation of Remedies.

a. To the fullest extent permitted by law and notwithstanding anything else in this Agreement to the contrary, the aggregate liability of H&H and its affiliates and subcontractors and their employees, officers, directors and agents (collectively referred to in this paragraph as "H&H") for all claims arising out of this Agreement or the Services is limited to $50,000 or, if greater, 10% of the compensation received by H&H under this Agreement.

b. You may elect to increase the limit of liability by paying an additional fee, such fee to be negotiated prior to the execution of this Agreement.

c. Any claim will be deemed waived unless written notice of such claim is received by H&H within one year of substantial completion of the Services.

d. H&H will not be liable for lost profits, loss of use of property, delays, or other special, indirect, incidental, consequential, punitive, exemplary, or multiple damages.

e. H&H will not be liable to you or the Site owner for injuries or deaths suffered by H&H's or its subcontractors' employees.

f. You will look solely to H&H for your remedy for any claim arising out of or relating to this Agreement, including any claim arising out of or relating to alleged negligence or errors or omissions of any H&H principal, officer, employee or agent. To the extent damages are covered by property insurance or any other insurance, both you and H&H waive all rights against each other and against the contractors, consultants, agents, and employees of the other, for damages, except such rights as they may have to the proceeds of such insurance as set forth in this Agreement. The you or H&H, as appropriate, shall require of the contractors, consultants, agents, and employees of any of them, similar waivers in favor of the other parties enumerated herein.

19. Disputes.

a. All disputes between you and H&H shall be subject to non-binding mediation.

b. Either party may demand mediation by serving a written notice stating the essential nature of the dispute, the amount of time or money claimed, and requiring that the matter be mediated within forty-five (45) days of service of notice.

c. The mediation shall be administered by the American Arbitration Association in accordance with its most recent Construction Mediation Rules, or by such other person or organization as the parties may agree upon.

d. No action or suit may be commenced unless mediation has occurred but did not resolve the dispute, or unless a statute of limitation period would expire if suit were not filed prior to such forty-five (45) days after service of notice. However, where non-payment of an invoice has occurred and H&H sends you a final demand letter for payment, your failure to respond within ten (10) days of receipt (or, for certified mail, the date of the first attempt to deliver the letter to your address of record if you ultimately do not accept receipt of the letter) of such letter will be deemed to be a waiver of your right to enforce this mediation clause and H&H may immediately file suit to enforce the terms of this Agreement.

20. Miscellaneous.

a. This Agreement and all claims relating thereto shall be governed by the substantive and procedural laws of the State of Illinois, as they presently exist or may hereafter be amended, without regard to principles of conflict of laws.

b. The above terms and conditions regarding Limitation of Remedies and Indemnification shall survive the completion of the Services under this Agreement and the termination of the contract for any cause.

c. Any amendment to these Terms and Conditions must be in writing and signed by both parties. No modification of these Terms and Conditions will be binding against H&H unless specifically approved in writing by a Principal of H&H.

d. Having received these Terms and Conditions, your oral authorization to commence Services, your acceptance of performance of the Services, your actions, or your use of the Report or Work Product constitutes your acceptance of them.

e. This Agreement supersedes any contract terms, purchase orders or other documents issued by you, even if signed by an authorized representative of H&H.

f. Neither party may assign or transfer this Agreement or any rights or duties hereunder without the written consent of the other party.

g. Your failure or the failure of your successors or assigns to receive payment, reimbursement, insurance proceeds or grant funds from any other party for any reason whatsoever shall not absolve you, your successors or assigns of any obligation to pay any sum to H&H under this agreement.

h. These Terms and Conditions shall govern over any inconsistent terms in H&H's Proposal.

i. The provisions of this Agreement are severable; if any provision is unenforceable it shall be appropriately limited and given effect to the extent it is enforceable.

j. The covenants and agreements contained in this Agreement shall apply to, inure to the benefit of and be binding upon the parties hereto and upon their respective successors and assigns.

k. Any reports generated by H&H will be subject to H&H's standard report limitations for that particular type of report.

21. Asbestos Abatement Services (If Applicable). If the Services include asbestos abatement services, then the following terms and conditions will apply and will supersede any conflicting terms contained elsewhere in this Agreement.

a. You acknowledge that conditions can vary from those encountered at the times and locations of explorations and data collection, and that the limitation on available data may result in some level of uncertainty with respect to the interpretation of those conditions, despite due professional care. H&H therefore cannot guaranty specific results such as the identification or removal of all asbestos or other contamination.

22. **Microbial Services (If Applicable).** If the Services include microbial services, then the following terms and conditions will apply and will supersede any conflicting terms contained elsewhere in this Agreement.

a. You recognize that meeting the standard of care does not establish an assurance that corrective procedures will be permanent. Because Microbial infestations are created by near-omnipresent living microscopic spores, grows very quickly and are influenced by nanoclimatological conditions that are very difficult to detect and sources of water intrusion, elevated moisture or relative humidity over which H&H has neither control or responsibility, H&H cannot and does not claim that its Services will eliminate the risk of a Microbial infestation recurring.

b. You acknowledge that the Services entail risk of personal injury and property damage (including cross-contamination) that cannot be avoided, even with the exercise of due care. You also acknowledge that environmental conditions can vary from those encountered at the times and locations of explorations and data collection, and that the limitation on available data may result in some level of uncertainty with respect to the interpretation of these conditions, despite due care. H&H therefore cannot guaranty specific results such as the identification of all contamination or other environmental conditions or problems nor their resolution.

c. You acknowledge that Microbial infestations may be hidden from view and concealed in locations that are difficult to discover. Accordingly, you agree that despite H&H's efforts, some Microbial locations may remain undetected. In such situations, you agree that you will have no claim against H&H provided H&H followed all applicable laws and regulations pertaining to the Work.

d. For purposes of this Agreement, Microbial is defined as any and all fungal and/or bacterial growth including but not limited to mold, mildew, yeast, fungus, fungi, bacteria, spores, odors, particulates, vapors, gas, or other emissions produced by or arising out of or toxins emanating therefrom.

e. You further agree that where H&H shall performs Services intended to minimize the risk of Microbial infestations, H&H shall not be liable for damages resulting from Microbial contamination including but not limited to fungal or bacterial infestations and water damage or dry or wet rot and you agree to waive any Microbial infestation claim(s) against H&H, and you agree to indemnify, defend and hold the H&H Indemnitees harmless from any claim alleging that H&H's Services caused or aggravated a Microbial infestation or did not prevent a Microbial infestation from re-occurring.

ATTACHMENT B

CLIENT PROVIDED INFORMATION



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

ATTACHMENT D
KENNEDY ROAD ROADWAY IMPROVEMENTS - PHASE I
LOCATION MAP

N

ATTACHMENT C

COST SHEETS

Huff & Huff, Inc.
Proposal
7/31/2024

Prepared for: Engineering Enterprises, Inc.
Project: Kennedy Drive - Yorkville, IL

	Task	Hours	Labor	Reimbursables	Total
1	Task 1: Wetland Delineation & Report	47.25	5,559.25	80.60	5,639.85
2	Task 2: Tree Survey & Memo	41.75	4,725.75	200.60	4,926.35
3	Task 3: PESA	46.50	5,332.25	375.60	5,707.85
4	Task 4: Project Administration	7.00	1,290.00	-	1,290.00
5	Task 5: QAQC	10.50	2,180.00	-	2,180.00
	Grand Total	**153.00**	**$ 19,087.25**	**$ 656.80**	**$ 19,744.05**

Huff & Huff, Inc.
Proposal
7/31/2024

Prepared for: Engineering Enterprises, Inc.
Project: Kennedy Drive - Yorkville, IL

	Task								Reimbursables
1	***Task 1: Wetland Delineation & Report***								
	Trips	50 miles	x	2	x	$ 0.670	=	$	67.00
	Tolls	1 trip	x	2	x	$ 6.80	=	$	13.60
						Task Total		**$**	**80.60**
2	***Task 2: Tree Survey & Memo***								
	Trips	50 miles	x	2	x	$ 0.670	=	$	67.00
	Tolls	1 trip	x	2	x	$ 6.80	=	$	13.60
	Maps/Aerials	1 ea	x	12	x	$ 10.00	=	$	120.00
						Task Total		**$**	**200.60**
3	***Task 3: PESA***								
	Trips	50 miles	x	2	x	$ 0.670	=	$	67.00
	Tolls	1 trip	x	2	x	$ 6.80	=	$	13.60
	Database E4	1 ea	x	1	x	$ 295.00	=	$	295.00
						Task Total		**$**	**375.60**
4	***Task 4: Project Administration***								
				0	x	$ -	=	$	-
						Task Total		**$**	**-**
5	***Task 5: QAQC***								
				0	x	$ -	=	$	-
						Task Total		**$**	**-**
	Grand Total							**$**	**656.80**

rubino ENGINEERING INC.

July 30, 2024

To: Joseph W. Cwynar, PE
Senior Project Manger
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6752

Re: Proposal - Geotechnical Exploration
Proposed Kennedy Road Roadway Improvements – Phase I
From Emerald Lane to Freedom Place
Yorkville, Illinois

Proposal No. Q24.372g

Via email: JCwynar@eeiweb.com

Dear Mr. Cwynar,

Rubino Engineering, Inc. (Rubino) is pleased to submit the following proposal to provide geotechnical engineering services for the above referenced project. Rubino received a request for proposal from Joseph W. Cwynar of Engineering Enterprises, Inc. via email on July 26, 2024.

PROJECT UNDERSTANDING

Rubino understands that Engineering Enterprises, Inc. (EEI) is planning to aid the United City of Yorkville with Phase I Engineering Services for the proposed Kennedy Road Roadway Improvements project. The scope of the project includes roadway realignment, roadway widening, addition of shoulders, roadway signing and the analysis of other safety measures deemed necessary for Kennedy Road from Freedom Place to Emerald Lane. Rubino has been requested to perform soil borings, pavement cores, and prepare a Roadway Geotechnical Report (RGR) in compliance with IDOT District 3 standards.

Information received:

- RFP email from Joseph W. Cwynar of Engineering Enterprises, Inc. on July 26, 2024.
- Boring Locations – “5 - Attachment D - Kennedy Rd-Location-Core-Boring Map” prepared by Engineering Enterprises, Inc.

Field Services Scope of Services Summary Additional Scope discussion can be found in subsequent pages of this proposal	
Client Notification Needed prior to mobilization	Please notify Rubino if this is needed upon project authorization
Field Equipment / Soil Sampling Method	Track-mounted Geoprobe Drill Rig & Core Machine
Traffic Control Needs	Flaggers
Boring Location Plan	See below for aerial / KMZ
Soil Sampling	SPT – 2 ½ ft to 10 feet
Backfill Needs	Cuttings, excess spoils remain on site
Patching	Cold Patch
Site Protection or Restoration included	None
Groundwater Readings	During drilling and upon auger removal
Additional Sampling needed	Extra Sampling for 1st and 2nd samples at every boring location for Atterberg + Hydrometer
Additional Field Equipment needed	Rimac – for AASHTO Topsoil measurements at widening borings

Boring Depths

To obtain data to evaluate subsurface conditions within the proposed development/construction areas. EEI proposes the drilling scope of work as detailed below:

NUMBER OF BORINGS	NUMBER OF CORES WITH PAVEMENT THICKNESS	DEPTH (FEET BEG*)	LOCATION ON SITE	SPT SAMPLING INTERVALS	SOIL CLASSIFICATION METHOD
10	10	10	In pavement on alternating sides of Kennedy Road	2 ½ ft to 10 ft	AASHTO (Rimac)
10	--	10	In ROW of Kennedy Road at Proposed Widening Areas		
20 Total Borings	**10 Total Cores**	**200 Total Lineal Feet**			

Should any of the information on which this proposal has been based, including as described above, be inconsistent with the planned construction, Rubino requests to be contacted immediately in order to make any necessary changes to this proposal and scope of work.

SCOPE OF SERVICES DISCUSSION

The following sections outline the scope of services developed based on the information provided by the client and the information listed above in order to provide a geotechnical exploration the

planned project. The exploration will be performed in general accordance with both the requested proposal information and Rubino's current understanding of the project.

Site Access

Based on current site topography, surface conditions, and project discussions, Rubino anticipates that the project site will be accessible to track-mounted Geoprobe drilling equipment and pick up truck with coring equipment.

Traffic Control

Rubino anticipates that traffic control will be necessary along Kennedy Road. Rubino will subcontract a traffic control company to provide flaggers for the proposed soil borings and pavement core operations.

Boring Locations

The approximate proposed boring locations are shown below. Rubino recommends that the borings be located and surveyed for elevation by others prior to drilling. If the borings cannot be surveyed, Rubino will locate the borings in the field by measuring distances from known, fixed site features.







SPT - Soil Sampling

Soil sampling will include split-barrel samples (ASTM D 1586) or thin-walled tube samples on cohesive soils (ASTM D 1587) at 2 ½ - foot intervals to a depth of 10 feet.

Completion of Borings

Upon completion of drilling, the borings will be backfilled with soil cuttings and capped with similar existing material and/or asphalt cold patch. Some damage to ground surface may result from the drilling operations near the work areas and along ingress/egress pathways. Rubino will attempt to minimize such damage, but no restoration other than backfilling the soil test borings is included.

It should be noted that over time, some settlement may occur in the bore hole. If Rubino is requested to return to the site for the purpose of filling any bore holes that may have settled, additional time and material charges may apply.

Geotechnical Laboratory Testing

The soil samples obtained during the field exploration program will be transported to the laboratory for classification and a limited number of laboratory tests. The nature and extent of the laboratory testing program is at the discretion of Rubino Engineering, Inc. and will depend upon the subsurface conditions encountered during drilling.

Laboratory testing will be performed in accordance with ASTM procedures and may include examination of selected samples to evaluate the soils' index properties and relative strength characteristics.

Based on the proposed quantity of soil borings, anticipated depths, and project type, a list of the anticipated laboratory tests are summarized below.

LABORATORY TEST	ESTIMATED QUANTITY	SAMPLE TYPE
Atterberg Limits	10	Split spoon, bulk, or Shelby Tube
Hydrometer	10	Split spoon, bulk, or Shelby Tube
Natural Moisture Content	80	Cohesive Samples
Organic Content	10	Split spoon, bulk, or Shelby Tube

ROADWAY GEO REPORT (RGR) – IDOT DISTRICT 3

Upon completion of field and laboratory work, Rubino will prepare a roadway geotechnical engineering report (RGR) using the collected data. The report will include the following per the IDOT Geotechnical Manual:

- Cover Sheet and Table of Contents
- Project Description, Location and Scope
- Geology and Pedology
- Field Exploration
- General Subgrade Conditions
- Special Conditions, if applicable
- Construction Monitoring
- Appendices (Supporting Documentation): location map, boring plan and soil profile, boring logs, laboratory test results, SSR Charts, photographs

An electronic copy of the report will be provided. The report will be addressed to Engineering Enterprises, Inc..

PROJECT SCHEDULE

Rubino proposes to initiate work on this project within 5 working days after receiving written authorization to proceed and we will follow the schedule below in order to complete the project:

Task	Number of Working Days
Utility clearance and rig mobilization	5 – 10
Field work including site layout and drilling	2
Geo Laboratory Testing	5 – 10
Geo Reporting	5 – 10

Project schedules can be affected by weather conditions and changes in scope. If the report needs to be delivered by a specific day, please notify us as soon as possible. Preliminary verbal recommendations can be made to appropriate parties upon completion of the field investigation and laboratory testing. Rubino will need to receive a signed copy of this proposal intact prior to mobilizing the drill rig.

UTILITY LOCATE AND OUTSIDE SERVICES

Rubino will coordinate contacting the Utility "One-Call" for public utility clearance prior to the start of drilling activities. It is Rubino's experience that this service does not mark the locations of privately owned utilities. This proposal is based on privately owned utility locates being coordinated by the owner prior to drill rig mobilization.

FEES

Rubino proposes to charge the fee for performance of the outlined scope of services on a lump-sum basis. Based on the scope of services outlined above, the lump-sum fee will be:

Subsurface Exploration	Boring Layout / Utility / PM	$ 800.00	Lump sum
	Drill Rig Mobilization and Drilling	$ 11,400.00	Lump sum
	Pavement Cores	$ 2,200.00	Lump sum
Traffic Control	Flaggers ($2,500 per day)	$ 7,500.00	Estimate
Lab	Geotechnical Lab Tests as described above	$ 3,100.00	Lump sum
Reporting	Preparation of the Roadway Geotechnical Report	$ 2,500.00	Lump sum
		$27,500.00	**Grand Total**

Please see the attached fee schedule for additional unit rates for services requested after issuing the geotechnical report (drawing / spec review, scope or site layout change, etc.).

Scope Limitations

Project services do not include a site evaluation to determine the presence or absence of wetlands, hazardous substances, or toxic materials.

Rock coring is not included in the scope of this exploration, therefore, the character and continuity of refusal materials, if encountered, can be determined only with a more comprehensive scope of services. Therefore, the borings will be advanced to the depths referenced above, or to refusal, whichever is shallower.

Boring, sampling and testing requirements are a function of the subsurface conditions encountered. The proposed lump-sum fee is based on the existence of adequate bearing materials being encountered within the proposed boring depths. Should conditions be encountered which require a deepening of borings or additional investigation, Rubino will notify you to discuss modifying the outlined scope of services. Additional work beyond the lump-sum fee will not be performed without your prior authorization.

AUTHORIZATION

If this proposal is acceptable to you, Rubino will perform the work in accordance with the attached General Conditions that are incorporated into and made a part of this proposal. Please sign below as notice to proceed and return one copy of this proposal intact to our office. Rubino will proceed with the work upon receipt of authorization.

Rubino appreciates the opportunity to offer our services for this project and we look forward to working with your company. Please contact Rubino with questions pertaining to this proposal or requests for additional services.

Respectfully submitted,

RUBINO ENGINEERING, INC.

Michelle A. Lipinski, PE
President

Anthony T. Tomaras
Project Manager

RUBINO ENGINEERING, INC. IS:
AN AASHTO-ACCREDITED LABORATORY
IDOT PREQUALIFIED
IDOT DBE-CERTIFIED (100% WOMAN-OWNED)

MAL/file

Attachments: Proposal Acceptance and Data Sheet
Schedule of Services and Fees
General Conditions

**This is an electronic copy. Hard Copies of this proposal are available upon request.

PROPOSAL ACCEPTANCE:

AGREED TO, THIS _____ **DAY OF** _____ **, 202__.**

BY *(please print)*: _____

TITLE: _____

COMPANY: _____

SIGNATURE: _____

PROJECT INFORMATION:

1. Project Name: _____
2. Project Location: _____
3. Your Job No: _____ Purchase Order No.: _____
4. Project Manager: _____ Telephone No.:_____
5. Site Contact:_____ Telephone No.:_____
6. Number and Distribution of Reports:

( ) Copies To: _____ ( ) Copies To: _____

_____ _____

_____ _____

Attn: _____ Attn:_____

Email: _____ **Email:** _____

( ) Copies To: _____ ( ) Copies To: _____

_____ _____

_____ _____

Attn: _____ Attn:_____

Email: _____ **Email:** _____

7. Invoicing Address: _____

_____

_____

Attn: _____

Email: _____

8. Other Pertinent Information Or Previous Subsurface Information Available:

_____

_____

Rubino Engineering, Inc.
2024 Schedule of Geotechnical Services & Fees

ENGINEERING

Professional and Technical Services for site evaluation, field supervision, analysis of test data and engineering recommendations and consultation:

Principal Engineer	Per Hour	$	185.00
Project Engineer/Manager	Per Hour	$	135.00
Engineering Field Technician / Field Engineer / Field Geologist	Per Hour	$	115.00

SUBSURFACE EXPLORATION

Mobilization and moving of truck-mounted drilling equipment and crew (50-mile radius)	Per Trip	$	650.00
Hourly Rate Drilling	Per Hour	$	475.00
Thin Wall Tubes (ASTM D-1587)	Each	$	50.00

LABORATORY TESTING

Moisture Content Test / Visual Classification	Each	$	8.90
Atterberg Limits Determination (LL, PL)	Each	$	65.00
Combined Hydrometer & Sieve Analysis	Each	$	130.00
Organic Content Determination Test (loss on ignition)	Each	$	15.00

FEE REMARKS

1) All fees and services are provided in accordance with the attached Rubino General Conditions.
2) Unit prices/rates are in effect for 12 months from the date of this proposal and are subject to change without notice thereafter.
3) Overtime rates are applicable for services performed in excess of 8 hours per day Monday through Friday, before 8:00 AM or after 5:00 PM, and for all hours worked on Saturdays, Sundays and holidays. The overtime rate is 1.5 times the applicable hourly rate.
4) All rates are billed on a portal-to-portal basis.
5) Standby time due to delays beyond Rubino's control will be charged at the applicable hourly rate.
6) Transportation and per diem are charged at the applicable rates.
7) Rates involving mileage (including transportation, mobilization, vehicle and trip charges) are subject to change based upon increases in the national average gasoline price.
8) A minimum charge of 4 hours applies to field testing and observation services.
9) Scheduling or cancellation of field testing and observation services is required no less than the working day prior to the date the services are to be performed. Services cancelled without advance and/or inadequate notice will be assessed a minimum charge of 4 hours.
10) For all Rubino services, a project management/engineering review charge will be billed for all reports issued for the scheduling/supervision of personnel and the evaluation/review of data and reports.
11) The minimum billing increment for time is a half hour.
12) A project set-up charge of a minimum of two hours applies to all projects.
13) Professional services rates are exclusive of expert deposition or testimony time.
14) Drilling and field service rates are based on OSHA Level D personnel protection.
15) For sites where drilling is to occur that are not readily accessible to a truck mounted drill rig, rates for rig mobility, site clearing, crew stand-by time, etc. will be charged as applicable.
16) If applicable the prevailing wage fees charged under this agreement will be adjusted if there is any change in the applicable prevailing wage rate established by the Illinois Department of Labor.
17) Services and fees not listed on this schedule may be quoted on request.

Client#: 1171577 RUBINENG

ACORD **CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY): 9/13/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Laurie Cloninger
USI Ins Srvcs LLC Euclid-Prof 2021 Spring Road, Suite 100 Oak Brook, IL 60523 312 442-7200	PHONE (A/C, No, Ext): 630 625-5219 FAX (A/C, No): 610 537-4939 E-MAIL ADDRESS: AEcertificates@usi.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : RLI Insurance Company	13056
INSURER B : Pacific Insurance Company	10046
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED: Rubino Engineering, Inc.
425 Shepard Dr
Elgin, IL 60123

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			PSB0003777	09/01/2023	09/01/2024	EACH OCCURRENCE	$1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$1,000,000
							MED EXP (Any one person)	$10,000
							PERSONAL & ADV INJURY	$1,000,000
							GENERAL AGGREGATE	$2,000,000
							PRODUCTS - COMP/OP AGG	$2,000,000
								$
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			PSA0001881	09/01/2023	09/01/2024	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED RETENTION $			PSE0002142	09/01/2023	09/01/2024	EACH OCCURRENCE	$5,000,000
							AGGREGATE	$5,000,000
								$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: Y (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		PSW0002789	09/01/2023	09/01/2024	X PER STATUTE OTH-ER	
							E.L. EACH ACCIDENT	$1,000,000
							E.L. DISEASE - EA EMPLOYEE	$1,000,000
							E.L. DISEASE - POLICY LIMIT	$1,000,000
B	Professional Liability			83OH056719923	09/01/2023	09/01/2024	$2,000,000 each claim / $4,000,000 annual aggr.	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Professional Liability is written on a 'claims made' policy form.

Some or all officers are excluded from Workers Compensation coverage.

CERTIFICATE HOLDER

Rubino Engineering, Inc.
425 Shepard Dr.
Elgin, IL 60123

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03) 1 of 1 #S41790281/M41674790

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JDPZP

GENERAL CONDITIONS

1. PARTIES AND SCOPE OF SERVICES: Rubino Engineering, Inc. shall include said company or its particular division, subsidiary or affiliate performing the services. "Services" means the specific geotechnical, analytical, testing or other service to be performed by Rubino Engineering, Inc. as set forth in Rubino Engineering, Inc.'s proposal, Client's acceptance thereof and these General Conditions. Additional services ordered by Client shall also be subject to these General Conditions. "Client" refers to the person or business entity ordering the services to be done by Rubino Engineering, Inc. If Client is ordering the services on behalf of another, Client represents and warrants that it is the duly authorized agent of said party for the purpose of ordering and directing said services. Unless otherwise stated in writing, Client assumes sole responsibility for determining whether the quantity and the nature of the services ordered by the client is adequate and sufficient for Client's intended purpose. Client shall communicate these General Conditions to each and every third party to whom Client transmits any part of Rubino Engineering, Inc.'s services. Rubino Engineering, Inc. shall have no duty or obligation to any third party greater than that set forth in Rubino Engineering, Inc.'s proposal, Client's acceptance thereof and these General Conditions. The ordering of services from Rubino Engineering, Inc., or the reliance on any of Rubino Engineering, Inc.'s work, shall constitute acceptance of the terms of Rubino Engineering, Inc.'s proposal and these General Conditions, regardless of the terms of any subsequently issued document.

2. TESTS AND INSPECTIONS: Client shall cause all tests and inspection of the site, materials and work performed by Rubino Engineering, Inc. or others to be timely and properly performed in accordance with the plans, specifications and contract documents and Rubino Engineering, Inc.'s recommendations. No claims for loss, damage or injury shall by brought against Rubino Engineering, Inc. by Client or any third party unless all tests and inspections have been so performed and unless Rubino Engineering, Inc.'s recommendations have been followed. Client agrees to indemnify, defend and hold Rubino Engineering, Inc., its officers, employees and agents harmless from any and all claims, suits, losses, costs and expenses, including, but not limited to, court costs and reasonable attorney's fees in the event that all such tests and inspections are not so performed or Rubino Engineering, Inc.'s recommendations are not so followed except to the extent that such failure is the result of the negligence, willful or wanton act of omission of Rubino Engineering, Inc., its officers, agents or employees, subject to the limitation contained in paragraph 9.

3. SCHEDULING OF SERVICES: The services set forth in Rubino Engineering, Inc.'s proposal and Client's acceptance will be accomplished in a timely, workmanlike and professional manner by RUBINO ENGINEERING, INC. personnel at the prices quoted. If Rubino Engineering, Inc. is required to delay commencement of the services or if, upon embarking upon its services, Rubino Engineering, Inc. is required to stop or interrupt the progress of its services as a result of changes in the scope of the services requested by Client, to fulfill the requirements of third parties, interruptions in the progress of construction, or other causes beyond the direct reasonable control of Rubino Engineering, Inc., additional charges will be applicable and payable by Client.

4. ACCESS TO SITE: Client will arrange and provide such access to the site as is necessary for Rubino Engineering, Inc. to perform the services. Rubino Engineering, Inc. shall take reasonable measures and precautions to minimize damage to the site and any improvements located thereon as the result of its services or the use of its equipment; however, Rubino Engineering, Inc. has not included in its fee the cost of restoration of damage which may occur. If Client desires or requires Rubino Engineering, Inc. to restore the site to its former condition, upon written request Rubino Engineering, Inc. will perform such additional services as is necessary to do so and Client agrees to pay Rubino Engineering, Inc. for the cost.

5. CLIENT'S DUTY TO NOTIFY ENGINEER: Client represents and warrants that it has advised Rubino Engineering, Inc. of any known or suspected hazardous materials, utility lines and pollutants at any site at which Rubino Engineering, Inc. is to perform services hereunder, and unless Rubino Engineering, Inc. has assumed in writing the responsibility of locating subsurface objects, structures, lines or conduits. Rubino Engineering, Inc. may use such information in performing its services and is entitled to rely upon the accuracy and completeness thereof. Client agrees to defend, indemnify and save Rubino Engineering, Inc. harmless from all claims, suits, loses costs and expenses, including reasonable attorney's fees as a result of personal injury, death or property damage occurring with respect to Rubino Engineering, Inc.'s performance of its work and resulting to or caused by contact with subsurface of latent objects, structures, lines or conduits where the actual or potential presence and location thereof were not revealed to Rubino Engineering, Inc. by Client and/or by any of Client's subcontractors or sub consultants

6. RESPONSIBILITY: Rubino Engineering, Inc.'s services shall not include determining, supervising or implementing the means, methods, techniques, sequences or procedures of construction. Rubino Engineering, Inc. shall not be responsible for evaluating, reporting or affecting job conditions concerning health, safety or welfare. Rubino Engineering, Inc.'s services or failure to perform same shall not in any way excuse any contractor, subcontractor or supplier from performance of its work in accordance with the contract documents. Rubino Engineering, Inc. has no right or duty to stop the contractor's work.

7. SAMPLE DISPOSAL: Unless otherwise agreed in writing, test specimens or samples will be disposed immediately upon completion of the test. All drilling samples or specimens will be disposed sixty (60) days after submission of Rubino Engineering, Inc.'s report.

8. PAYMENT: Client shall be invoiced once each month for services performed during the preceding period. Client agrees to pay each invoice within thirty (30) days of its receipt. Client further agrees to pay interest on all amounts invoiced and not paid or objected to for valid cause in writing with said thirty (30) day period at the rate of eighteen (18) percent per annum (or the maximum interest rate permitted under applicable law), until paid. Client agrees to pay Rubino Engineering, Inc.'s cost of collection of all amounts due and unpaid after sixty (60) days, including court costs and reasonable attorney's fees. Rubino Engineering, Inc. shall not be bound by any provision or agreement requiring or providing for arbitration or disputes or controversies arising out of this agreement, any provision wherein Rubino Engineering, Inc. waives any rights to a mechanics' lien, or any provision conditioning Rubino Engineering, Inc.'s right to receive payment for its services upon payment to Client by any third party. These General Conditions are notice, where required, that Rubino Engineering, Inc. shall file a lien whenever necessary to collect past due amounts. Release of such lien shall be given only when payment in full has been received for services duly rendered. Failure to make payment within thirty (30) days of invoice shall constitute a release of Rubino Engineering, Inc. from any and all claims which Client may have, whether in tort, contract or otherwise and whether known or unknown at the time.

9. STANDARD OF CARE: RUBINO ENGINEERING, INC.'S SERVICES WILL BE PERFORMED, ITS FINDINGS OBTAINED AND ITS REPORTS PREPARED IN ACCORDANCE WITH ITS PROPOSAL, CLIENT'S ACCEPTANCE THEREOF, THESE GENERAL CONDITIONS AND WITH GENERALLY ACCEPTED PRINCIPLES AND PRACTICES. IN PERFORMING ITS PROFESSIONAL SERVICES, RUBINO ENGINEERING, INC. WILL USE THAT DEGREE OF CARE AND SKILL ORDINARILY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY MEMBERS OF ITS PROFESSION. RUBINO ENGINEERING, INC. MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, IN CONNECTION WITH ITS SERVICES PROVIDED AS SET FORTH IN ITS PROPOSAL, CLIENT'S ACCEPTANCE THEREOF, AND THESE GENERAL CONDITIONS. STATEMENTS MADE IN RUBINO ENGINEERING, INC. REPORTS ARE OPINIONS BASED UPON ENGINEERING JUDGMENT AND ARE NOT TO BE CONSTRUED AS REPRESENTATIONS OF FACT.

SHOULD RUBINO ENGINEERING, INC. OR ANY OF ITS PROFESSIONAL EMPLOYEES BE FOUND TO HAVE BEEN NEGLIGENT IN THE PERFORMANCE OF ITS WORK, OR TO HAVE MADE AND BREACHED ANY EXPRESSED OR IMPLIED WARRANTY, REPRESENTATION OR CONTRACT, CLIENT, ALL PARTIES CLAIMING THROUGH CLIENT AND ALL PARTIES CLAIMING TO HAVE IN ANY WAY RELIED UPON RUBINO ENGINEERING, INC.'S WORK, AGREE THAT THE MAXIMUM AGGREGATE AMOUNT OF THE LIABILITY OF RUBINO ENGINEERING, INC., ITS OFFICERS, EMPLOYEES AND AGENTS SHALL BE LIMITED TO $10,000.00 OR THE TOTAL AMOUNT OF THE FEE PAID TO RUBINO ENGINEERING, INC. FOR ITS WORK PERFORMED WITH RESPECT TO THE PROJECT, WHICHEVER AMOUNT IS GREATER.

NO ACTION OR CLAIM, WHETHER IN TORT, CONTRACT OR OTHERWISE, MAY BE BROUGHT AGAINST RUBINO ENGINEERING, INC., ARISING FROM OR RELATED TO RUBINO ENGINEERING, INC.'S WORK, MORE THAN TWO (2) YEARS AFTER THE CESSATION OF RUBINO ENGINEERING, INC.'S WORK HEREUNDER.

10. INDEMNITY: To the fullest extent permitted by law, Client and Rubino Engineering, Inc. each agree to indemnify the other party and the other party's officers, directors, partners, employees, and representatives, from and against losses, damages, and judgments arising from claims by third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are found to be caused by a negligent act, error, or omission of the indemnifying party or any of the indemnifying party's officers, directors, members, partners, agents, employees, subcontractors, or subconsultants in the performance of services under this Agreement. If claims, losses, damages, and judgments are found to be caused by the joint or concurrent negligence of Client and Rubino Engineering, Inc., they shall be borne by each party in proportion to its negligence.

11. TERMINATION: This Agreement may be terminated by either party upon seven (7) days' prior written notice. In the event of termination, Rubino Engineering, Inc. shall be compensated by Client for all services performed up to and including the termination date, including reimbursable expenses and for the completion of such services and records as are necessary to place Rubino Engineering, Inc.'s files in order and/or protect its professional reputation. Failure of Client to make payments when due shall be cause for suspension of services or, ultimately, termination, unless and until Rubino Engineering Inc. has been paid in full all amounts due for services, expenses and other related changes.

12. DISPUTE RESOLUTION: In the event of a dispute arising out of or relating to this Agreement or the services to be rendered hereunder, the Client and Rubino Engineering, Inc. agree to attempt to resolve such disputes in the following manner: 1) The parties agree to attempt to resolve any and all unsettled claims, counterclaims, disputes and other matters in question through direct negotiations between the appropriate representatives of each party; 2) If such negotiations are not fully successful, the parties agree to submit any and all remaining unsettled claims, counterclaims, disputes and other matters in question to mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association, effective as of the date of this Agreement.

13. WITNESS FEES: Rubino Engineering, Inc.'s employees shall not be retained as expert witnesses except by separate written agreement. Client agrees to pay Rubino Engineering, Inc.'s legal expenses, administrative costs and fees pursuant to Rubino Engineering, Inc.'s then current fee schedule for Rubino Engineering, Inc. to respond to any subpoena.

14. NO HIRE: Client agrees not to hire Rubino Engineering, Inc.'s employees except through Rubino Engineering, Inc. In the event Client hires a Rubino Engineering, Inc. employee, Client shall pay Rubino Engineering, Inc. an amount equal to one-half of the employee's annualized salary, with Rubino Engineering, Inc. waiving other remedies it may have.

15. HAZARDOUS MATERIALS: Nothing contained within this agreement shall be construed or interpreted as requiring Rubino Engineering, Inc. to assume the status of an owner, operator, generator, storer, transporter, treater or disposal facility as those terms appear within RCRA, CERCLA, or within any Federal or State statute or regulation governing the generation, transportation, treatment, storage and disposal of pollutants. Client assumes full responsibility for compliance with the provisions of RCRA, CERCLA, and any other Federal or State statute or regulation governing the handling, treatment, storage and disposal of pollutants.

16. PROVISIONS SEVERABLE: The parties have entered into this agreement in good faith and it is the specific intent of the parties that the terms of the General Conditions be enforced as written. In the event any of the provisions of these General Conditions should be found to be unenforceable, it shall be stricken and the remaining provisions shall be enforceable.

17. ENTIRE AGREEMENT: This agreement constitutes the entire understanding of the parties, and there are no representations, warranties or undertakings made other than as set forth herein. This agreement may be amended, modified or terminated only in writing, signed by each of the parties hereto.

Rubino Engineering, Inc.

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

Agenda Item Number

Public Works Committee #2

Tracking Number

PW 2024-98

Agenda Item Summary Memo

Title: Meter Change Out Proposal

Meeting and Date: City Council – November 26, 2024

Synopsis: Proposed change out of certain meters to assist us in getting under 10%

Non-revenue water loss.

Council Action Previously Taken:

Date of Action: PW – 11/19/24 Action Taken: Moved forward to City Council agenda.

Item Number: PW 2024-98

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

Council Action Requested: Approval

Submitted by: Eric Dhuse (Name) Public Works (Department)

Agenda Item Notes:

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

Memorandum

To: Public Works Committee
From: Eric Dhuse, Director of Public Works
CC: Bart Olson, City Administrator
Date: November 4, 2024
Subject: Water Meter Changeout Proposal

Summary
A proposal from our current water meter supplier to replace 1243 water meters with new meters and meter reading units that would allow us to use a fixed based meter reading system. The proposed cost for this service is $735,092.25. We currently have $800,000 budgeted for this project in the approved FY25 budget.

Background
Reducing our non-revenue water loss to less than 10% is a requirement of our Lake Michigan allocation and is a high priority for the City to come into compliance before we switch to lake water. Besides being a requirement, getting into compliance a year before we start to get water from Lake Michigan will potentially save us millions in the future. If we are under the 10% non-revenue water loss, we will not have to annually submit and implement a non-revenue water loss remediation plan. The plan would have to include upgrades to our system to bring us into compliance. As we know, replacing infrastructure is very expensive and any money we can save will help keep water rates as low as possible. At this time, we are replacing all water main that is not ductile iron, performing leak detection on our entire system each year, and replacing certain water meters that may no longer be accurate in an effort to come into compliance by October 2026.

The attached proposal is from Core and Main, our areas Sensus meter distributor, that breaks down the size and number of meters we are looking to replace along with the cost of the smart points, accessories, base station, analytics, integration, and hosting, along with labor. We have used Sensus meters longer than I have been with the city. When I started in 1995, we were updating meters that had been in use since the 60's and 70's and replacing them with Sensus meters. At that time, we had many different meters in place and read them all manually. Our next upgrade was installing touch pads on new and replacement meters which allowed us to walk up to the touch pad with a handheld unit and touch the pad to store a read. After that, we started installing MXU boxes along with our current iperl meter which allowed us to implement a drive by reading system on new installs and any replacement meters. Finally, we have started installing the latest meter readers which are called flexnets. All current meters with flexnet readers will be able to communicate with the new base station. Currently, we have 3614 flexnet meters in the system. With the upgrade, we will have roughly 54% of our meters on the radio read system with approximately 4000 left on the drive by system. The drive by meters and readers will be our next replacement group which can be broken down into several years if necessary to fit within our budget.

Changing out these certain water meters will not only improve our accuracy to assist in getting us under our 10% threshold, but it will also greatly improve our efficiency and allow us to serve the residents better by giving them almost real time usage reports, history of usage and being able to alert them if there is unusually high usage. Our efficiency will be improved in many ways. Below is a list of 3 items I believe will greatly improve our efficiency.

1. Eliminating our walking route. This route has manual meters that take an employee a week to complete. While that may not sound like much, that adds up to 6 weeks per year if everything goes smooth. 6 weeks is about 11.5% of an employee's work year. Removing that much time will improve the efficiency of the department.
2. We will be able to get final reads immediately instead of sending someone to the site to get a reading. At this time, we must send someone to get a reading for every new home and every existing home that is bought/sold. Year to date, we have had 672 final reads for new construction and move in/out. If we figure 30 minutes per read from the time the call comes in at city hall to the time we return the read to city hall we will save 336 hours of time by having the reads be instant. That is 16% of an employee's work year.
3. We will be getting rid of a hodge-podge system of reads and narrowing it down to the flexnet radio reads and the drive by radio reads. Currently, we have 151 touch pads and 573 manual meters that make up our walking route. In addition, we have 389 ITRON reads which were a trial meter that we used in Autumn Creek/Prairie Meadows/Grande Reserve areas that were supposed to be the "next great advance in meter technology". Those readers are now obsolete and no longer technically supported. We are currently using a program on our radio read computer to read each ITRON endpoint and manually add each read to a spreadsheet. You can imagine the time we will save if we can change these out for fixed base radio reads that are instant. Making sure every meter is loaded into the proper place, getting the reads, and downloading the reads all take time.

All these efficiency improvements are on the conservative side. I counted on everything going smoothly every time we use it. As we know, with old technology, that is not the case. I did not count for any delays or glitches in our system, nor did I count the re-reads that we have to do each time we read the whole town. There will always be meters that don't read, have an error, or have a very odd read that doesn't make sense. We then must go out and get the reads again either with the radio read system, or manually.

This program is basically a turnkey operation for the City. Our involvement would be limited to the initial announcement to let everyone that is in the program know that there will be a meter change out and that Core and Main have been hired to complete the work. From There, Core and Main will contact the residents, set up appointment, swap out the meter, program the meter, and enter it in the database. The support team would then assist in integrating the new meters into our system for billing. This may take some support from MSI as well, but Sensus has worked with us and many other municipalities, I am confident this will be a smooth process. During this process, our responsibilities will be to answer any questions that resident's may have regarding the program, assisting in integrating the new meters into our billing system, and assisting with with residents that do not want to make appointments with the contractor. In these cases, we may have to accompany the contractor, or in extreme cases, we may have to cut off water service

until such time as we can get in to change the meter. I say extreme, but it is so incredibly rare that I can only think on one time this has happened in my tenure with the City. We realize that this is a last resort, and we do everything possible not to use this tool. We expect this entire process to take 3-5 months. Core and Main is confident that 3 months will be adequate, but they build in extra time just in case.

I have attached a reference list of other local municipalities that have the Sensus FlexNet AMI (Advanced Metering Infrastructure) system that are in use. We are also happy with the Sensus meters, the support we get from them, and staying with Sensus meters will be the most cost-effective solution to upgrading our system to a full AMI system since almost all meters that are currently in our system are Sensus meters.

Once the initial change out is completed, staff will work on putting together a comprehensive plan to switch the rest of our meters over to the new fixed base system. With the remaining meter count being over 4,000 we have not yet determined if a multi-year program would be better than doing it all at once. We will have to look at all aspects before bringing anything forward for consideration.

Recommendation

Staff recommends approving the proposal from Core and Main of Belvidere, IL in the amount of $735,092.25. This will need to be a super majority approval since this is a sole source bid.

Resolution No. 2024-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, AUTHORIZING THE PURCHASE OF 1243 REPLACEMENT WATER METERS IN AN AMOUNT NOT TO EXCEED $735,093

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

WHEREAS, the City's Municipal Code provides that the City may approve contracts for supplies and equipment that have not been competitively bid by a two-thirds affirmative vote of the City Council; and

WHEREAS, the City is currently working toward sourcing water from Lake Michigan instead of local aquifers and a requirement for gaining access to Lake Michigan water is reducing the City's non-revenue water loss to less than 10%; and

WHEREAS, replacing old water meters with newer, more sensitive water meters will contribute to reducing the City's non-revenue water loss, and the City therefore desires to replace approximately 1243 old meters; and

WHEREAS, the City's meter supplier, Core and Main, has provided a quote to supply and install new Sensus meter systems for 1243 meters that need to be replaced, for a total price of $735,092.25, said Quote attached hereto as "Exhibit A"; and

WHEREAS, Core and Main is the only Sensus meter supplier in the area, the City has had a positive experience with Sensus meters, almost all the meters currently in the City's system are Sensus meters and dozens of comparable municipalities in the Chicago suburbs and throughout the Fox Valley area use this Sensus meter system; and

WHEREAS, along with reducing the City's non-revenue water loss, the new meters would increase the efficiency of the Public Works department as the new meters are faster and easier to read than the City's existing meters; and

WHEREAS, the City has allocated $800,000 in the Fiscal Year End 2025 budget for this project; and

WHEREAS, the Mayor and City Council have determined that it is in the best interests of the health and safety of the City and its residents to waive the competitive bidding requirement and to authorize and approve the purchase of the new meters from Core and Main in accordance with the provisions of the Quote.

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

Section 1. The foregoing recitals are hereby incorporated in this Resolution as the findings of the Corporate Authorities.

Section 2. The Corporate Authorities hereby waive the competitive bidding requirements of the City's Municipal Code pursuant to the foregoing recitals, and the City Administrator is authorized and directed to proceed with the purchase of 1243 replacement water meters, as described in the Quote, from Core and Main of Belvidere, Illinois.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2024.

_____

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. 2024.

_____

MAYOR

Attest:

_____

CITY CLERK

6829 Irene Road, Belvidere IL., 61008

Date: October 31, 2024
Village: Yorkville
Attn: Jon Bauer

Subject: Yorkville 2025 Phase 1 Quotation for Sensus Meters/FlexNet System

Product	Quantity	Unit Price		Extension
New Water Meters				
5/8" Sensus iPERL Water Meter	0	$130.00 ea		$0.00
3/4"S Sensus iPERL Water Meter	1061	$130.00 ea		$137,930.00
3/4" Sensus iPERL Water Meter (9"LL)	0	$152.00 ea		$0.00
1" Sensus iPERL Water Meter	182	$205.00 ea		$37,310.00
3/4"S Sensus Ally Water Meter (7 1/2"LL)	0	$425.00 ea		$0.00
1" Sensus Ally Water Meter (7 1/2"LL)	0	$505.00 ea		$0.00
Section Total:	**1243**			**$175,240.00**
New 1 1/2" - 3" OMNI C2 Water Meters				
1 1/2" Sensus OMNI C2 Water Meter with Integral Strainer, AMR Output Pulse Output and Test Outlet	6	$1,250.00	ea	$7,500.00
2" Sensus OMNI C2 Water Meter with Integral Strainer, AMR Output Pulse Output and Test Outlet	1	$1,440.00	ea	$1,440.00
3" Sensus OMNI C2 Water Meter with Integral Strainer, AMR Output Pulse Output and Test Outlet	1	$1,825.00	ea	$1,825.00
Section Total:	8			**$10,765.00**
Labor				
Installation of 5/8" Meter	0	$170.00 ea		$0.00
Installation of 3/4" Meter	1061	$170.00 ea		$180,370.00
Installation of 1" Meter	182	$170.00 ea		$30,940.00
Installation of 1-1/2" Meter	6	$395.00 ea		$2,370.00
Installation of 2" Meter	1	$405.00 ea		$405.00
Installation of 3" Meter	1	$900.00 ea		$900.00
Installation of New Wire	0	$90.00 ea		$0.00
Installation of Ground Strap 5/8"-1"	0	$55.00 ea		$0.00
Correct Hard Plumbing	0	$265.00 ea		$0.00
Smartpoint only (outside sets)	0	$125.00 ea		$0.00
Installation of 3/4" Ball Valve (includes valve)	0	$250.00 ea		$0.00
Installation of 1" Ball valve (includes valve)	0	$285.00 ea		$0.00
Section Total:				**$214,985.00**
Smartpoints				
510M Single Port Touchcoupled Smartpoints	1251	$130.00 ea		$162,630.00
Section Total:	**1251**			**$162,630.00**
Meter Accessories				
22 Guage 3-Conductor Meter Wire (500' Spool)	3	$60.00 ea		$180.00
5/8"-1" Ground Clamps	2486	$4.25 ea		$10,565.50
Seal Wire (1000' Spool)	2	$110.00 ea		$220.00
#4 Solid Copper Ground Wire (200' Spool)	5	$325.00 ea		$1,625.00
TouchPad	0	$8.00 ea		$0.00
3/4" Meter Gaskets	2122	$0.00 ea		$0.00
Plastic Meter Seal	1243	$0.25 ea		$310.75
A23-NL 5/8"X3/4" to 3/4" Adaptor	0	$20.00 ea		$0.00
Section Total:				**$12,901.25**
Infrastructure				
M420B2 Tower Gateway Basestation includes installation.	2	$55,000.00 ea		$110,000.00
Section Total:				**$110,000.00**

Internal Use Only

Sensus Analytics SaaS Integration and Hosting Fees			
Sensus Analytics SA/RNI Set up Fee	1	$12,975.00 one time	$12,975.00
Sensus Analytics Billing Integration Fee	1	$8,095.00 one time	$8,095.00
Annual Sensus Analytics SA/RNI Hosting Fee 5K Services Year '25	1	$22,216.00 annual	$22,216.00
Annual Sensus Analytics SA/RNI Hosting Fee 6.5K Services Year '26	0	$26,645.00 annual	$0.00
Annual Sensus Analytics SA/RNI Hosting Fee 9K Services Year '27	0	$32,595.00 annual	$0.00
Annual Sensus Analytics SA/RNI Hosting Fee 9K Services Year '28	0	$33,573.00 annual	$0.00
Annual Sensus Analytics SA/RNI Hosting Fee 9K Services Year '29	0	$34,580.00 annual	$0.00
Section Total:			**$43,286.00**

Extended Warranties, Training, Management Fee			
Annual Walk by/Drive by Support	1	$3,700.00 annual	$3,700.00
Annual Infrastructure Maintenance Agreement (Year 2 per M400 TGB)	0	$2,200.00 annual	$0.00
RNI Training	1	$6,350.00 one time	$6,350.00
Project Management Fee	1	$6,000.00 one time	$6,000.00
Section Total:			**$16,050.00**

Subtotal:	**$735,092.25**

NOTE:
*** Propagation study determined (2) Basestation required inside smartpoint installation.**
*** Basestation Pricing Includes installation and startup.**
*** Basestation Pricing subject to change pending job site survey.**
*** Pricing and installation does not include communication link between Basestation to (RNI).**
*** Utility responsible to provide electric at Basestation.**
*** Pricing does not include software interface to billing system.**
*** Final project pricing shall be determined by actual meter quantities supplied and installed.**
*** Final Pricing subject to volatile market conditions.**
*** Pricing does not include Payment/Performance Bond.**
*** Installation pricing are for 'Labor Only" to replace meter with same lay length meter.**
*** Additional plumbing/pit set pricing determined case by case basis.**
*** Labor assumes no responsibility on ground wire sizing**

Prices are good until May 1, 2025. Delivery can be made from stock to within twelve (12) weeks from receipt of your purchase order. Our terms of payment are net thirty (30) days.

Sincerely,

Steve Cooper

Steve Cooper
Territory Manager

LOCAL REFERENCES:

Belvidere, Illinois
Brent Anderson (815) 544-6622 (asstpublicwksdir@ci.belvidere.il.us)
(4000) Sensus Water Meters with FlexNet AMI Network System
Completed – (2011)

Morton Grove, Illinois
Marty Durkin (847) 815-1688 (mdurkin@mortongroveil.org)
(8000) Sensus water Meters with FlexNet AMI System
Completed - 8000 total meters - (2011)

Wheeling, Illinois
Jeff Wolfgram (847) 279-6420 (jwolfgram@wheelingil.gov)
(8000) Sensus water Meters with FlexNet AMI System
Completed - (2013)

Bensenville, Illinois
Joe Caracci (630) 350-3431 (jcaracci@bensenville.il.us)
(5700) Sensus water Meters with FlexNet AMI System
Completed - (2013)

Homewood, Illinois
John Schaefer (708) 206-2901 (jschaefer@homesweethomewood.com)
(7000) Sensus water Meters with FlexNet AMI System
Completed - (2013)

Des Plaines, Illinois
Tim Watkins-(847) 391-5468 (twatkins@desplaines.org)
(16800) Sensus Water Meters with FlexNet AMI System
Completed- (2021)

Orland Park, Illinois
Ken Dado-(708) 403-6350 (KDado@orlandpark.org)
(24000) Sensus Water Meters with FlexNet AMI System
Currently Installing- (2015)

Calumet City, Illinois
Gerry Surufka-(708) 417-2233 (gsurufka@calumetcity.org)
(10000) Sensus Water Meters with FlexNet AMI System
Completed- (2017)

Internal Use Only

Glenview, Illinois
Joe Kenney-(847) 724-1700
(16000) Sensus Water Meters with FlexNet AMI System
Completed- (2015)

Palatine, Illinois
Matt Barry-(847) 705-5200 (mbarry@palatine.il.us)
(19000) Sensus Water Meters with FlexNet AMI System
Completed- (2015)

Aurora, Illinois
Eric Schoeny-(630) 256-3486(eschoeny@aurora-il.org)
(42000) Sensus Water Meters with FlexNet AMI System
Completed- (2018)

Tinley Park, Illinois
John Urbanski-(708) 444-5500(jurbanski@tinleypark.org)
(22000) Sensus Water Meters with FlexNet AMI System
Completed- (2018)

Oak Brook, Illinois
Tim O'Malley-(847) 827-4490 (tommaley@oak-brook.org)
(5400) Sensus Water Meters with FlexNet AMI System
Completed- (2019)

Dixon, Illinois
Matt Heckman-(815) 288-7474 (matt.heckman@discoverdixon.org)
(5400) Sensus Water Meters with FlexNet AMI System
Completed- (2018)

Chicago Ridge, Illinois
Stan Barwock-(708) 577-8920 (Sbarwock@chicagoridge.org)
(2200) Sensus Water Meters with FlexNet AMI System
Completed- (2018)

Broadview, Illinois
Matt Ames-(708) 681-3602 (mames@broadview-il.org)
(3800) Sensus Water Meters with FlexNet AMI System
Completed- (2018)

Internal Use Only

New Lenox, Illinois
Mark Brow-(815) 215-4500 (mbrow@newlenox.net)
(10000) Sensus Water Meters with FlexNet AMI System
Currently Installing- (2018)

Elk Grove Village, Illinois
Keith Conley-(847) 734-8049 (kconley@elkgrove.org)
(12500) Sensus Water Meters with FlexNet AMI System
Completed- (2019)

Lagrange Park, Illinois
Rick Radde-(708) 243-9550 (rradde@lagrangepark.org)
(4300) Sensus Water Meters with FlexNet AMI System
Completed- (2018)

Algonqin, Illinois
Jason Schutz-(847) 658-2700 (jasonschutz@algonquin.org)
(11000) Sensus Water Meters with FlexNet AMI System
Completed- (2020)

Glencoe, Illinois
Don Kirk-(847) 461-1154 (dkirk@villageofglencoe.org)
(3300) Sensus Water Meters with FlexNet AMI System
Completed- (2021)

Naperville, Illinois
Darrell Blenniss- (630) 305-5994 (BlennissD@naperville.il.us)
(42,500) Sensus Smartpoints with FlexNet AMI System
Completed- (2021)

Northfield, Illinois
Bill Wipperfurth-(847) 456-2590 (bwipperfurth@northfieldil.org)
(3000) Sensus Water Meters with FlexNet AMI System
Completed- (2022)

Itasca, Illinois
Mike Subers – 630 228-5663 (msubers@itasca.com)
(2,700) Sensus Smartpoints with FlexNet AMI System
Completed – (2024)

Internal Use Only

Bloomingdale, Illinois
Ken Lindhorn – 630-671-5833 (lindhornk@vil.bloomingdale.il.us)
(7000) Sensus Smartpoints with FlexNet AMI System
Completed – (2024)

Addison, Illinois
Shawn Campbell – 331-254-0427 (scampbell@addison-il.org)
(12,000) Sensus Smartpoints with FlexNet AMI System
Completed – (2023)

Additional references upon request

Internal Use Only

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

Agenda Item Number

Public Works Committee #3

Tracking Number

PW 2024-99

Agenda Item Summary Memo

Title: Proposed Rob Roy Drainage District Work

Meeting and Date: City Council – November 26, 2024

Synopsis: Proposed grading, drain tile installation, and seeding work on the Rob Roy Drainage Ditch

Council Action Previously Taken:

Date of Action: PW – 11/19/24 Action Taken: Moved forward to City Council agenda.

Item Number: PW 2024-99

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

Council Action Requested: Approval

Submitted by: Eric Dhuse (Name) Public Works (Department)

Agenda Item Notes:

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

Memorandum

To: Public Works Committee
From: Eric Dhuse, Director of Public Works
CC: Bart Olson, City Administrator
Date: November 12, 2024
Subject: Rob Roy Drainage District Proposed Work

Summary

Proposed work to further restore the Rob Roy Drainage Ditch and allow it to function properly and be efficiently maintained.

Background

The Mayor and City Council last talked about the Rob Roy Drainage Ditch in March of 2024 when you approved stump removal in certain locations along the drainage ditch.
To finish out this project, the drainage district is proposing additional work to assist the area in draining to the ditch from the farm fields, leveling the bank, and seeding the area. The Drainage District has received 2 quotes from local contractors to complete this work. Both quotes were from local companies and were within approximately 6% of each other. The bids were both reasonable for work that is proposed in my opinion.

Work for this proposal will take place from Rt. 34 to Galena Rd. at various locations, I have attached a map for your reference. In general, the banks of the ditch will be leveled, and drainage pipe installed at areas where it is necessary to properly drain the adjacent land. The area will then be seeded to prevent erosion of the banks.

To date, we have spent $294,881 of the $500,000 which leaves us with $205,119 remaining. The low bid of $124,714.28 easily keeps us below budget and will allow the drainage district to maintain the ditch more efficiently and for the ditch to function properly. This money is in the budget and must be spent by December 31, 2024, according to the grant agreement we signed with Kendall County.

The spending deadline puts us in a precarious position. Do we approve the proposal and put a hard deadline of December 30th to make sure we can get a check cut by December 31st to be eligible for the grant money, or do we decline to move forward with the project and give back the balance of the funds? If the City Council decides to move forward with this proposal, it will need a super majority vote due to the fact that we did not go through the normal RFP process due to time constraints.

Recommendation

After talking directly with the recommended bidder, they have assured me that they can get all work accomplished by the deadline barring any unforeseen weather event(s) that would not allow work to be completed by an extended period. Therefore, staff recommends R.A.S. Land Management, Co. of Yorkville in an amount not to exceed $124,714.28

Resolution No. 2024-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, APPROVING A QUOTE FOR CERTAIN IMPROVEMENTS TO THE ROB ROY DRAINAGE DITCH IN AN AMOUNT NOT TO EXCEED $124,715

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the "City"*),* is a duly organized unit of government of the State of Illinois within the meaning of Article VII, Section 10 of the 1970 Illinois Constitution; and

WHEREAS, the City's Municipal Code provides that the City may approve contracts for supplies and equipment that have not been competitively bid by a two-thirds affirmative vote of the City Council; and

WHEREAS, Rob Roy Drainage District (the "District") is a drainage district pursuant to the Illinois Drainage Code (70 ILCS 605/1-1) authorized to construct, maintain or repair drains or levies or to engage in other drainage or levee work for agricultural, sanitary or mining purposes; and

WHEREAS, the City and the District had previously entered into a Memorandum of Understanding (the "MOU") to jointly conduct certain improvements to the Rob Roy Drainage Ditch (the "Ditch") approved November 14, 2023 by City of Yorkville Ordinance No. 2023-31, said improvements being financed by certain grant funds allocated by Kendall County for this purpose; and

WHEREAS, pursuant to the terms of the MOU, the City conducted stump removal in the Ditch during the Spring of 2024; and

WHEREAS, additional work is required to improve drainage from adjacent property into the Ditch; and

WHEREAS, the District has obtained quotes from two companies to complete the additional work, including installation of drainage pipes and leveling and seeding the banks of the Ditch, said quotes being priced within 6% of each other; and

WHEREAS, the City finds the quote from the lowest of the two bidders, R.A.S. Land Management, Co., of Yorkville, Illinois, for $124,714.28 (the "Quote") to be reasonably priced, said Quote attached hereto as *Exhibit A*; and

WHEREAS, the Mayor and City Council (the "Corporate Authorities") have determined that it is in the best interests of the health and safety of the City and its residents to waive the competitive bidding requirement and to authorize and approve the Quote.

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. In consideration of the foregoing recitals, the competitive bidding requirement is waived and the City Administrator is hereby authorized and directed to proceed with the improvements to the Rob Roy Drainage Ditch, as described in the Quote, in an amount not to exceed $124,715.

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

[Remainder of Page Intentionally Left Blank; Roll Call Vote to Follow]

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2024.

_____

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. 2024.

_____

MAYOR

Attest:

_____

CITY CLERK



YORKVILLE, IL

Bob Schwartz (630) 918-2348 *Andy Schwartz (630) 918-7499*

Customer:
City of Yorkville ILL.
Rob Roy Drainage District

Date: 11/4/2024

Proposal for reclamation work along Rob Roy Drainage Ditch

DESCRIPTION	QUANTITY	COST	TOTAL
Establish proper grading on both sides of Rob Roy drainage ditch from Route 34 to Galena road to allow for seeding, mowing, maintenance, & proper water flow.			$ -
Install 12" dual wall drainage pipes with flared ends in necessary areas to allow proper water flow into ditch. (Approx. 2300 linear feet)			$ -
Seed bare dirt with wheat			$ -
Total			**$124,714.28**

***This project must be inspected and approved by the Rob Roy Drainage District upon completion.

***Work will be performed in compliance with Kendall County prevailing wage requirements.

Thank you for the opportunity to provide you with a bid!

PO BOX 1138
Yorkville, Illinois 60560
630-254-8319
cdj80@msn.com

ATTN: City of Yorkville and Rob Roy Drainage District

Phone:

Date: 10/30/24

We hereby submit specifications and estimate for:	**Rob Roy Creek Improvements, Yorkville, IL**
Price includes the following:	
Installation of 50 12" dual wall HDPE pipe with 1 FES each (in varying lengths from 20'-80')	
(total of 2300 feet) to be installed in various locations from Rt 34 to Galena Rd	
Regrade and reshape on both east and west side of creek where tree removal has taken place	$ 132,000.00
After grading, broadcast spread winter wheat	
*Final approval to be given by Rob Roy Drainage District	
*no debris or brush removal	

We hereby propose to furnish labor complete in accordance with the above specifications, for the sum of: **$ 132,000.00**

Payments as follows: Upon completion of each section of work or every 30 days

Exclusions: Permit acquisition, handling or hauling of contaminated soils, soils remediation, frost breaking, engineering/lay-out, shoring of excavations, demolition/excavation/export of unforeseen obstructions located below grade. Winter service charges. Dewatering beyond the capabilities of a 2" pump. No as-builts. All prices based on site being at subgrade elevation. Jensen Land Services is not responsible for utilities that are not marked by Julie and any costs for locating or repair of unmarked utilities is the responsibility of the owner, including sprinklers and parking lot lights. If silt fence or perimeter fence is located within 10' of work area in any direction, it will need to be removed and replacement/reinstallation will be at owner/general contractor expense. Daily winter service charge from Jan 1-Mar 31.

All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accident or delays beyond our control. If legal action is necessary for collection, a 2% monthly interest charge (24% per annum) will be accrued, in addition to all fees incurred for recovery. Prevailing Wage rates are excluded. If it is determined that government or municipal funds are an inclusive part of this project and/or agreements herein and project requires labor at prevailing wage rates then a change order extra will be immediately forthcoming. This proposal is subject to acceptance within 30 days and it is void thereafter at the option of the undersigned.

Authorized Signature

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date

Print


Untitled Map
Write a description for your map.
Legend
Autumn Creek
Blackberry Oaks Golf Course
Feature 1
Feature 2
Feature 3
Jewel-Osco
Raging Waves Waterpark
Untitled Path
Raging Waves Waterpark
Bristol
Menards
Target
Hacienda Real
FOX HILL
Google Earth
Image © 2024 Airbus
Facility
N
1 mi

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

Agenda Item Number

Public Safety Committee #1

Tracking Number

PS 2024-17

Agenda Item Summary Memo

Title: Resolution Authorizing the Purchase of Two (2) Police Vehicles for the FY26 Budget

Meeting and Date: City Council – November 26, 2024

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: PS – 11/21/24 Action Taken: Moved forward to City Council agenda.

Item Number: PS 2024-17

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

Council Action Requested: Approval

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

Agenda Item Notes:

Please note: This item was on the November 21st Special Public Safety meeting agenda; however, the City Council packet was compiled and distributed prior to the Park Board meeting. Feedback from the committee was not available at the time of packet creation.

Memorandum

To: City Council
From: Ray Mikolasek, Deputy Police Chief
James Jensen, Chief of Police
CC: Bart Olson, City Administrator
Date: November 7, 2024
Subject: Pre-Order of Two (2) 2025 Ford Interceptor SUV in FY2026

Summary

Staff is seeking support to pre-order two (2) 2025 Ford Interceptor SUV vehicles in the amount not to exceed $154,452 that will be proposed in the FY2026 budget.

Background

Our last twelve patrol vehicles purchased have been through Morrow Brothers Ford in Greenfield, Illinois. These vehicles have been Police Utility Ford Explorers. We have heard positive feedback from our officers regarding these vehicles. Some of the highlights include ample space for equipment, the prisoner transport area is larger, and the vehicles are AWD.

Purchasing an SUV for patrol offers many advantages for the department. The winter months are harsh and having an all-wheel-drive vehicle will allow for safer roadway travel during inclement weather. Added interior room in the vehicles provide staff comfort as well as storing the necessary equipment (i.e., rifles, shotguns, ballistic shields, helmet, etc.).

Currently, Sutton Ford in Matteson, Illinois, holds the state bid for the purchase of police fleet SUV vehicles. Sutton Ford has provided a vehicle cost of $47,013.00 for the 2025 Ford Interceptor SUV. Unfortunately, Sutton Ford requires an order for 2025 Ford Explorers be placed by the end of September 2024 to guarantee deliver in 2025, and failure to meet that deadline, may delay delivery until 2026. As mentioned previously, we have purchased vehicles from Morrow Brothers Ford for many years. Morrow Brothers Ford advised they are still taking orders for 2025 Ford Interceptor SUVs through the end of the year. Morrow Brothers has promised those vehicles at $44,940.00, which currently brings the total to $2,073 per vehicle less than Sutton Ford's current state bid pricing. Currently, Morrow Brothers Ford is taking orders on a first come first serve basis for agencies to receive 2025 police vehicles. We would like to be added to that list. We would not take delivery/ownership of these vehicles until after May 1, 2025 (FY26). In the event we are placed on the list but have to cancel our order there is no penalty or cost to the United City of Yorkville.

See the attached vehicle specifications and pricing form (Exhibit A) for vehicle equipment and pricing. Below is a breakdown of the cost of a new patrol SUV which includes additional equipment and installation.

Morrow Brothers Vehicle Base Cost	$45,245
Other Vendors Additional Equipment Costs	$31,981 (including installation)
Total Squad Cost not to exceed	$77,226 per vehicle

***Included in the base vehicle cost is registration, key fobs, headlight wig-wag lighting, prisoner door locks, heated mirrors, police idle switch and grill prewire. Morrow Brothers Ford offers specific

equipment packages that are installed in the vehicle upon delivery. We have compared the cost of purchasing and installing through a third party and have found Morrow Brothers to be cost-efficient and time efficient to include these items in the initial vehicle purchase.

The two (2) vehicles proposed for purchase will be two (2) fully marked squad cars. This would mean the lightbar would be on top of the vehicle, decals on the vehicle and a prisoner cage.

Recommendation

Staff recommends the ability to pre-order two (2) 2025 Ford Interceptor SUV vehicles and associated equipment in the amount not to exceed $154,452 as will be included in the FY26 budget.

Attachments

- Exhibit A – Police Department Vehicle Purchase Specifications

Resolution No. 2024-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, AUTHORIZING THE PURCHASE OF TWO FORD INTERCEPTOR SPORTS UTILITY VEHICLES FROM MARROW BROTHERS FORD, INC., IN AN AMOUNT NOT TO EXCEED $154,452

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

WHEREAS, the City's Municipal Code provides that the City may approve contracts for supplies and equipment that have not been competitively bid by a two-thirds affirmative vote of the City Council; and

WHEREAS, the City's police department is in need to two new squad vehicles for patrol officers, and prefers the use of sport utility vehicles for this purpose because sport utility vehicles have ample space for equipment, a larger prisoner transport area, and are all wheel drive; and

WHEREAS, Marrow Brothers Ford, Inc., of Greenville, Illinois (the "*Supplier*") is a supplier of Ford vehicles, and has provided the City with a quote for the purchase of two 2025 Ford interceptor sport utility vehicles (the "*Quote*"), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Supplier has offered to sell the two new Ford interceptor sport utility vehicles ("Vehicles") to the City for a combined total of $154,452, said cost including the two SUVs, and purchase and installation of additional required equipment, as detailed in the Quote; and

WHEREAS, the Supplier has provided vehicles to the City in the past, the City has a positive relationship with the Supplier, and the Supplier's quoted price is reasonable; and

WHEREAS, the City would not accept delivery of the Vehicles until at least May of 2025, and therefore this purchase would be included in the City's 2026 budget; and

WHEREAS, the Mayor and City Council have determined that it is in the best interests of the health and safety of the City and its residents to waive the competitive bidding requirement and to authorize and approve the purchase of the Vehicles from the Supplier in accordance with the provisions of the Quote.

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

Section 1. The foregoing recitals are hereby incorporated in this Resolution as the findings of the Corporate Authorities.

Section 2. The Corporate Authorities hereby waive the bidding requirements of the City's Municipal Code pursuant to the foregoing recitals.

Section 3. In consideration of the foregoing recitals, the City Administrator is hereby authorized and directed to proceed with the purchase of two 2025 Ford Interceptor Sport Utility Vehicles, as described in the Quote, from Marrow Brothers Ford of Greenville, Illinois.

Section 4. This Resolution shall be in full force and effect upon its passage and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2024.

_____

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. 2024.

_____

MAYOR

Attest:

_____

CITY CLERK

MORROW BROTHERS Ford
Greenfield, IL 877-368-3038

WWW.MORROWBROTHERSFORDINC.COM
1242 Main Street • GREENFIELD IL 62044
(217) 368-3037 • Fax (217) 368-3517 • Toll free 1-877-368-3038

August 25, 2024

Yorkville Illinois Police Department
Deputy Chief Ray Mikolasek
C: 630-973-9884
rmikolasek@yorkville.il.us

We propose the following for your consideration.

2-2025 New Ford Police Interceptor Utility AWD Gasoline
Exterior Color Black
18D Rear Hatch Timer Delete
FDL Front Red/White Dome Light
68G Rear Locks/Windows Driver Controlled
New MP License/Title, Customer Pick Up
Vehicle Warning Equipment – Per attached page
All other standard equipment – Per attached page

Illinois Government Price $59,388.00 Each

Additional options can be added as required. Let me know if you have any questions.

Thank you,

Richie Morrow Wellenkamp
Government Sales Manager
Morrow Brothers Ford, Inc.

Customer Acceptance: Boyd P. Mikolasek

Date of Acceptance: 8-26-24

Please submit this signed quote with your purchase order and a copy of your Illinois Tax Exempt Letter.

MORROW BROTHERS Ford
Greenfield, IL 877-368-3038
WWW.MORROWBROTHERSFORDINC.COM
1242 Main Street • GREENFIELD IL 62044
(217) 368-3037 • Fax (217) 368-3517 • Toll free 1-877-368-3038

Yorkville Police Department 2025 Patrol Vehicle Warning Equipment

Whelen Liberty II DUO Lightbar w/Traffic Preemption
All Linear Super LED Light Heads Red/Blue/White

4-Corner DUO LED Warning, Headlamp Wig-Wag

DUO Intersection LED under mirror warning, Whelen Rear Pillar Warning

Whelen Avenger II DUO Red/Blue inside cargo glass. One each side

Whelen Full Feature Siren w/100-Watt Siren Speaker
Wail, Yelp, Priority, Horn, PA., Integrated Light Controls

Havis Console w/Arm Rest/Cup Holders/12 Volt Power Outlets

Havis Dock Mount, Havis Charge Guard, Lund Loft Electronics Tray

Single Cell Partition w/Prisoner Transport Seat, LED Light in Prisoner Area

Install customer supplied antennas, mobile radio and video system.

All Parts, Labor and Professional Installation INCLUDED

Customer Acceptance: Lloyd P. Mitchell Date: 8-26-24

Notes: CANNOT TAKE DELIVERY UNTIL MAY 1, 2025

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

Agenda Item Number

Public Safety Committee #2

Tracking Number

PS 2024-18

Agenda Item Summary Memo

Title: Intergovernmental Agreement – School Resource Officer (SRO)

Meeting and Date: City Council – November 26, 2024

Synopsis: Approval of an Intergovernmental Agreement between Yorkville Community School District 115 and the United City of Yorkville regarding the School Resource Officer (SRO) position. This agreement facilitates a positive, collaborative relationship between local law enforcement, school administration, educators, service agencies, community-based organizations, parents and students residing within the Yorkville school District.

Council Action Previously Taken:

Date of Action: PS – 11/21/24 Action Taken: Moved forward to City Council agenda.

Item Number: PS 2024-18

Type of Vote Required: Majority

Council Action Requested: Approval

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

Agenda Item Notes:

Please note: This item was on the November 21st Special Public Safety meeting agenda;

however, the City Council packet was compiled and distributed prior to the Park Board meeting.

Feedback from the committee was not available at the time of packet creation.

Memorandum

To: City Council
From: James Jensen, Police Chief
CC: Bart Olson, City Administrator
Date: November 21, 2024
Subject: Intergovernmental Agreement – School Resource Officer (SRO)

Summary
Approval of an Intergovernmental Agreement between Yorkville Community School District 115 and the United City of Yorkville regarding the School Resource Officer (SRO) position. This agreement facilitates a positive, collaborative relationship between local law enforcement, school administration, educators, service agencies, community-based organizations, parents and students residing within the Yorkville school District.

Background
The goal of the School Resource Officer (SRO) program is to create a safe, secure, and supportive environment in which students can engage in their education without fear or disruption. Through this program, specially trained law enforcement officers work closely with school personnel to prevent juvenile crime, promoting a safe learning atmosphere that encourages students to excel both academically and socially.

The Yorkville Police Department has long partnered with Yorkville School District #115, providing a dedicated, full-time SRO as part of our team of 34 sworn officers. Currently, the SRO, assigned to our criminal investigations division, is stationed at Yorkville High School but frequently assists other schools in the district, addressing calls for service and reducing the response load on our Field Operations Division. This valuable support will continue under the proposed Intergovernmental Agreement.

Presently, the Yorkville Police Department covers all costs associated with the SRO position, including salary, benefits, workers' compensation, training, and overtime. While the program's operational role will remain the same, the proposed Intergovernmental Agreement introduces changes to its financial aspects. Under this new agreement, the department will still cover salary, benefits, and workers' compensation costs; however, the school district will reimburse all overtime costs, including SRO and detail officer overtime, and share 50% of SRO training expenses. This arrangement allows for comprehensive support to the school district while effectively distributing associated costs.

The length of the proposed Intergovernmental Agreement is four (4) years with the ability to terminate the Agreement by either party, at any time, with at least thirty days prior written notice.

Recommendation
Approval of the Intergovernmental Agreement with Yorkville School District #115.

Attachments

Exhibit A: Intergovernmental Agreement Between Yorkville Community Unit School District 115 and the United City of Yorkville Providing for a School Resource Officer.

Resolution No. 2024-_____

RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115 AND THE UNITED CITY OF YORKVILLE

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the *"City")* 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 (the *"Municipal Code")* (65 ILCS 5/65-1-1-2, *et seq.);* and,

WHEREAS, Yorkville Community School District 115, is an Illinois public school district organized and operating in accordance with the laws of the State of Illinois; and,

WHEREAS, the provisions of Article VII, Section 10 of the 1970 Illinois Constitution, and the provisions of the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*) authorized and encourage intergovernmental cooperation; and,

WHEREAS, District 115 operates twelve (12) schools situated within the corporate limits of the City of Yorkville, Illinois and desires, on a contractual basis, to have a school resource officer detailed primarily to Yorkville High School operated by District 115; and,

WHEREAS, the City is willing to provide such an officer in exchange for the consideration and the terms and conditions as set forth in the Intergovernmental Agreement between the City and District 115 attached hereto providing for a School Resource Officer from the Yorkville Police Department to be assigned to District 115.

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 Intergovernmental Agreement between the United City of Yorkville and Yorkville Community Unit School District 115 providing for a School Resource Officer, in the form attached hereto and made a part hereof, is hereby approved; and, the Mayor and City Clerk are hereby authorized to execute said Agreement and the Chief of the Yorkville Police Department is hereby directed to implement its terms.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2024.

_____

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. 2024.

_____

MAYOR

Attest:

_____

CITY CLERK

INTERGOVERNMENTAL AGREEMENT BETWEEN

YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115 AND THE UNITED CITY OF YORKVILLE PROVIDING FOR A SCHOOL RESOURCE OFFICER

This INTERGOVERNMENTAL AGREEMENT (the "SRO Agreement") is dated as of _____, 2024, by and between the BOARD OF EDUCATION OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT #115, an Illinois Public School District (hereinafter referred to as "District 115), and the UNITED CITY OF YORKVILLE, an Illinois municipal corporation (hereafter referred to as the "City").

WITNESSETH:

WHEREAS, the provisions of Article VII, Section 10 of the 1970 Illinois Constitution, and the provisions of the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq*.) authorized and encourage intergovernmental cooperation; and

WHEREAS, District 115 operates twelve (12) schools situated within the corporate limits of the City of Yorkville, Illinois; and

WHEREAS, District 115 desires, on a contractual basis, to have a school resource officer detailed to District 115, within the City limits of Yorkville; and

WHEREAS, the City is willing to provide such officer in exchange for the consideration specified in this Agreement and pursuant to the terms and conditions outlined herein; and

WHEREAS, a School Resource Officer is a career law enforcement officer, with sworn authority, deployed in community-oriented policing, and assigned by the City to work in collaboration with District 115 and community-based organizations; and

WHEREAS, District 115 and the City recognize that the exchange of information between them is essential to providing a safe, healthy, and violence-free school environment for all students; and

WHEREAS, District 115 and the City previously entered into an intergovernmental agreement to establish a school resource officer program where a member of the Yorkville Police Department serve as a school resource officer at a designated school(s) within District 115; and

WHEREAS, District 115 and the City determined that it is in their collective best interest to enter into a new intergovernmental agreement to address certain changes to state law and other recommended modifications to terms of the prior agreement.

NOW, THEREFORE, in consideration of the promises, covenants, terms, and conditions set forth in this Agreement, District 115 and the City hereby agree as follows:

1. **School Resource Officer Program**: District 115 and the United City of Yorkville hereby create a School Resource Officer Program (the "Program") to facilitate a positive collaborative relationship between local law enforcement, school administration, educators, service agencies, community-based organizations, parents and students residing with the District 15 community. Additional requirements for the School Resource Officer program pursuant to this Agreement are set forth in the attached **Exhibit A**. The goal of the Program is to maintain a safe, secure environment, free of violence and fear, which will allow the educational process to occur in a natural uninhibited manner. The Program shall direct increased and focused attention to the prevention of juvenile crime through the positive, proactive involvement of law enforcement personnel, specially trained to work with high school and middle school students and school personnel with respect to the prevention of substance abuse, gang activity, violence and other forms of socially unacceptable behavior that threaten a positive educational environment.

   The City shall provide one School Resource Officer (SRO) for the District who will primarily be stationed at the Yorkville High School. It is understood that the SRO can float between all District schools located within the City of Yorkville depending on the need as determined by the School Resource Officer.

2. **Reimbursable Expenses**: The School District agrees to reimburse the City for overtime costs ONLY (at 1.5 times the current hourly rate) for SRO and additional Officer services provided by the City to the School District under this SRO Agreement. Overtime for the SRO is defined as any hour worked beyond the normal eight-hour school day. Overtime for additional officers is defined as any hour worked at the request of the school district for special events (i.e. football games, dances, etc.). The Department will make every effort to assign the SRO to the requested Overtime event(s), however, if the SRO is not available a patrol officer may be assigned to fulfill the request with the approval of the District.

   The number of officers assigned to district special events will be determined and agreed upon by both the District and the City. The City shall cover all salary and associated insurance, workers compensation, pension, FICA, and Medicare costs.

   On a monthly basis the City will submit a written invoice to the School District with an itemized statement showing the detail description, date and time of the detail and the assigned officer's name. The District agrees to compensate the City at the then current assigned SRO/Officer Overtime rate.

   Professional development and the ability to interact with peers is important for the success of the SRO Program. While the City agrees to pay for training through the Department's mobile training unit and all training required by law for school resource officers, the district agrees to reimburse the City for all training associated with State and National level conferences at 50% of the costs associated with such training.

3. **Insurance**: The City shall keep in full force and effect at all times during the term of this Agreement general public liability insurance, including contractual liability coverage, workers compensation insurance and such other type of insurance in amounts and with companies of self-insurance pools as are normally maintained in the ordinary course of

business against claims for injuries to persons or damage to property that might arise to the SRO.

4. **Indemnification and Hold Harmless**: To the fullest extent permitted by law District 115 agrees to indemnify and hold harmless the City, its officers, employees, officials, trustees, volunteers, agents and representative, their successors and assigns, in their individual and official capacities, from and against any and all liabilities, loss, claims, demands, liens, damages, penalties, fines, interest, costs and expenses, including without limitation, reasonable attorneys' fees and litigation costs incurred by the City arising out of any activity of District 115 in the performance of this Agreement, or any act or omission of District 115 or of any officer, employee, official, agent, representative contractor, or volunteer of District 115, but only to the extent caused by a negligent or willful and wanton act or omission of District 115.

   To the fullest extent permitted by law, the City agrees to indemnify and hold harmless District 115, its officers, employees, officials, agents, representative, or volunteers, or their successors and assigns, in their individual and official capacities from and against any and all liabilities, loss, claims, demands, liens, damages, penalties, fines, interest, costs and expenses, including without limitations, reasonable attorneys' fees and litigation costs incurred by District 115 arising out of any activity of the City in the performance of this Agreement, or any act or omission of the City or of any employee, official, trustee, agent, representative, contractor, or volunteer of the City, but only to the extent caused by a negligent or willful and wanton act or omission of the City.

5. **Effective Date, Term, and Termination**: This Agreement shall become effective on the date it is signed by the duly authorized representatives of both parties and shall continue in full force and effect for a term of four (4) years. Either party may terminate this Agreement at any time by providing the other party with at least thirty (30) days prior written notice of such termination. In addition, the parties may terminate this Agreement by written mutual consent and agreement.

6. **Notices**: All notices concerning this Agreement shall be in writing and addressed to the other party as follows:

   If to the City: United City of Yorkville
   Attn: Chief of Police
   651 Prairie Pointe Drive
   Yorkville, IL 60560

   If to the District: Yorkville Community Unit School District 115
   Attn: Superintendent
   800 Game Farm Road
   Yorkville, IL 60560
   Facsimile: (630)553-4398

   Unless otherwise provided herein, notices shall be hand delivered, or sent by registered or certified U.S. mail postage prepaid, by commercial overnight delivery service, or

transmitted by facsimile. Notices shall be deemed served or delivered to the addressee or its office when received at the address for notice specified above when hand delivered, upon confirmation of sending when sent by facsimile, on the day after being sent when sent by overnight delivery service, and on second business day after deposit in the mail when sent by U.S. mail. A party may change its designated recipient or address for notification purposes by giving the other party written novice of the new designated recipient or address.

7. **Time of Essence:** Time is of the essence and all provisions of this Agreement herein relating thereto shall be strictly construed.

8. **Relationship of Parties**: The SRO shall at all times be an employee of the City and will not be deemed an employee of the School District for any purposes. The District shall not have any obligation to provide employee benefits or worker's compensation payments of any kind for the benefit of the SRO. Nothing contained herein shall be deemed or construed by the parties hereto, nor by any third-party, as creating the relationship of employer and employee, principal, and agent or of partnership, or joint venture by the parties hereto, it being understood and agreed that no provision contained in this Agreement nor any acts of the parties shall be deemed to create any such relationship between the City and District 115. No party shall be bound, with respect to third parties, by any representation, act or omission of the other party. This Agreement is for the benefit of the contracting parties only and is not intended to raise or acknowledge any duty regarding conduct or other form of liability as to third parties. The SRO, at all times, shall be subject to the rules and regulations of the City and the Yorkville Police Department governing the conduct of police officer.

9. **Preambles and Exhibits**: The preambles and exhibits to this Agreement are hereby incorporated as if set forth fully herein.

10. **Entire Agreement**: This Agreement sets forth all of the covenants, conditions and promises between the parties, represents the entire agreement between the parties, and supersedes all previous communications or understanding whether oral or written with respect to the subject matter herein. For the avoidance of doubt, this Agreement supersedes any prior agreement between the parties governing the City's provision of SRO services to District 115, and any such prior agreement is hereby terminated.

11. **Amendments Must Be in Writing**: This Agreement may be amended by a written document signed by both parties.

12. **Severability**: If any term or provision of this Agreement shall to any extent be held invalid or unenforceable, the remaining terms and provisions of this Agreement shall not be affected thereby, but each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

13. **No Assignment and Successors**: No party may assign any rights or duties under this Agreement without the prior written consent of the other party. This Agreement shall be binding upon the successors of the parties respective governing boards.

14. **Governing Law**: This Agreement shall be construed and governed by the laws of the State of Illinois.

15. **Compliance with Laws**: The City and District 115 shall at all times observe and comply with the laws, ordinances, regulations and codes of the Federal, State, County and other local government agencies which may in any manner affect the performance of this Agreement.

16. **Counterparts**: This Agreement may be executed in counterparts, each of which shall constitute an original, but together shall constitute one and the same Agreement.

IN WITNESS WHEREOF, authorized representatives of District 115 and the City have executed this Agreement as of the day and year first above written.

UNITED CITY OF YORKVILLE		YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____

EXHIBIT A

ADDITIONAL SCHOOL RESOURCE OFFICER PROGRAM REQUIREMENTS

Yorkville Community Unit School District 115 (the "District") and the United City of Yorkville (the "City") set forth the following terms for a School Resource Officer (the "SRO") in accordance with the Intergovernmental Agreement Between the Board of Education of the Yorkville Community Unit School District 115 and the United City of Yorkville, providing for a School Resource Officer (the "Agreement"):

1. **Designated School**: The City shall provide one (1) School Resource Officer for the District that will primarily be stationed at the Yorkville High School. It is understood that the SRO can float between all District schools depending on need.

2. **Selection and Removal**: The SRO identified by the City for consideration as a School Resource Officer shall have the following minimum qualifications: completed certification through the school resource officer course provided by the Illinois Training and Standards Board (ILETSB) under 50 ILCS 705/10.22 and 105 ILCS 5/10-20.68 and required renewal training. In addition, the SRO must have good oral, writing and interpersonal skills; experience in public speaking; experience in and knowledge of drug and gang awareness; possess strong leadership abilities; be a certified juvenile officer for a minimum of one (1) year prior to placement and be able to act as a role model.

   The selection process for the SRO position shall be regulated and conducted by the Yorkville Police Department, with participation by the Superintendent of the School District, or his/her designee. The Superintendent or designee(s) shall be invited to participate in the interviews of candidates for the position. The City shall determine which officer will best meet the requirements and criteria of the school and shall make the final selection of the SRO. The City will assign the SRO to the Yorkville High School. The City and the District shall work cooperatively throughout the SRO selection process. The District may appeal the selection of the SRO to the Chief of Police, in which case the Chief of Police in cooperation with the Superintendent of the School District will make the final selection of the subject School Resource Officer.

   In the event the District becomes dissatisfied with the performance of the SRO, the District shall notify the Chief of Police, whereupon the Police Department shall promptly investigate and determine a proper course of action, which may include additional training, discipline, or reassignment.

   In the event of emergency, safety issue, any condition that constitutes a threat to the health, safety or wellbeing of students, employees or others at the School District, or any other condition which warrants immediate removal, all as determined by the School District's Superintendent or designee in his/her sole reasonable discretion, the School District may immediately remove any SRO from School District property and/or suspend activities under this Agreement until such condition has been remedied to the School District's satisfaction. The School District shall promptly notify the Chief of Police in writing of its removal of any SRO under this paragraph. Disciplinary proceedings or other consequences,

if any, related to such removal shall be conducted solely by the City, as the employer of the SRO. The District shall cooperate with the City in such disciplinary proceedings if so, requested by the City.

3. **Contract Year; Designated School Resource Officer**: For purposes of these Terms, the "Contract Year" shall be July 1 through June 30 of each year during the term of the SRO Agreement.

   The School Resource Officer for each Contract Year shall be identified by the City and the name shall be provided to the School District's Superintendent on or before July 1 of each Contract Year.

   The SRO may, in the discretion of the City and the District, remain as the SRO for one or more subsequent Contract Year(s), unless otherwise designated or removed in accordance with these Terms.

4. **Duties and Responsibilities**:
   a. The SRO shall, during school hours and at school functions where his/her attendance is requested pursuant to the terms of this Agreement, assist in protecting the school community from violations of the law, including but not limited to theft, vandalism, trespassing, assault, battery, drug and alcohol offenses, and gang activities.
   b. The SRO shall assist in the development and/or expansion of crime prevention efforts for students and educate school-age victims in crime prevention and safety. In addition, the SRO will work with the District in developing or expanding community justice initiatives for students and assist in training students in conflict resolution, restorative justice, and crime awareness.
   c. The SRO shall also have authority to enforce provisions of the Illinois Vehicle Code on property owned and/or operated by District 115 to the extent allowed by law.
   d. The SRO shall initiate police reports and investigate all criminal/quasi-criminal matters reported to them, document and investigate other matters relevant to the safety of the school and the community, establish a positive working relationship with school administration, educators, service agencies, and parents and students residing within District 115 community, and assist in maintaining a safe and secure school environment free of violence and conducive to a productive learning environment. The SRO should only detain, arrest or use force only as a last resort.
   e. The SRO is not an employee of the District and is prohibited from engaging in school disciplinary incidents or enforcing school codes of conduct or addressing typical student behavior that can be safely and appropriately handled by school officials.
   f. The SRO can be involved in the preparation and/or implementation of educational programs designed to prevent and/or deter students from involvement in criminal/quasi-criminal acts, alcohol and drug use, and gang activity, and may counsel students in need of crisis intervention and in the confidential reporting of criminal activity.

g. The SRO shall serve on and participate in the District's threat assessment team, participate and advise on the district emergency and crisis response plan and participate in annual law enforcement drills in accordance with the School Safety Drill Act (105 ILCS 128/45 et. al).
h. At the request of the District, the SRO will participate in District staff in-service training programs.

5. **Annual Program Review:** The Superintendent or designee and the Chief of Police shall review the terms of this agreement annually, assess program expectations and make in writing any mutually agreed changes for each Contract Year.

6. **Hours/Days**: Under this SRO Agreement, the SRO shall generally work an eight (8) hour day, for one hundred and seventy-four (174) days during the school term of each Contract Year. For each Contract Year, the SRO shall commence work on a date mutually agreeable to the District and the City and shall work through the last day of student attendance as designated by the District.

7. **Re-Assignment**: The City retains the right to temporarily re-assign the SRO during school attendance days. The temporary re-assignment of the SRO is at the sole discretion of the Chief of Police and shall only take place for matters of public safety, mandatory departmental training to maintain police officer certification, training approved by the District and approved paid time off pursuant to the Department's collective bargaining agreement. Notice of the SRO's absence shall be given to the District's head of security prior to the time away or as soon as practical thereafter.

8. **Board Policy and Orientation**: The School Resource Officer shall familiarize him/herself with all Board of Education policies, School District administrative procedures, protocols, rules and shall reasonably comply with all applicable requirements thereunder, consistent with their police officer duties. The School District shall conduct a brief orientation for the current and newly assigned School Resource Officer.

9. **Interviews of Students:** The SRO shall follow protocols for detention and questioning of students on school grounds in compliance with the *School Code* (*105 ILCS 5/22-88)* and Board Policy 7:150 *Agency and Police Interviews* and 7:150AP *Administrative Procedure—Agency and Police Interviews*. The SRO will notify parents/guardians of students prior to any questioning on school grounds in accordance with District procedures. In addition, the following protocols will be followed for all students under the age of 18 as well as all students age 18 and older in the School District's Transition Program.

   Before questioning such a student on school grounds when the student is suspected of committing a criminal act, the SRO must do all of the following in accordance with 105 ILCS 5/22-88:

   a. Ensure that notification or attempted notification of the student's parent or guardian is made.

b. Document the time and manner in which the notification or attempted notification under paragraph (a.) occurred.

c. Make reasonable efforts to ensure that the student's parent or guardian is present during the questioning or, if the parent or guardian is not present, ensure that school personnel are present during the questioning as described in the statute. This would also apply to those cases where a parent is not physically present but on speaker phone during an interview.

10. **Use of District 115 Facilities/Equipment**: The SRO shall at all times be permitted to access the Schools within District 115. The SRO shall be provided a furnished office, telephone and computer to be utilized in the performance of his/her duties and responsibilities as set forth in this Agreement. The provided office shall be at the Yorkville High School. All police equipment to include a marked squad car, necessary to the performance of his/her duties and responsibilities as an SRO shall be provided in accordance with the policies of the United City of Yorkville and/or the Yorkville Police Department.

11. **SRO Access to Student Records:** The School District and the SRO will have access to education records and law enforcement records relating to students under the terms set forth in **Exhibit B** which is attached hereto and incorporated herein, and as otherwise allowed or restricted by applicable law.

12. **Law Enforcement Records**: The Parties acknowledge and agree that records created and maintained by the SRO in connection with the performance of services under this Agreement may constitute law enforcement records. In accordance with law, all records generated and maintained solely by the SRO and the City shall *not* constitute student records. If the SRO utilizes a body camera, recordings will be available as allowed by law and as set forth in this Agreement.

13. **Officer-Worn Body Camera:** If the SRO wears an officer-worn body camera during the performance of SRO duties, **Exhibit C** to this Agreement shall apply.

14. **No Booking Station:** The City, through the SRO or otherwise, shall not establish a booking station on School District property in violation of Section 10-20.60 of the School Code (105 ILCS 5/10-20.60).

EXHIBIT B

SRO ACCESS TO STUDENT RECORD INFORMATION

A. <u>District Records</u>. The Parties acknowledge and agree that all student, personnel, medical, and District-related business records generated by District employees or students shall be the property of the School District. The Parties agree to comply with all state and federal laws, including, but not limited to, the Illinois School Student Records Act (105 ILCS 10/1 et seq.), the Illinois Mental Health and Developmental Disabilities Confidentiality Act (740 ILCS 110/1 et seq.), the federal Family Educational Rights and Privacy Act (20 U.S.C. § 1232g; 34 C.F.R. Part 99), Health Insurance Portability and Accountability Act of 1996 (45 C.F.R. Parts 160 and 164), the Illinois Personnel Records Review Act (820 ILCS 40/1 et seq.), and all rules and regulations governing the release of student, personnel, and medical records. The SRO may have access to personally identifiable information ("PII") in student records as follows:

1) **Directory Student Record Information**. The SRO may have access to "directory information" of students as needed to perform duties, as allowed by Board Policy 7:340 and its administrative procedures.

2) **Other Student Record Information**. The SRO may have access to other (non-directory) student record information pursuant to the following legal guidelines, as interpreted and approved by the Superintendent or Principal:

   i) The SRO may receive PII from the School District as a "school official" performing SRO duties under this SRO Agreement when the SRO has a direct and legitimate educational interest in the student. A "legitimate educational interest" shall include promoting school safety and physical security of the students. The PII must remain under the direct control of the School District, and the SRO may use information obtained as a school official only for the purposes for which it is obtained, and will not disclose such information to third parties, including other employees of the Police Department who are not acting as school officials, unless consent of the parent (or student aged 18 or older) is obtained or an exception to the statutory consent rule applies. The SRO shall be designated as a "school official" for purposes of receiving student record information while serving as a member of the School District's threat assessment team.

   ii) The SRO may receive from the School District PII related to student criminal activity pursuant to the intergovernmental agreement for the reciprocal reporting of student entered into between the School District and the City ("Reciprocal Reporting Agreement"), when necessary for the

discharge of his official duties to effectively serve, prior to adjudication, the student whose records are released. Such a record release is subject to the terms of the Reciprocal Reporting Agreement, and the SRO will not disclose that information to third parties outside the Police Department.

iii) in an emergency, as determined by the Superintendent or School Principal, with parental notice when required by law.

3) **Security Camera Access**. The SRO may have access to live feed of security cameras in the School District pursuant to authorization of the Superintendent or Principal. Recorded camera footage may constitute student record information if identifiable students are the focus of the footage. As such, recorded camera footage will be treated as student record information pursuant to Paragraph A.2 above.

Notwithstanding the termination of this SRO Agreement for any reason, the confidentiality provisions set forth in this SRO Agreement shall continue in full force and effect following such termination.

B. **Law Enforcement Records**. The Parties acknowledge and agree that records created and maintained by the SRO in connection with the performance of services under this SRO Agreement may constitute law enforcement records. In accordance with law, all records generated and maintained solely by the SRO and the City shall not constitute student records. If the SRO utilizes a body camera, recordings will be available as allowed by law and as set forth in this SRO Agreement.

C. **Other Applicable Agreements**. This records and confidentiality provisions in this SRO Agreement shall be interpreted in conjunction with other applicable agreements in effect between the School District and the City, including, but not limited to, the Reciprocal Reporting Agreement.

EXHIBIT C
BODY WORN CAMERAS

1. If the SRO is equipped with a body worn camera (BWC) provided by the City to utilize the BWC during the course of their official duties when on School District Property, this Exhibit shall apply. An SRO's wearing and use of the BWC shall comply with the *Law Enforcement Officer-Worn Body Camera Act*, 50 ILCS 706/10-20 *et seq*., the Law Enforcement Training Standard Board's guidelines, and the City's written policies.

2. The City shall provide to the School District a copy of the Police Department's written policy regarding the use of body cameras adopted in accordance with the foregoing Act upon request of the School District and also whenever it is revised.

3. The responsibilities of the SRO in the schools consist mainly of the performance of non-enforcement related activities, including community caretaking, educational, and other non-law enforcement activities contemplated in this SRO Agreement. As such, the SRO's BWC will normally remain in an inactivated (buffering) mode unless responding to calls for service or engaged in any law enforcement-related encounter or activity. In areas in which individuals have a reasonable expectation of privacy (e.g., restrooms, locker rooms, and the nurse's office), the SRO's BWC will be activated only when the SRO is responding to a call for service or engaged in a law enforcement-related encounter or activity.

4. If the SRO's BWC is activated on School District property during a school day, the SRO shall provide verbal notice of recording as required by law and City policy and shall notify the applicable school principal, assistant principal or school dean of its activation as soon as practicable.

5. All recordings made by the SRO's BWC shall constitute and be construed as records created and maintained by the City and all recordings resulting therefrom shall be retained and maintained by the City as required by law.

6. BWC camera recordings of the SRO obtained on school grounds shall not be utilized for law enforcement training purposes, except with the express consent of the Superintendent, and shall not be disseminated by the Police Department or City for any non-law enforcement purpose other than to comply with court-issued orders, subpoenas, any State or federal law, and this SRO Agreement. Unless prohibited by law, BWC camera recordings obtained on school grounds via the SRO's body camera shall also be released to the School District at the request of the School District Superintendent.

7. The City shall notify the Superintendent upon receiving a *Freedom of Information Act* request for a recording from the SRO's body camera taken on School property, and the Parties will discuss the intended scope of release and redaction. The City shall notify the Superintendent prior to releasing to the public or any third party any recording from the SRO's body camera taken on School District property for reasons including, but not limited to, a *Freedom of Information Act* request.

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

Agenda Item Number

Administration Committee #1

Tracking Number

ADM 2024-50

Agenda Item Summary Memo

Title: City Liability, Cyber and Workman's Compensation Insurance Renewals

Meeting and Date: City Council – November 26, 2024

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: ADM – 11/20/24 Action Taken: Moved forward to City Council agenda.

Item Number: ADM 2024-50

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 13, 2024
Subject: City Liability and Worker's Compensation Renewals

Summary

Approval of resolution authorizing the renewal of the City's 2025 property/casualty and worker's compensation insurance policies.

Background

The City's property/casualty and worker's compensation insurance policies expire at the end of December. Each year Council reviews proposals from the City's insurance broker, Mike Alesia of Alliant Insurance Services, and approves a one-year contract with an insurance carrier(s).

The last comprehensive marketing exercise took place in 2019; however, Alliant has approached the Illinois Counties Risk Management Trust (ICRMT) for the past two years for a more cost effective and comprehensive option. The ICRMT has been considerably higher, including this year's quote of $422,387, which is $38,173 (6.0%) above the renewal of the City's current carrier (Glatfelter). When the City's policies were last fully marketed in 2019, nine carriers were approached. Of those nine carriers only four remain. Of those four, Glatfelter and the ICRMT are the most comprehensive and cost effective. They are also the only two carriers that will put up full $10,000,000 limits. Alliant has continued "light" marketing efforts with the remaining Illinois-based carriers, yet most have opted not to bid, largely due to the City's claims history.

The last comprehensive marketing exercise took place in 2019, during which nine carriers were approached; however, none submitted bids. Two of the carriers were not underwriting policies in Illinois, and the remaining seven declined due to the highly competitive pricing offered by Glatfelter. Since then, these seven carriers have exited the municipal insurance market, which has grown increasingly specialized. Alliant has continued "light" marketing efforts with the remaining Illinois-based carriers, yet most have opted not to bid, largely due to the City's claims history. The Illinois Counties Risk Management Trust (ICRMT) remains the only firm consistently submitting annual proposals. However, their proposals have consistently been considerably higher, including this year's quote of $422,387, which is $38,173 (6.0%) above the renewal of the City's current carrier (Glatfelter).

The 2025 renewal quotes from Glatfelter for property/casualty insurance, Hiscox for cyber insurance and the Illinois Public Risk Fund (IPRF) for worker's compensation coverage have been attached for your review and consideration. As detailed in the Premium Summary chart (see page 11 of the attached Alliant Insurance Proposal), after a 5.8% increase last year, the City's combined property/casualty/cyber and worker's comp premiums will be increasing by 21.7% in 2025, from $519,720 to $632,502. Alliant's brokerage fee remains consistent with last year at $20,000.

In addition to the persistent systemic risks within the municipal insurance market—such as carrier capacity reductions, civil unrest, heightened liability pressures from judgements, and cyber threats—there are several Yorkville-specific factors that have directly contributed to premium growth, detailed as follows:

- **Adverse Five-Year Claims History**
  - Auto Liability Claims: $204,438
  - Auto Physical Damage Claims: $58,568
  - Law Enforcement Liability Claims: $72,073
  - Property Claims: $86,468
  - Workers' Compensation Claims: $410,439

- **Property and Equipment Value Increases**
  - City property values have risen by 4%, from $71,459,544 to $74,317,952
  - Equipment values have increased by 12.5%

- **Payroll and Fleet Expansion**
  - Aggregate payroll figures are expected to rise by 8%, from $9,024,925 to $9,758,049
  - The City's vehicle fleet count has increased by 11%, from 102 to 113, with fleet values growing by 27%, from $4,174,204 to $5,301,202

Overall, these Yorkville-specific factors compound the broader challenges within the municipal insurance market, adding substantial pressure on insurance premiums as the City manages increased liabilities from recent claims, the rising replacement costs of higher-value assets, and expanding operational scope due to payroll and fleet growth.

The deadlines to renew the property/casualty and worker's compensation policies are December 31, 2024 and January 1, 2025, respectively, although staff hopes to complete the renewal process well before these deadlines. Mr. Alesia will be present (via Zoom) at the November 26th City Council meeting to address any potential questions or concerns.

Recommendation

Staff recommends approval of the attached resolution authorizing the renewal brokerage agreement with Aliant-Mesirow Insurances Services; the property/casualty policies with National Union of Pittsburgh PA (AIG) - (Glatfelter); the cyber insurance renewal with Hiscox; and the worker's compensation policy with the Illinois Public Risk Fund.

Resolution No. 2024-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, ILLINOIS APPROVING LIABILITY, CYBER, AND WORKERS' COMPENSATION INSURANCE COVERAGE FOR THE CALENDAR YEAR 2025

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the "City"), is a duly organized unit of government of the State of Illinois within the meaning of Article VII, Section 10 of the 1970 Illinois Constitution; and

WHEREAS, the City's Property-Casualty, Cyber and Worker's Compensation insurance policies expire on December 31, 2024; and

WHEREAS, the City is legally required and deems it fiscally prudent to continue to receive insurance coverage in 2025; and

WHEREAS, the City's insurance broker, Mike Alesia of Alliant-Mesirow Insurance Services, annually receives and reviews insurance coverage proposals on the City's behalf for a $20,000 brokerage fee; and

WHEREAS, the City's Finance Department has reviewed quotes obtained by the insurance broker, and has found that the most reasonably priced insurance providers are the City's current insurance providers, as evidenced in the Alliance Insurance Proposal, attached hereto as *Exhibit A*; and

WHEREAS, the City's Finance Department recommends approving a brokerage agreement with Aliant-Mesirow Insurance Services, and renewing the City's property-casualty policy with National Union of Pittsburgh PA (AIG), cyber insurance policy with Hiscox, and Worker's Compensation policy with Illinois Public Risk Fund, the brokerage fee and combined premiums for all policies totaling $632,502; and

WHEREAS, the City desires to continue coverage with the aforementioned carriers as recommended by the City's Finance Department.

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. In consideration of the foregoing recitals, the City Administrator and City Finance Department are hereby authorized and directed to approve a brokerage agreement with Aliant-Mesirow Insurance Services, and renew the City's property-casualty policy with National Union of Pittsburgh PA (AIG), cyber insurance policy with Hiscox, and Worker's Compensation policy with Illinois Public Risk Fund, for a combined cost not to exceed $632,502.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2024.

_____

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. 2024.

_____

MAYOR

Attest:

_____

CITY CLERK



United City of Yorkville

12/31/2024 – 2025

Property and Liability Insurance Proposal

Presented by Michael Alesia & Talia D'Abramo
Presented on November 13, 2024

Alliant Insurance Services, Inc.
353 North Clark Street
Chicago, IL 60654
O 312 595 6200
F 312 595 7163

CA License No. 0C36861

www.alliant.com

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Company Profile

Alliant provides risk management, insurance, and consulting services to thousands of clients nationwide, delivering tailored products and services engineered to mitigate risk, improve performance, and promote long-term growth. Our core business includes property and casualty insurance services, middle-market brokerage, employee benefits, and underwriting, each staffed with dedicated industry specialists who understand the unique market dynamics facing their clients.

In addition to our 90-plus year legacy of service and results, Alliant is one of the industry's fastest-growing organizations. As America's 10th largest insurance brokerage, we have an active presence in every U.S. market and an extensive arsenal of best-in-class resources and intelligence that moves our clients forward in today's competitive market climate.

Alliant has a broad reach that covers a wide range of industries, including:

- Agriculture
- Aviation
- Construction
- Energy and Marine
- Environmental
- Healthcare
- Financial Institutions
- Law
- Public Entity
- Real Estate
- Tribal Nations
- And many more

Alliant Advantages

	Alliant	Competition
90 years of leadership in meeting the insurance needs of businesses and public entities across the US.	✓	
National presence with best-in-class resources and expertise.	✓	
Privately owned and operated.	✓	
Flat management structure with no bureaucracy, empowering senior leadership to take a hands-on approach to client service that expands the entire lifecycle of the relationship.	✓	
A full-service insurance agency that addresses all of your risk and insurance needs, including property, casualty, life, and health.	✓	
A diverse team of industry specialists who understand the unique needs of your business.	✓	
Considerable buying power through more than 40 insurance carriers, enabling for the delivery of the best coverage at the most competitive pricing	✓	
State-licensed support staff.	✓	
A full-service approach that includes risk management services to help identify hazards and present options.	✓	
Workers' compensation insurance claims management at no additional charge.	✓	

Your Service Team

Michael J. Mackey **Executive Vice President**	Michael.Mackey@alliant.com	Phone: 312 595 7900 Fax: 312 595 7163
Michael Alesia **First Vice President**	Michael.Alesia@alliant.com	Phone:312 595 7161 Fax: 312 595 7163
Talia D'Abramo **Account Manager**	Talia.DAbramo@alliant.com	Phone: 949 242 6273 Fax: 312 595 7162
Bruce Slayter, ARM **Senior Vice President**	Bruce.Slayter@alliant.com	Phone: 312 595 6295 Fax: 312 595 6506
Larry Rosen **Claims Advocate-Lead**	Larry.Rosen@alliant.com	Phone: 312 595 8111 Fax: 312 595 6506
Jacqui Norstrom **Executive Vice President**	jnorstrom@alliant.com	Phone: 312 595 6976 Fax: 312 595 4374

Executive Summary

The Public Entity Professionals of Alliant Insurance Services, Inc. appreciate the opportunity to present the following renewal insurance proposal to the United City of Yorkville for the 12/31/24 – 25 policy term.

The Public Entity team has strived to work with the United City of Yorkville in controlling risk management costs through premium negotiation, loss control strategies and variable programs all designed to assist the City management in their overall goals to administer the business of municipal leadership and fiscal responsibility.

Over the past few renewal cycles we have done full marketing exercises. We did receive a quotation from the Illinois County Risk Management Trust at the last renewal, however it was not cost effective. The City's incumbent carrier year after year has provided the most comprehensive and cost-effective program.

The proposed terms reflect the changing environment and attitude of the industry towards municipal risks.

Property

The City's Total Real and Personal Property Limit is $74,317,952. Total scheduled values have increased 4% from expiring ($71,459,544). The Outdoor Property exposure increased about 2% and Scheduled Equipment increased 12.5%.

Equipment Breakdown

Glatfelter's (GPP), Equipment Breakdown coverage is included in the Property Limit. The $1,000 property deductible applies.

Crime

GPP is offering is a $1,000,000 Employee Dishonesty Limit with a $1,000 deductible. Their program includes: Forgery & Alteration, Money & Securities and Computer Fraud limits.

General Liability

GPP is offering a $1,000,000 per occurrence / $3,000,000 aggregate quotation with no deductible which is outlined in this proposal.

Auto Liability and Physical Damage

The City's fleet exposure is increasing from 102 units to 113 units or 11%. The total ACV of scheduled units increased from $4,174,204 to $5,301,202 or 27%. There has also been development on 2021-22 claims since the last renewal. The City complied with GPP's most recent loss control request by providing copies of the driver policy and fleet replacement schedule.

Executive Summary – Continued

Law Enforcement Liability

GPP is offering a $1,000,000 Each Wrongful Act Limit / $3,000,000 Aggregate Limit. Please note that the deductible is $25,000. Budgeted Officer salaries increased from $2,165,000 to $2,481,593 or 14%

Public Officials Liability and Employment Practices Liability – Claims Made

GPP quotation includes a $1,000,000 Each Wrongful Act Limit / $3,000,000 Aggregate Limit with a $5,000 deductible. Additional coverage for these limits if afforded under the excess liability limits.

Coverage is placed on a Claims Made coverage form.

Cyber and Privacy Crisis Management Expense – Claims Made

At the previous renewal the City elected to place Cyber coverage with Hiscox on a standalone policy. The Hiscox form offers a broad schedule of coverage terms and higher policy limits than compared to the coverage available as part of the Glatfelter package. Hiscox has offered renewal terms.

	Hiscox	GPP*
Limits	$1,000,000	$1,000,000
Cyber Extortion/Ransom Ware	$1,000,000	$20,000
Social Engineering Aggregate	$250,000	$50,000
Per Claim Limit	$250,000	$50,000
Phishing Loss	$250,000	$50,000
Cyber Update Endorsement	Can Exclude Claims for known deficiencies	
Deductible	$2,500	$5,000
Cyber Deception Deductible	$2,500	$0

Excess Liability

As the Excess Liability coverage is a function of the primary layers rate and exposures, its rates follow form. The excess liability limit is $10,000,000 with a $10,000 deductible.

Workers Compensation

The Illinois Public Risk Fund (IPRF) has offered renewal terms. The City's projected payrolls are increasing from $9,024,925 to $9,758,049 or 8%. There has also been claims development for the

Executive Summary – Continued

01/01/23-24 policy period since the last renewal. The City's premium is increasing from $199,099 to $228,148 or 14.59%.

Please note that the IPRF is providing the City with a Safety Grant in the amount of $10,012. The grant must be used by 12/1/24. Please note that the IPRF's limits remain $3,000,000.

Summary

Last year, the City's total insurance costs were $519,720. This year the projected renewal premium is $632,702, a 22% increase reflecting increased exposures noted below, as well market conditions. In addition to Glatfelter Public Entity, we also approached the Illinois Countries Risk Management Trust and found their pricing is not competitive.

While the overall insurance market conditions are still negative towards municipal insureds, the following are the drivers for the increase:

- Continued cyber insurance market struggles, reinsurance premiums have doubled
- Continued national property rate struggles. Property reinsurance rates increased 20%.
- Continued excess liability stress, even more so in Illinois due to nuclear verdicts within the court system.
- Fleet Count increase from 102 to 113 or 11%
- Scheduled vehicle costs increased from $4,174,204 to $5,301,202 or 27%
- Payroll Increase from $9,024,925 or $9,758,049 or 8%.
- Police Officer payroll increase from $2,165,000 to $2,481,593 or 15%
- Full Time Employees Increased from 64 to 96 or 50%
- Gross Expenditures Increase from $60,003,053 to $102,132,122 or 70%
- Water and Sewer Expenditures Increase from $18,583,031 to $46,569,765 or 150%
- Auto Liability and Physical Damage Claims $263,006
- Law Enforcement Liability Claims $72,073
- Property Claims $86,986

We truly appreciate working with the United City of Yorkville.

Loss Summary

PROPERTY, INLAND MARINE & CRIME

Date	Carrier	# of Claims	Amt Paid	Amt Resrv	Total Incurred
12/31/23 - 24	Glatfelter	0	$ -	$ -	$ -
12/31/22 - 23	Glatfelter	0	$ -	$ -	$ -
12/31/21 - 22	Glatfelter	3	$ 76,793	$ -	$ 76,793
12/31/20 - 21	Glatfelter	1	$ -	$ -	$ -
12/31/19 - 20	Glatfelter	3	$ 10,193	$ -	$ 10,193
			$ 86,986	**$ -**	**$ 86,986**

GENERAL LIABILITY

Date	Carrier	# of Claims	Amt Paid	Amt Resrv	Total Incurred
12/31/23 - 24	Glatfelter	1	$ 11,198	$ -	$ 11,198
12/31/22 - 23	Glatfelter	1	$ -	$ -	$ -
12/31/21 - 22	Glatfelter	1	$ -	$ -	$ -
12/31/20 - 21	Glatfelter	4	$ 325	$ -	$ 325
12/31/19 - 20	Glatfelter	2	$ 14	$ -	$ 14
			$ 339	**$ -**	**$ 11,537**

AUTO LIABILITY

Date	Carrier	# of Claims	Amt Paid	Amt Resrv	Total Incurred
12/31/23 - 24	Glatfelter	0	$ -	$ -	$ -
12/31/22 - 23	Glatfelter	2	$ 2,308	$ -	$ 2,308
12/31/21 - 22	Glatfelter	3	$ 43,495	$ 151,505	$ 195,000
12/31/20 - 21	Glatfelter	0	$ -	$ -	$ -
12/31/19 - 20	Glatfelter	4	$ 7,130	$ -	$ 7,130
			$ 50,625	**$ 151,505**	**$ 204,438**

AUTO PHYSICAL DAMAGE

Date	Carrier	# of Claims	Amt Paid	Amt Resrv	Total Incurred
12/31/23 - 24	Glatfelter	0	$ -	$ -	$ -
12/31/22 - 23	Glatfelter	2	$ 5,281	$ -	$ 5,281
12/31/21 - 22	Glatfelter	4	$ 8,161	$ -	$ 8,161
12/31/20 - 21	Glatfelter	3	$ 36,280	$ -	$ 36,280
12/31/19 - 20	Glatfelter	4	$ 8,846	$ -	$ 8,846
			$ 53,287	**$ -**	**$ 58,568**

PUBLIC OFFICIALS & EMPLOYMENT PRACTICES

Date	Carrier	# of Claims	Amt Paid	Amt Resrv	Total Incurred
12/31/23 - 24	Glatfelter	0	$ -	$ -	$ -
12/31/22 - 23	Glatfelter	0	$ -	$ -	$ -
12/31/21 - 22	Glatfelter	0	$ -	$ -	$ -
12/31/20 - 21	Glatfelter	1	$ -	$ -	$ -
12/31/19 - 20	Glatfelter	0	$ -	$ -	$ -
			$ -	**$ -**	**$ -**

LAW ENFORCEMENT LIABILITY

Date	Carrier	# of Claims	Amt Paid	Amt Resrv	Total Incurred
12/31/23 - 24	Glatfelter	0	$ -	$ -	$ -
12/31/22 - 23	Glatfelter	0	$ -	$ -	$ -
12/31/21 - 22	Glatfelter	0	$ -	$ -	$ -
12/31/20 - 21	Glatfelter	2	$ 13,861	$ 58,212	$ 72,073
12/31/19 - 20	Glatfelter	1	$ -	$ -	$ -
			$ 13,861	**$ 58,212**	**$ 72,073**

Loss Summary – Continued

Policy Term	Company	No. of Claims	Paid	Reserved	Third-Party Recovery	Incurred
1/1/24 - 25	IPRF	3	$ 1,618	$ 4,205	$ -	$ 5,823
1/1/23 - 24	IPRF	10	$ 124,289	$ 164,252	$ -	$ 288,541
1/1/22 - 23	IPRF	4	$ 7,552	$ -	$ -	$ 7,552
1/1/21 - 22	IPRF	7	$ 36,390	$ -	$ 134	$ 36,256
1/1/20 - 21	IPRF	4	$ 72,267	$ -	$ -	$ 72,267
			$ 242,116	**$ 168,457**	**$ 134**	**$ 410,439**

Exposure Comparison

Exposure		2023-24		2024-25	% Difference
Building and Contents	$	71,459,544	$	74,557,953	4.34%
Outdoor Property	$	3,095,458	$	3,170,458	2.42%
Equipment	$	2,065,986	$	2,356,434	14.06%
Water/Sewer	$	18,583,031	$	46,569,765	150.60%
Gross Expenditures	$	60,003,053	$	102,132,122	70.21%
Units	$	102	$	113	10.78%
ACV	$	4,174,204	$	5,301,202	27.00%
Officer Salaries	$	2,165,000	$	2,481,593	14.62%
Full Time Police Officers	$	29	$	33	13.79%
Net Expenditures	$	48,309,362	$	79,834,259	65.26%
Full Time Employees	$	64	$	96	50.00%
Part Time Employees	$	99	$	93	-6.06%

Premium Summary

Coverage	Glatfelter Expiring 12/31/22 - 23	Glatfelter/Hiscox Renewal 12/31/23-24	Option 1 Glatfelter/Hiscox Renewal 12/31/24-25	Option 2 ICRMT Renewal 12/31/24-25
Property	$ 76,207	$ 76,035	$ 98,456	$ 400,000
Equipment Breakdown	Included	Included	Included	Included
Inland Marine	$ 4,968	$ 6,424	$ 7,670	Included
General Liability	$ 36,738	$ 43,108	$ 45,200	Included
Liquor Liability	$ 1,250	$ 1,250	$ 1,250	$ 1,250
Auto Liability	$ 66,233	$ 85,686	$ 124,693	Included
Auto Physical Damage	Included	Included	Included	Included
Law Enforcement Liability	Included	Included	Included	Included
Public Officials Liability	$ 21,249	$ 21,472	$ 23,298	Included
Employment Practices Liability	Included	Included	Included	Included
Crime	$ 886	$ 886	$ 935	Included
Umbrella	$ 48,217	$ 49,093	$ 61,575	Included
Cyber	Included	$ 16,667	$ 21,137	$ 21,137
	$ 255,748	$ 300,621	$ 384,214	$ 422,387
Workers Compensation	$ 210,220	$ 193,300	$ 222,025	$ 222,025
IPRF Administration Fee (3%)	$ 6,307	$ 5,799	$ 6,263	$ 6,263
	$ 216,527	$ 199,099	$ 228,288	$ 228,288
Alliant Insurance Brokerage Fee	$ 19,000	$ 20,000	$ 20,000	$ 20,000
GRAND TOTAL	**$ 491,275**	**$ 519,720**	**$ 632,502**	**$ 670,675**
Percent Change		**5.79%**	**21.70%**	**29.05%**
Terrorism	Included	Included	Included	Included

Named Insureds

United City of Yorkville

NAMED INSURED DISCLOSURE

- Name Insured(s) should match State of Incorporation filing. Inform Alliant if there is a difference or change
- The First Named Insured policy status granted includes certain rights and responsibilities. These responsibilities do not apply to other Named Insureds on the policy. Some examples for First Named Insured status include; (1) being designated to act on behalf of all insureds for making policy changes, (2) receiving of correspondence, (3) distributing claim proceeds, and (4) making premium payments
- **Are ALL entities listed as named insureds?** Coverage is **not** automatically afforded to all entities unless specifically named. Confirm with your producer and service team that all entities to be protected are on the correct policy. Not all entities may be listed on all policies based on coverage line.
- Additional named insured is (1) A person or organization, other than the first named insured, identified as an insured in the policy declarations or an addendum to the policy declarations. (2) A person or organization added to a policy after the policy is written with the status of named insured. This entity would have the same rights and responsibilities as an entity named as an insured in the policy declarations (other than those rights and responsibilities reserved to the first named insured).
- Applies to Professional Liability, Pollution Liability, Directors & Officers Liability, Employment Practices Liability, Fiduciary Liability policies (this list not all inclusive). Check your Policy language for applicability. These policies provide protection to the Named Insured for claims made against it alleging a covered wrongful act.

Schedule of Locations

Loc. No.	Description	Address	Replacement Cost Building	Contents	Total by Location
1.1	Beecher Community Center	908 Game Farm Road	$ 2,402,629	$ 356,001	**$ 2,758,630**
1.2	Beecher Storage Shed	908 Game Farm Road	$ 8,054	$ 9,911	**$ 17,965**
1.3	Beecher Concession Stand	908 Game Farm Road	$ 93,450	$ 22,870	**$ 116,320**
2.1	Public Library	902 Game Farm Road	$ 9,338,905	$ 3,691,743	**$ 13,030,648**
3.1	Beecher Comm. Park Backstop 24' (5)	901 Game Farm Road	$ 27,444	$ -	**$ 27,444**
3.2	Beecher Comm. Park Sign	901 Game Farm Road	$ 1,829	$ -	**$ 1,829**
3.3	Beecher Comm. Park Fencing	901 Game Farm Road	$ 14,332	$ -	**$ 14,332**
3.4	Beecher Comm. Park Backstop (2)	901 Game Farm Road	$ 19,467	$ -	**$ 19,467**
4.1	Cannonball Park Basketball (3)	2087 Northland Lane	$ 8,005	$ -	**$ 8,005**
4.2	Cannonball Park Gazebo	2087 Northland Lane	$ 19,311	$ -	**$ 19,311**
4.3	Cannonball Park Light	2087 Northland Lane	$ 3,048	$ -	**$ 3,048**
4.4	Cannonball Park Monument	2087 Northland Lane	$ 30,494	$ -	**$ 30,494**
4.5	Cannonball Park Sign	2087 Northland Lane	$ 1,829	$ -	**$ 1,829**
4.6	Cannonball Park Trash Cans (2)	2087 Northland Lane	$ 1,524	$ -	**$ 1,524**
4.7	Cannonball Park Baseball Backstop	2087 Northland Lane	$ 23,124	$ -	**$ 23,124**
5.1	Cobb Park Playground Sign	109 Colonial Parkway	$ 1,439	$ -	**$ 1,439**
6.1	Fox Hill Unit 1 Park Fencing - Ball Field	1711 John Street	$ 6,096	$ -	**$ 6,096**
6.2	Fox Hill Unit 6 Park Basketball Hoops	1711 John Street	$ 5,335	$ -	**$ 5,335**
7.1	Fox Hill Unit 6 Park Garbage Receptacles	1474 Sycamore Road	$ 2,287	$ -	**$ 2,287**
7.2	Fox Hill Unit 6 Park Lights	1474 Sycamore Road	$ 15,245	$ -	**$ 15,245**
7.3	Fox Hill Unit 6 Park Soccer Goals	1474 Sycamore Road	$ 7,624	$ -	**$ 7,624**
8.1	Gilbert Park Light	Adrian & Washington	$ 3,048	$ -	**$ 3,048**
8.2	Gilbert Park Sign	Adrian & Washington	$ 1,829	$ -	**$ 1,829**
8.3	Gilbert Park Trash Cans	Adrian & Washington	$ 761	$ -	**$ 761**
9.1	Hiding Spot Park Light	307 Park Street	$ 3,048	$ -	**$ 3,048**
9.2	Hiding Spot Park Sign	307 Park Street	$ 1,829	$ -	**$ 1,829**
10.1	Kiwanis Park Basketball	1809 Country Hills Drive	$ 2,669	$ -	**$ 2,669**
10.2	Kiwanis Park Fence	1809 Country Hills Drive	$ 2,287	$ -	**$ 2,287**
10.3	Kiwanis Park Lights (2)	1809 Country Hills Drive	$ 6,096	$ -	**$ 6,096**
10.4	Kiwanis Park Signs (2)	1809 Country Hills Drive	$ 3,659	$ -	**$ 3,659**
11.1	Park Maintenance Building	131 E. Hydraulic Avenue	$ 203,916	$ 167,594	**$ 371,510**
11.2	Downtown Parking Pole Sign	131 E Hydraulic Avenue	$ 1,159	$ -	**$ 1,159**
11.3	Downtown Double Sided Kiosk	131 E Hydraulic Avenue	$ 6,491	$ -	**$ 6,491**
12.1	Park & Rec Office	201 W. Hydraulic Avenue	$ 599,940	$ 111,612	**$ 711,552**
12.2	Parks Storage Shed	201 W. Hydraulic Avenue	$ 8,054	$ 5,793	**$ 13,847**

Schedule of Locations – Continued

13.1	Raintree - Park A Vlg Paver Well	524 Parkside Lane	$	5,243	$	-	$	**5,243**
13.2	Raintree - Park B - PVC Tennis Fence/Backstop	524 Parkside Lane	$	57,900	$	-	$	**57,900**
13.3	Raintree - Park B - lights at tennis courts	524 Parkside Lane	$	79,641	$	-	$	**79,641**
13.4	Raintree - Park B - baseball field	524 Parkside Lane	$	32,631	$	-	$	**32,631**
13.5	Raintree - Park B - parking lot	524 Parkside Lane	$	23,653	$	-	$	**23,653**
14.1	Price Park Basketball Hoop	525 Burning Bush Drive	$	2,669	$	-	$	**2,669**
14.2	Price Park Light	525 Burning Bush Drive	$	3,048	$	-	$	**3,048**
14.3	Price Park Sign	525 Burning Bush Drive	$	1,829	$	-	$	**1,829**
15.1	Purcell Park Light	325 Fairhaven Drive	$	3,048	$	-	$	**3,048**
15.2	Purcell Park Sign	325 Fairhaven Drive	$	1,829	$	-	$	**1,829**
16.1	Rice Park Funnelball	545 Poplar Drive	$	1,829	$	-	$	**1,829**
16.2	Rice Park Sign	545 Poplar Drive	$	3,048	$	-	$	**3,048**
16.3	Rice Park Traffic Lamps (2)	545 Poplar Drive	$	6,096	$	-	$	**6,096**
17.1	River Front Park Building Rec Office	301 Hydraulic	$	249,033	$	60,986	$	**310,019**
18.1	River Front Park Lights (24)	201 E. Hydraulic Street	$	62,204	$	-	$	**62,204**
18.2	River Front Park Pavilion	201 E. Hydraulic Street	$	99,271	$	-	$	**99,271**
18.3	River Front Park Block Planters	201 E. Hydraulic Street	$	18,296	$	-	$	**18,296**
18.4	River Front Park Concrete Planters	201 E. Hydraulic Street	$	2,744	$	-	$	**2,744**
18.5	River Front Park Fencing	201 E. Hydraulic Street	$	53,364	$	-	$	**53,364**
18.6	River Front Park Flag Poles	201 E. Hydraulic Street	$	16,009	$	-	$	**16,009**
18.7	River Front Park Garbage Cans (10)	201 E. Hydraulic Street	$	7,624	$	-	$	**7,624**
19.1	Rotary Park Back Stop	2775 Grande Trail	$	22,870	$	-	$	**22,870**
19.2	Rotary Park Sign	2775 Grande Trail	$	1,829	$	-	$	**1,829**
19.3	Rotary Park Cable Ride	2775 Grande Trail	$	18,296	$	-	$	**18,296**
19.4	Rotary Park Lights (8)	2775 Grande Trail	$	24,394	$	-	$	**24,394**
20.1	Sleezer Park Light	837 Homestead Drive	$	3,048	$	-	$	**3,048**
20.2	Sleezer Park Signs (2)	837 Homestead Drive	$	3,810	$	-	$	**3,810**
21.1	Stevens Bridge Park Backstop & Fencing	3651 Kennedy Road	$	183,195	$	-	$	**183,195**
21.2	Stevens Bridge Park Concession Stands	3651 Kennedy Road	$	178,254	$	8,503	$	**186,757**
21.3	Stevens Bridge Park Lights	3651 Kennedy Road	$	640,910	$	-	$	**640,910**
22.1	Sunflower Park Light	1785 Walsh Drive	$	3,048	$	-	$	**3,048**
22.2	Sunflower Park Planters (3)	1785 Walsh Drive	$	2,287	$	-	$	**2,287**
22.3	Sunflower Park Sign	1785 Walsh Drive	$	1,829	$	-	$	**1,829**
22.4	Sunflower Park Trash Can	1785 Walsh Drive	$	916	$	-	$	**916**
22.5	Park Tin Storage Shed	1785 Walsh Drive	$	22,382	$	-	$	**22,382**
23.1	Town Square Park Flag Pole	301 N. Bridget Street	$	5,335	$	-	$	**5,335**
23.2	Town Square Park Garbage Cans (5)	301 N. Bridget Street	$	3,810	$	-	$	**3,810**

Schedule of Locations – Continued

23.3	Town Square Park Gazebo	301 N. Bridget Street	$ 34,153	$ -	$	**34,153**
23.4	Town Square Park Lights	301 N. Bridget Street	$ 33,542	$ -	$	**33,542**
23.5	Town Square Park Monument	301 N. Bridget Street	$ 53,364	$ -	$	**53,364**
23.6	Town Square Park Sign	301 N. Bridget Street	$ 1,829	$ -	$	**1,829**
23.7	Town Square Park Sign/Announce Board	301 N. Bridget Street	$ 1,220	$ -	$	**1,220**
24.1	Van Emmon Park Backstop 24' - Metal	374 E. Van Emmon Road	$ 5,335	$ -	$	**5,335**
24.2	Van Emmon Park Fencing	374 E. Van Emmon Road	$ 2,819	$ -	$	**2,819**
24.3	Van Emmon Park Sign	374 E. Van Emmon Road	$ 1,829	$ -	$	**1,829**
25.1	Booster Prv Station Raintree	1908 Raintree Road	$ 576,435	$ -	$	**576,435**
26.1	Central Booster Pump	101 E. Beaver Street	$ 564,121	$ -	$	**564,121**
27.1	Countryside Lift Station	1975 N. Bridge Street	$ 2,332,717	$ -	$	**2,332,717**
28.1	Public Works Lift Station	101 Bruell Street	$ 824,835	$ -	$	**824,835**
29.1	Public Works Lift Station	276 Windham Circle	$ 310,562	$ -	$	**310,562**
30.1	Public Works Lift Station	420 Fairhaven Lane	$ 153,677	$ -	$	**153,677**
31.1	North Booster Pump	1991 Cannonball Trail	$ 548,874	$ -	$	**548,874**
32.1	North Central Prv Station	Kennedy Rd	$ 282,060	$ -	$	**282,060**
33.1	Public Works North Tower	4600 N. Bridge Street	$ 2,095,334	$ -	$	**2,095,334**
34.1	Public Works Prv Station	2009 S. Bridge Street	$ 282,060	$ -	$	**282,060**
35.1	Raintree Village Tower	102 Schoolhouse/ 2224 Tremont	$ 2,439,443	$ -	$	**2,439,443**
36.1	Salt Storage Building	610 Tower Road	$ 304,164	$ -	$	**304,164**
37.1	Treatment Facility Well 3 & 4	610 Tower Lane	$ 4,573,954	$ -	$	**4,573,954**
37.2	Water Tower North Central	610 Tower Lane	$ 1,143,488	$ -	$	**1,143,488**
37.3	Well 4 Incl Equipment	610 Tower Lane	$ 995,364	$ -	$	**995,364**
37.4	Public Works Garage	610 Tower Lane	$ 83,991	$ -	$	**83,991**
37.5	Public Works Office & Garage	610 Tower Lane	$ 723,222	$ 76,355	$	**799,577**
38.1	Treatment Facility Well 7	2224 Tremont	$ 2,539,182	$ -	$	**2,539,182**
39.1	Treatment Facility Well 8 & 9	3299 Lehman Crossing	$ 4,573,954	$ -	$	**4,573,954**
39.2	Water Tower Northeast	3299 Lehman Crossing	$ 2,744,372	$ -	$	**2,744,372**
39.3	Well 8 Incl Equipment	3299 Lehman Crossing	$ 808,066	$ -	$	**808,066**
40.1	Water Tower South Central	Route 71 West of Wildwood	$ 2,377,238	$ -	$	**2,377,238**
	Well 3 Incl Equipment	Alley Off Rte 47	$ -	$ -	$	**-**
41.1	Well 9	2921 Bristol Ridge Road	$ 724,210	$ -	$	**724,210**
42.1	Green's Standard Filling Station Park (Autumn Creek) Truck, Roadster, Gas Pumps	2376 Autumn Creek Boulevard	$ 18,700	$ -	$	**18,700**
42.2	Green's Standard Filling Station Park (Autumn Creek) Lights	2376 Autumn Creek Boulevard	$ 3,223	$ -	$	**3,223**
42.3	Green's Standard Filling Station Park (Autumn Creek) Sign	2376 Autumn Creek Boulevard	$ 1,439	$ -	$	**1,439**

Schedule of Locations – Continued

43.1	Heartland Circle Junior Women's Club Park Basketball Court and Goals	1267 Taus Circle	$ 49,125	$ -	$	**49,125**
43.2	Heartland Circle Junior Women's Club Park Backhoe Digger	1267 Taus Circle	$ 903	$ -	$	**903**
43.3	Heartland Circle Junior Women's Club Park Lights	1267 Taus Circle	$ 1,829	$ -	$	**1,829**
43.4	Heartland Circle Junior Women's Club Park Sign	1267 Taus Circle	$ 1,439	$ -	$	**1,439**
43.5	Heartland Circle Junior Women's Club Park Skate Park Improvements	1267 Taus Circle	$ 18,080	$ -	$	**18,080**
44.1	Bristol Station Park (Whispering Meadows) Entry Arch	2753 Alan Dale Lane	$ 11,435	$ -	$	**11,435**
44.2	Bristol Station Park (Whispering Meadows) Lights	2753 Alan Dale Lane	$ 9,434	$ -	$	**9,434**
44.3	Bristol Station Park (Whispering Meadows) Sign	2753 Alan Dale Lane	$ 1,439	$ -	$	**1,439**
44.4	Bristol Station Park (Whispering Meadows) Baseball Field and Back Stop	2753 Alan Dale Lane	$ 56,718	$ -	$	**56,718**
45.1	Riemenschneider Park (Prairie Meadows) Spray Area	600 Hayden Drive	$ 45,748	$ -	$	**45,748**
45.2	Riemenschneider Park (Prairie Meadows) Supernova	600 Hayden Drive	$ 8,232	$ -	$	**8,232**
45.3	Riemenschneider Park (Prairie Meadows) Lights	600 Hayden Drive	$ 5,853	$ -	$	**5,853**
45.4	Riemenschneider Park (Prairie Meadows) Sign	600 Hayden Drive	$ 1,941	$ -	$	**1,941**
45.5	Riemenschneider Park (Prairie Meadows) Baseball Field and Back Stop	600 Hayden Drive	$ 7,534	$ -	$	**7,534**
45.6	Riemenschneider Park (Prairie Meadows) Electric Panel	600 Hayden Drive	$ 1,006	$ -	$	**1,006**
46.1	Public Works Garage (Frame Building)	185 Wolf Street	$ 1,982,047	$ -	$	**1,982,047**
47.1	Prestwick Lift Station	7675 Ashley Road	$ 316,331	$ -	$	**316,331**
48.1	Fox Hill Lift Station	1299 Carolyn Court	$ 189,798	$ -	$	**189,798**
49.1	Raintree Lift Station	1107 Prairie Crossing	$ 316,331	$ -	$	**316,331**
50.1	Offices for Public Works Administration	608 N. Bridge Street	$ 202,451	$ -	$	**202,451**
	Downtown Single Sided Kiosk	102 E Van Emmon Street	$ -	$ -	$	-

Schedule of Locations – Continued

51.1	Van Emmon Activity Center	102 E Van Emmon Street	$ 2,362,214	$ -	**$ 2,362,214**
51.2	Downtown Parking Pole Sign	102 E Van Emmon Street	$ 1,159	$ -	**$ 1,159**
	Wheaton Woods	205 Wheaton Avenue	$ -	$ -	**$ -**
	Salt Storage Building	610 Tower Road	$ -	$ -	**$ -**
52.1	Downtown Wayfinding Pole Sign	109 E Hydraulic Avenue	$ 1,608	$ -	**$ 1,608**
53.1	Downtown Wayfinding Pole Sign	201 S Bridge Street	$ 1,546	$ -	**$ 1,546**
54.1	Downtown Single Sided Kiosk	111 W Madison Street	$ 5,804	$ -	**$ 5,804**
54.2	Downtown Parking Pole Sign	111 W Madison Street	$ 1,159	$ -	**$ 1,159**
55.1	Downtown Parking Pole Sign	227 Heustis Street	$ 1,159	$ -	**$ 1,159**
56.1	New City Hall/Police Station	651 Prarie Point Dr.	$ 15,091,176	$ 2,222,732	**$ 17,313,908**
57.1	Downtown Double Sided Kiosk	105 W Van Emmon Street	$ 6,491	$ -	**$ 6,491**
58.1	Downtown Wading Pole Sign	301 S Bridge Street	$ 1,608	$ -	**$ 1,608**
59.1	Kendall County Courthouse	807 John Street	$ -	$ 240,000	**$ 240,000**
			$ 67,583,853	$ 6,974,100	$ 74,557,953
	Blanket		$ 52,290,226	$ 4,751,368	$ 57,041,594

Commercial Property Coverage

Insurance Company	National Union Fire Insurance Company of Pittsburgh, PA
A.M. Best Rating	A (Excellent), Financial Size Category: XV (Greater than or Equal to $2 Billion) as of January 26, 2024
Standard & Poor's Rating	A+ (Strong) as of May 22, 2024
State Covered Status	Admitted
Policy/Coverage Term	12/31/2024 to 12/31/2025
Policy #	TBD

Total Insured Value	$	74,557,953	
Property Limits			
Blanket Limit of Insurance	$	57,041,594	
Loss of Income	$	1,000,000	
Flood (Non-zone A & V)	$	5,000,000	Occurrence
	$	5,000,000	Aggregate
Earthquake	$	5,000,000	Occurrence
	$	5,000,000	Aggregate
Equipment Breakdown		Included	
Outdoor Property	$	3,170,458	
Valuable Papers & Records	$	1,000,000	
Software	$	500,000	
In Transit or Off Premises	$	250,000	
Inland Marine			
Blanket Tools & Equipment	$	828,071	
Blanket Emergency Services Equipment		Guaranteed Replacement Cost	
Rented/Borrowed Equipment Extension	$	250,000	
Watercraft Extension Limit	$	25,000	

Commercial Property Coverage – Continued

Deductible

Building & Contents	$	1,000
Flood	$	25,000
Earthquake	$	25,000
Inland Marine	$	1,000

***Please note 651 Prairie Pointe Drive and 608 N Bridge Street are not included in the blanket limit.**

***Please note 608 N Bridge Street location is insured at Actual Cash Value (ACV) with 80% co-insurance. All other scheduled locations are insured at Replacement Cost.**

*****Property Co-insurance Most property insurance policies contain a coinsurance clause. In exchange for a reduced rate, the insured agrees to carry at least the stated percentage of insurance to the total insurable value of the property. If, at the time of loss, the amount of insurance carried is less than this percentage, the loss payment will be reduced proportionately.

See Disclaimer Page for Important Notices and Acknowledgement

Commercial General Liability Coverage

Insurance Company	National Union Fire Insurance Company of Pittsburgh, PA
A.M. Best Rating	A (Excellent), Financial Size Category: XV (Greater than or Equal to $2 Billion) as of January 26, 2024
Standard & Poor's Rating	A+ (Strong) as of May 22, 2024
State Covered Status	Admitted
Policy/Coverage Term	12/31/2024 to 12/31/2025
Policy #	TBD

Coverage Form Occurrence

Limits

General Aggregate	$	3,000,000
Products & Completed Operations Aggregate	$	3,000,000
Personal & Advertising Injury	$	1,000,000
Each Occurrence	$	1,000,000
Damage to Premises Rented to You	$	1,000,000
Medical Expense	$	10,000

Employee Benefits Liability

Each Occurrence	$	1,000,000
Aggregate	$	3,000,000

Sexual Abuse Limitation

Each Person	Silent
Total Limit	Silent

Named Insureds are covered for all operations. Additional Insureds are only covered with respect to their interest in your operations. See each individual policy for details.

See Disclaimer Page for Important Notices and Acknowledgement

Commercial Auto Coverage

Insurance Company	National Union Fire Insurance Company of Pittsburgh, PA
A.M. Best Rating	A (Excellent), Financial Size Category: XV (Greater than or Equal to $2 Billion) as of January 26, 2024
Standard & Poor's Rating	A+ (Strong) as of May 22, 2024
State Covered Status	Admitted
Policy/Coverage Term	12/31/2024 to 12/31/2025
Policy #	TBD

Limits

Combined Bodily Injury & Property Damage	$	1,000,000
Uninsured/Underinsured Motorist	$	1,000,000
Medical Expense	$	10,000
Uninsured Motorists	$	1,000,000
Underinsured Motorists	$	1,000,000

Deductible

Comprehensive	$	1,000
Collision	$	1,000

Premium Included

See Disclaimer Page for Important Notices and Acknowledgement

Description of Covered Auto Designation Symbols

Symbol	Description
1	**Any Auto**
2	**Owned Autos Only** – only autos you own (and for liability coverage, any trailers you don't own while attached to power units you own), this includes those autos you acquire ownership of after the policy begins.
3	**Owned Private Passengers Autos Only** – Only the private passenger autos you own. This includes those private passenger autos you acquire ownership of after the policy begins.
4	**Owned Autos Other Than Private Passenger Autos Only** – Only these autos you own that are not of the private passenger types (and for Liability Coverage any trailers you don't own while attached to power units you own). This includes those autos not of the private passenger type you acquire ownership of after the policy begins.
5	**Owned Autos Subject to No-Fault** – Only those autos that is required to have No-Fault benefits in the state where they are licensed or principally garaged. This includes those autos you acquire ownership of after the policy begins provided they are required to have No-Fault benefits in the state where they are licensed or principally garaged.
6	**Owned Autos Subject to a Compulsory Uninsured Motorist Law** – Only those autos you own that because of the law in the state where they are licensed or principally garaged are required to have and cannot reject Uninsured Motorists Coverage. This includes those autos you acquire ownership of after the policy begins provided they are subject to the same state uninsured motorists requirements.
7	**Specifically Described Autos** – Only those autos described on the policy schedule of covered vehicles for which a premium charge is shown and for Liability Coverage for any trailer you don't own while attached to any power unit described in the schedule of covered vehicles.
8	**Hired Autos Only** – Only those autos you lease, hire, rent or borrow. This does not include any auto you lease, hire, rent or borrow from any of your employees or partners, or members of their households.
9	**Non-owned Autos Only** – Only those autos you do not own, lease, hire, rent or borrow that are used in connection with your business. This includes only autos owned by your employees or partners or members of their households, but only while used in your business or your personal affairs.
13	**Uninsured Motorist Coverage –** Applies to any auto you do not own and that is a covered auto under this policy for liability insurance and it is licensed or principally garaged in Illinois.
19	**Mobile Equipment Subject To Compulsory or Financial Responsibility or Other Motor Vehicle Insurance Law Only** – Only those "autos" that are land vehicles and that would qualify under the definition of "mobile equipment" under this policy if they were not subject to a compulsory or financial responsibility law or other motor vehicle insurance law where they are licensed or principally garaged.

Schedule of Vehicles

Number	Year	Make	Model	Vin		Value
1	2001	Aluma Ltd	Trailer	IYGUS18281B001671	$	700
2	2006	Dodge	Grand Caravan	1D4GP24E66B731334	$	16,000
3	2007	Doolittle	Trailer	1DGRS20257M072481	$	2,995
4	2004	Ford	F150	2FTRF17224CA79916	$	11,000
5	2003	Ford	F150	2FTRF17273CA61524	$	12,597
6	2007	Ford	F350	1FDWF37Y37EA13940	$	31,072
7	2008	Ford	F350	1FTWF31528EA08412	$	22,795
8	2008	Ford	F350	1FTWF31568EA08414	$	22,795
9	2008	Ford	F350	1FTWF31548EA08413	$	22,795
10	2008	Ford	F350	1FTWF31528ED44867	$	21,635
11	1999	Richland	Trailer	1JWTU1823KK000107	$	5,000
12	2004	Tarco	Trailer	M2212XX8174M02	$	8,000
13	2002	United	Express Trailer	58109	$	2,000
14	1998	Cronkhite	Trailer - 2 axel 16x7	473271926W1101575	$	3,000
15	2006	F550	Aerial Lift Truck	1FDAF57P56EC54524	$	69,270
16	2003	Ford	F350	1FTSF31SX3EA32518	$	35,000
17	2008	Ford	F350	1FDWF37Y08ED57176	$	23,000
18	2005	Freightliner	Truck - HC80	1FVAB6BV75DN04463	$	143,900
19	2008	International	Dump Truck	1HTWDAAN48J648495	$	99,666
20	2006	International	Truck	1HTWDAAN46J218804	$	89,068
21	2007	International	Truck - 7400	1HTWDAAR37J429772	$	87,825
22	2007	International	Truck - 7400	1HTWDAAR17J429771	$	87,825
23	2008	International	Truck - 7400	1HTWHAAR78J648496	$	110,814
24	2004	Mac Lander	Trailer	4UVPF202X41005505	$	2,000
25	1998	Towmaster	Trailer - Single axel 12'	4KNTT1412WL160456	$	2,000
26	1993	Doolittle	Trailer	1DGRS1227PM019515	$	1,000
27	2008	Doolittle	Trailer	1DGRS20228M079941	$	3,274
28	2004	International	Dump Truck	1HTWDAAR74J083169	$	72,000
29	2006	International	Dump Truck	1HTWHAAR36J218803	$	45,525
30	2005	Ford	F350	1FDWF37Y25EC37004	$	54,841
31	2013	New Generation	Trailer	1N91U1419DN307336	$	1,855
32	2015	Peterbilt	Vac Con	2NP3LJOX8FM266717	$	377,229
33	2015	Chevrolet	Tahoe	1GNSK2EC3FR725184	$	34,080
34	2015	Ford	F350	1FDRF3G68FED09773	$	29,010
35	2015	Load Rite Tlr	PE0222072-15146	4ZEPE2224F1086728	$	6,324
36	2016	Ford	Transit Van	1FTYE1ZM4GKA79591	$	19,778
37	2016	Chevrolet	Impala	2G1WA5E33G1160517	$	20,193
38	2016	Chevrolet	Impala	2G1WA5E30G1161317	$	20,193
39	2016	PJ	PJ Trailer MF CC182	4P5CC182G1241100	$	4,800

Schedule of Vehicles – Continued

40	2016	Chevrolet	Impala		2G1WD5E33G1158872	$	22,102
41	2016	Chevrolet	Impala		2G1WD5E34G1157357	$	22,102
42	2016	Chevrolet	Impala		2G1WD5E36G1156162	$	22,102
43	2016	Chevrolet	Impala		2G1WD5E33G1158158	$	22,102
44	2016	Peterbilt		348	2NP3LJ0X9GM361854	$	170,000
45	2016	Ford	F350		1FDRF3H68GED40778	$	28,689
46	2016	Ford	F350		1FDRF3H6XGED40779	$	28,689
47	2017	Ford	F150		1FTEW1CF8HFA76567	$	24,156
48	2016	Chevrolet	Impala		2G1WD5E30G1155301	$	21,997
49	2016	Chevrolet	Impala		2G1WD5E31G1149006	$	21,997
50	2016	Chevrolet	Impala		2G1WD5E33G1150206	$	22,517
51	2016	Chevrolet	Impala		2G1WD5E33G1154823	$	22,517
52	2016	Chevrolet	Impala		2G1WD5E30G1155315	$	22,517
53	2018	Ford	F150 4x4		1FTNF1EG5JKF37470	$	34,701
54	2018	Ford	F150 2x4		1FTMF1CB0JKF30476	$	33,206
55	2018	Ford	F150		1FTEX1CB2JKE60822	$	24,895
56	2018	Chevrolet	Malibu		1G1ZB5ST1JF132097	$	19,674
57	2019	Ford	Super Duty F-250		1FTBF2B61KED14170	$	36,275
58	2019	PJ Trailer	Trailer Utility UL 142		3CVUL1429K2585971	$	3,034
59	2019	Ford	F350		1FDRF3B63KEG51813	$	33,821
60	2019	Ford	F350		1FDRF3B65KEG51814	$	33,821
61	2019	Peterbilt	348 single axle dump w/plow		2NP3HJ8X5LM709097	$	205,000
62	2020	Ford	F350		1FTRF3B65LED09950	$	35,792
63	2020	Ford	Explorer		1FM5K8AB2LGA97899	$	45,410
64	2019	Ford	F450 - Dump		1FD0X4HY7KEG09696	$	58,975
65	2021	Ford	Explorer		1FM5K8AB0MGA19879	$	47,670
66	2021	Rhino	7X20TA Landscape		1R9RU2028ME912291	$	4,870
67	2021	Ford	Ranger 4X4 XLT		1FTER4FH4MLD33595	$	31,070
68	2021	Ram		1500	3C6RR7KG2MG706170	$	42,840
69	2022	Ford	Escape		1FMCU9H64NUA12355	$	35,557
70	2021	Ford	Explorer		1FM5K8AB6MGA19935	$	32,000
71	2020	All Traffic Solutions	Message Board/Speed Trailer			$	22,000
72	2020	All Traffic Solutions	Message Board/Speed Trailer			$	22,000
73	2021	Ford	F350 Utility		1FDRF3862MED05707	$	55,000
74	2021	Ford	F350 Utility		1FD8F2B66MED05706	$	55,000
75	2017	Ford	Transit Van		1FTYE1YM9HKB18372	$	19,903
76	2022	Ford	F250		1FTBF2BN1NEF31147	$	35,135
77	2022	Ford	Explorer		1FM5K8AB6NGA43251	$	48,860
78	2022	Ford	Explorer		1FM5K8AB7NGA42853	$	46,520
79	2022	Ford	Explorer		1FM5K8AB4NGA42910	$	45,590

Schedule of Vehicles – Continued

80	2022	Ford	F-250 SD 4WD w/8' Western	1FTBF2BN3NEF31215	$	44,048
81	2022	Intersate	SI 820 TA@XLT	1UK500J23P1	$	9,725
82	2022	Ford	F-350	1FTRF3B6XNEF30950	$	49,000
83	2022	Ford	F-350	1FTRF3B63NEF20949	$	49,000
84	2022	Ford	F-250 SD 4 X 4	1FTBF2BN3NEF31148	$	35,135
85	2022	Ford	F-350 with plow	1FDRF3H65NEF31216	$	62,181
86	2023	PJ	Trailer	3CV1U2425P2652742	$	6,317
87	2022	Ford	F-350 Dump with plow	1FDRF3H6XNEF30952	$	65,519
88	2022	Ford	F-350 Dump with plow	1FDRF3H6XNEF30951	$	65,519
89	2021	Ford	Explorer	1FMK8AB3MGA19956	$	34,000
90	2021	Ford	Explorer	1FM5K8AB9MGA19900	$	32,000
91	2022	Ford	Transit Connect	NM0LS7S26N1544323	$	45,730
92	2023	Ford	F150	1FTMF1CB2PKE02975	$	38,995
93	2023	Ford	F150	1FTEX1EP5PKD26906	$	44,985
94	2023	Peterbilt	Altec Bucket Truck	2NPMHM7X1RM890490	$	231,000
95	2023	Make Impact	ISCAA70X16TE2FF	5JWVE1628PB022701	$	8,127
96	2023	Impact Trailer		5SWVE1628PB022701	$	8,127
97		Cronkhite Manufacturing	Cronkhite 3216 HD trailer	473BT2723P1000337	$	16,500
98	2024	TYMCO	500X - Regenerative Air Street Sweeper (mounted on	3ALACXFXRDU29111	$	345,033
99	2000	International	Ambulance	1HTSLAAM91H391629	$	20,000
100	2024	Peterbilt	Peterbilt 548 with chassis	2NP8HJ8X5RM602436	$	300,000
101	2024	Ford	F-150 4x2	1FTMF1KP8RKD75426	$	39,680
102	2024	Ford	F-250 Pickup 4x4 - White	1FTBF2BA2REC80321	$	52,159
103	2024	Ford	F-350	1FT8X3BA8REE04377	$	55,512
104	2024	Ford	F-550 with dump body, plow	1FDUF5HN3RDA02369	$	121,000
105		Simpson	Water Trailer Tandem Axle	1F9BT1328RD451270	$	12,650
107	2024	Ford	Interceptor	1FM5K8AB2PGC18405	$	57,520
108	2024	Ford	Interceptor	1FM5K8AB1PGC18458	$	57,520
109	2024	Ford	Interceptor	1FM5K8AB6PGC17029	$	57,520
110	2023	Ford	Explorer	1FM5K8ABXPGA84758	$	53,000
111	2023	Ford	Explorer	1FM5K8ABXPGA84677	$	53,000
112	2025	Interstate	Cargo Trailer #SFC612SAFS	1UK500E18S1109547	$	4,900
113	2021	Ram	1500	3C6RR7KG6MG70610	$	42,840
				TOTAL	**$**	**5,301,202**

Law Enforcement Liability Coverage

Insurance Company	National Union Fire Insurance Company of Pittsburgh, PA
A.M. Best Rating	A (Excellent), Financial Size Category: XV (Greater than or Equal to $2 Billion) as of January 26, 2024
Standard & Poor's Rating	A+ (Strong) as of May 22, 2024
State Covered Status	Admitted
Policy/Coverage Term	12/31/2024 to 12/31/2025
Policy #	TBD

Law Enforcement Activity Liability Limits	$	1,000,000	
Each Occurrence	$	3,000,000	
Annual Aggregate			
Law Enforcement Line of Duty Accidental Death Benefit	$	50,000	Per Person
Deductible	$	25,000	

See Disclaimer Page for Important Notices and Acknowledgement

Public Officials Liability Coverage including Employment Practices Liability Coverage

Insurance Company	National Union Fire Insurance Company of Pittsburgh, PA
A.M. Best Rating	A (Excellent), Financial Size Category: XV (Greater than or Equal to $2 Billion) as of January 26, 2024
Standard & Poor's Rating	A+ (Strong) as of May 22, 2024
State Covered Status	Admitted
Policy/Coverage Term	12/31/2024 to 12/31/2025
Policy #	TBD

Limit

Public Officials Liability Coverage

Each Occurrence	$ 1,000,000
Annual Aggregate	$ 3,000,000
Retroactive Date	12/31/2009

Employment Practices Liability Coverage

Each Occurrence	Included
Annual Aggregate	Included
Retroactive Date	12/31/2009

Deductible $ 5,000

Coverages Include but not limited to

- Breach of Contract
- Criminal, Dishonest, Fraudulent or Malicious Acts
- Wage and Hour Claims
- Known Wrongful Employment Practice Offenses

Premium Included in Total Premium

See Disclaimer Page for Important Notices and Acknowledgement

Excess Liability Coverage

Insurance Company	National Union Fire Insurance Company of Pittsburgh, PA
A.M. Best Rating	A (Excellent), Financial Size Category: XV (Greater than or Equal to $2 Billion) as of January 26, 2024
Standard & Poor's Rating	A+ (Strong) as of May 22, 2024
State Covered Status	Admitted
Policy/Coverage Term	12/31/2024 to 12/31/2025
Policy #	TBD

Limits

Each Occurrence	$ 10,000,000
General Aggregate	$ 10,000,000

Defense Inside/Outside the Limit Inside the Limit

Underlying Coverages & Limits

General Liability	$ 1,000,000
Public Officials Liability	$ 1,000,000
Automobile Liability	$ 1,000,000
Law Enforcement Liability	$ 1,000,000

Self-Insured Retention $ 10,000

Premium: Included

See Disclaimer Page for Important Notices and Acknowledgement

Workers' Compensation Coverage

Insurance Company	Illinois Public Risk Fund
A.M. Best Rating	N/A
Standard & Poor's Rating	N/A
State Covered Status	Non-Admitted
Policy/Coverage Term	1/1/2025 to 1/1/2026
Policy #	TBD

Coverage

Workers Compensation		Statutory
Employers Liability		
Each Accident	$	3,000,000
Disease – Each Employee	$	3,000,000
Disease – Policy Limit	$	3,000,000

Class Code	Description	Estimated 2024/2025	Estimated 2025/2026	Rate 2024/2025	Rate 2025/2026	Premium 2024/2025	Premium 2025/2026	Difference
5506	Street Maintenance	$ 773,357	$ 842,959	7.981	8.486	$ 61,722	$ 71,534	$ 9,812
7520	Waterworks Operation	$ 371,153	$ 397,134	2.526	2.686	$ 9,375	$ 10,667	$ 1,292
7580	Sewage Disposal Plant Operations	$ 271,154	$ 290,135	3.216	3.419	$ 8,720	$ 9,920	$ 1,199
7720	Police Officers	$ 3,515,921	$ 3,832,354	1.933	2.055	$ 67,963	$ 78,755	$ 10,792
8810	Clerical	$ 2,161,917	$ 2,313,251	0.105	0.102	$ 2,270	$ 2,360	$ 90
8868	School Professional	$ -	$ -	0.000	0.000	$ -	$ -	$ -
9015	Buildings Operations	$ 72,538	$ 77,616	2.727	2.666	$ 1,978	$ 2,069	$ 91
9063	Recreation Center: All Other	$ 655,614	$ 701,507	0.880	0.845	$ 5,769	$ 5,928	$ 158
9101	School - All Other	$ 48,649	$ 52,054	3.043	3.236	$ 1,480	$ 1,684	
9102	Parks: NOC	$ 779,652	$ 849,821	3.149	3.348	$ 24,551	$ 28,452	$ 3,901
9410	Municipal	$ 374,970	$ 401,218	2.526	2.526	$ 9,472	$ 10,135	$ 663
		$ 9,024,925	**$ 9,758,049**			**$ 193,300**	**$ 221,503**	**$ 27,998**
Administration Fee - 3%						$ 5,799	$ 6,645	
Estimated Annual Premium						**$ 199,099**	**$ 228,148**	$ 29,049

Safety Grant	**$ 22,342**	**$ 10,012**

See Disclaimer Page for Important Notices and Acknowledgement

Cyber Coverage

Insurance Company	Hiscox Insurance Company Inc.
A.M. Best Rating	A (Excellent), Financial Size Category: XV (Greater than or Equal to $2 Billion) as of November 12, 2024
Standard & Poor's Rating	A+ (Strong) as of May 22, 2024
State Covered Status	Admitted
Policy/Coverage Term	12/31/2024 to 12/31/2025
Policy #	TBD

Coverage

Cyber Liability	
Each Event Limit	$ 1,000,000
Aggregate	$ 1,000,000
Retroactive Date	Full Prior Acts
Cyber Crime	
Aggregate Limit	$ 250,000
Ransomware Event	
Each Event Limit	$ 1,000,000
System Failure	$ 1,000,000
Retention	$ 2,500
Premium	$ 21,337.00

See Disclaimer Page for Important Notices and Acknowledgement

Crime Coverage

Insurance Company	National Union Fire Insurance Company of Pittsburgh, PA
A.M. Best Rating	A (Excellent), Financial Size Category: XV (Greater than or Equal to $2 Billion) as of January 26, 2024
Standard & Poor's Rating	A+ (Strong) as of May 22, 2024
State Covered Status	Admitted
Policy/Coverage Term	12/31/2024 to 12/31/2025
Policy #	TBD

Coverages	**Limits**	**Deductible**
Employee Theft	$ 1,000,000	$ 1,000
Forgery or Alteration	$ 500,000	$ 1,000
Computer Fraud and Funds Transfer Fraud	$ 500,000	$ 1,000
Money & Securities – Inside the Premises	$ 250,000	$ 1,000
Money & Securities – Outside the Premises	$ 250,000	$ 1,000
Robbery/Safe Burglary – Inside Premises	$ 100,000	$ 1,000
Fraudulent Impersonation	$ 250,000	$ 1,000
Money Orders	$ 250,000	$ 1,000

See Disclaimer Page for Important Notices and Acknowledgement

Disclosures

This proposal of insurance is provided as a matter of convenience and information only. All information included in this proposal, including but not limited to personal and real property values, locations, operations, products, data, automobile schedules, financial data and loss experience, is based on facts and representations supplied to Alliant Insurance Services, Inc. by you. This proposal does not reflect any independent study or investigation by Alliant Insurance Services, Inc. or its agents and employees.

Please be advised that this proposal is also expressly conditioned on there being no material change in the risk between the date of this proposal and the inception date of the proposed policy (including the occurrence of any claim or notice of circumstances that may give rise to a claim under any policy which the policy being proposed is a renewal or replacement). In the event of such change of risk, the insurer may, at its sole discretion, modify, or withdraw this proposal, whether or not this offer has already been accepted.

This proposal is not confirmation of insurance and does not add to, extend, amend, change, or alter any coverage in any actual policy of insurance you may have. All existing policy terms, conditions, exclusions, and limitations apply. For specific information regarding your insurance coverage, please refer to the policy itself. Alliant Insurance Services, Inc. will not be liable for any claims arising from or related to information included in or omitted from this proposal of insurance.

Alliant embraces a policy of transparency with respect to its compensation from insurance transactions. Details on our compensation policy, including the types of income that Alliant may earn on a placement, are available on our website at www.alliant.com. For a copy of our policy or for any inquiries regarding compensation issues pertaining to your account you may also contact us at: Alliant Insurance Services, Inc., Attention: General Counsel, 701 B Street, 6th Floor, San Diego, CA 92101.

Analyzing insurers' over-all performance and financial strength is a task that requires specialized skills and in-depth technical understanding of all aspects of insurance company finances and operations. Insurance brokerages such as Alliant Insurance typically rely upon rating agencies for this type of market analysis. Both A.M. Best and Standard and Poor's have been industry leaders in this area for many decades, utilizing a combination of quantitative and qualitative analysis of the information available in formulating their ratings.

A.M. Best has an extensive database of nearly 6,000 Life/Health, Property Casualty and International companies. You can visit them at www.ambest.com. For additional information regarding insurer financial strength ratings visit Standard and Poor's website at www.standardandpoors.com.

Our goal is to procure insurance for you with underwriters possessing the financial strength to perform. Alliant does not, however, guarantee the solvency of any underwriters with which insurance or reinsurance is placed and maintains no responsibility for any loss or damage arising from the financial failure or insolvency of any insurer. We encourage you to review the publicly available information collected to enable you to make an informed decision to accept or reject a particular underwriter. To learn more about companies doing business in your state, visit the Department of Insurance website for that state.

NY Regulation 194

Alliant Insurance Services, Inc. is an insurance producer licensed by the State of New York. Insurance producers are authorized by their license to confer with insurance purchasers about the benefits, terms and conditions of insurance contracts; to offer advice concerning the substantive benefits of particular insurance contracts; to sell insurance; and to obtain insurance for purchasers. The role of the producer in any particular transaction typically involves one or more of these activities.

Compensation will be paid to the producer, based on the insurance contract the producer sells. Depending on the insurer(s) and insurance contract(s) the purchaser selects, compensation will be paid by the insurer(s) selling the insurance contract or by another third party. Such compensation may vary depending on a number of factors, including the insurance contract(s) and the insurer(s) the purchaser selects. In some cases, other factors such as the volume of business a producer provides to an insurer or the profitability of insurance contracts a producer provides to an insurer also may affect compensation.

The insurance purchaser may obtain information about compensation expected to be received by the producer based in whole or in part on the sale of insurance to the purchaser, and (if applicable) compensation expected to be received based in whole or in part on any alternative quotes presented to the purchaser by the producer, by requesting such information from the producer.

Privacy

At Alliant, one of our top priorities is making sure that the information we have about you is protected and secure. We value our relationship with you and work hard to preserve your privacy and ensure that your preferences are honored. At the same time, the very nature of our relationship may result in Alliant's collecting or sharing certain types of information about you in order to provide the products and services you expect from us. Please take the time to read our full Privacy Policy posted at www.alliant.com, and contact your Alliant service team should you have any questions.

Other Disclosures / Disclaimers

FATCA:

The Foreign Account Tax Compliance Act (FATCA) requires the notification of certain financial accounts to the United States Internal Revenue Service. Alliant does not provide tax advice so please contact your tax consultant for your obligation regarding FATCA.

NRRA:

The Non-Admitted and Reinsurance Reform Act (NRRA) went into effect on July 21, 2011. Accordingly, surplus lines tax rates and regulations are subject to change which could result in an increase or decrease of the total surplus lines taxes and/or fees owed on this placement. If a change is required, we will promptly notify you. Any additional taxes and/or fees must be promptly remitted to Alliant Insurance Services, Inc.

Other Disclosures / Disclaimers - Continued

Guarantee Funds

Established by law in every state, guaranty funds are maintained by a state's insurance commissioner to protect policyholders in the event that an insurer becomes insolvent or is unable to meet its financial obligations. *If your insurance carrier is identified as 'Non-Admitted', your policy is not protected by your state's Guaranty Fund.*

Claims Reporting:

Your policy will come with specific claim reporting requirements. Please make sure you understand these obligations. Contact your Alliant Service Team with any questions.

Claims Made Policy:

This claims-made policy contains a requirement stating that this policy applies only to any claim first made against the Insured and reported to the insurer during the policy period or applicable extended reporting period. Claims must be submitted to the insurer during the policy period, or applicable extended reporting period, as required pursuant to the Claims/Loss Notification Clause within the policy in order for coverage to apply. Late reporting or failure to report pursuant to the policy's requirements could result in a disclaimer of coverage by the insurer.

Any Employment Practices Liability (EPL) or Directors & Officers (D&O) with EPL coverage must give notice to the insurer of any charges / complaints brought by any state / federal agency (i.e. EEOC and similar proceedings) involving an employee. To preserve your rights under the policy, it is important that timely notice be given to the insurer, whether or not a right to sue letter has been issued.

Changes and Developments

It is important that we be advised of any changes in your operations, which may have a bearing on the validity and/or adequacy of your insurance. The types of changes that concern us include, but are not limited to, those listed below:

- Changes in any operations such as expansion to another state, new products, or new applications of existing products.
- Travel to any state not previously disclosed.
- Permanent operations outside the United States, Canada or Puerto Rico.
- Mergers and/or acquisition of new companies and any change in business ownership, including percentages.
- Any newly assumed contractual liability, granting of indemnities or hold harmless agreements.
- Any changes in existing premises including vacancy, whether temporary or permanent, alterations, demolition, etc. Also, any new premises either purchased, constructed or occupied
- Circumstances which may require an increased liability insurance limit.
- Any changes in fire or theft protection such as the installation of or disconnection of sprinkler systems, burglar alarms, etc. This includes any alterations to the system.
- Immediate notification of any changes to a scheduled of equipment, property, vehicles, electronic data processing, etc.
- Property of yours that is in transit, unless previously discussed and/or currently insured.

Certificates / Evidence of Insurance

A Certificate or Evidence is issued as a matter of information only and confers no rights upon the certificate holder. The certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by a policy, nor does it constitute a contract between the issuing insurer(s), authorized representative, producer or recipient.

You may have signed contracts, leases or other agreements requiring you to provide this evidence. In those agreements, you may assume obligations and/or liability for others (Indemnification, Hold Harmless) and some of the obligations that are not covered by insurance. We recommend that you and your legal counsel review these documents.

In addition to providing a Certificate or Evident of Insurance, you may be required to name your landlord, client or customer on your policy as a loss payee on property insurance or as an additional insured on liability insurance. This is only possible with permission of the insurance company, added by endorsement and, in some cases, an additional premium.

By naming the certificate holder as additional insured, there are consequences to your risks and insurance policy including:

- Your policy limits are now shared with other entities; their claims involvement may reduce or exhaust your aggregate limit.
- Your policy may provide higher limits than required by contract; your full limits can be exposed to the additional insured.
- There may be conflicts in defense when your insurer has to defend both you and the additional insured.
- An additional insured endorsement will most likely not provide notification of cancellation. Some insurance companies use a “blanket” additional insured endorsement that provides coverage automatically when it is required in a written contract. Most insurance companies do not want to be notified of all additional insureds when there is a blanket endorsement on the policy. If a notice of cancellation is required for the additional insured party, you must notify us immediately and we will request an endorsement from your insurance company. There may be an additional premium for adding a notice of cancellation endorsement for an additional insured.

See Request to Bind Coverage page for acknowledgment of all disclaimers and disclosures.

Optional Coverages

The following represents a list of insurance coverages that may not be included in this proposal but are optional and may be available with further underwriting information. This list is not inclusive of all coverages and if you have questions contact your Alliant representative. If you would like addition quotes please check Yes/No across from the coverage below, sign and return.

Target Coverages

	Yes	No
MANAGEMENT LIABILITY		
Directors & Officers Liability	☐	☐
Fiduciary Liability	☐	☐
Selecting the "Reject All or Accept All" option will override any selections you have made above	☐ Reject All ☐ Accept All for Consideration	

Signature of Authorized Insurance Representative **Date**

Title

Printed / Typed Name

Optional Coverages – Continued

Other Coverage Options

Note some of these coverages may be included with limitations or insured elsewhere. This is a partial listing as you may have additional risks not contemplated here which are unique to your organization.

- Business Income/Extra Expense
- Earthquake
- Employed Lawyers
- Employee Benefits Liability
- Equipment Breakdown
- Food Borne Illness
- Foreign Insurance
- Garagekeepers Liability
- Hired Auto Physical Damage
- Kidnap & Ransom
- Law Enforcement Liability
- Media and Publishers Liability
- Network Security / Privacy Liability and Internet Media Liability
- Non-Owned & Hired Automobile Liability
- Pollution Liability
- Owned/Non-Owned Aircraft
- Owned Watercraft
- Professional Liability
- Property in Transit
- Property of Others (Clients, Employees, Other)
- Special Events Liability
- Spoilage
- Student Accident
- Volunteer Accidental Death & Dismemberment (AD&D)
- Workers Compensation & Employers Liability
- Workplace Violence

Glossary of Insurance Terms

Below are links to assist you in understanding the insurance terms you may find within your insurance coverages:

http://insurancecommunityuniversity.com/university-resources/insurance-glossary-free
https://consumers.ambest.com/content.aspx?rec=261613
http://www.irmi.com/online/insurance-glossary/default.aspx

Request to Bind Coverage

United City of Yorkville

We have reviewed the proposal and agree to the terms and conditions of the coverages presented. We are requesting coverage to be bound as outlined by coverage line below:

Coverage Line	Bind Coverage for:
Commercial Property	☐
Commercial General Liability	☐
Commercial Auto	☐
Excess Liability	☐
Law Enforcement Liability	☐
Workers' Compensation	☐
Public Officials Lability / Employment Practices Liability	☐
Cyber	☐
Crime	☐

Did you know that Alliant works with premium financing companies?
Are you interested in financing your annual premium?

Yes, please provide us with a financing quote.	No, we do not wish to finance our premium.
☐	☐

This Authorization to Bind Coverage also acknowledges receipt and review of all disclaimers and disclosures, including exposures used to develop insurance terms, contained within this proposal.

Signature of Authorized Insured Representative **Date**

Title

Printed / Typed Name

This proposal does not constitute a binder of insurance. Binding is subject to final carrier approval. *The actual terms and conditions of the policy will prevail.*

Binding Subjectivities Recap

ALL coverages require

- A written request to bind coverage.
- All Surplus Lines Taxes/Fees are Fully Earned (only applies to a non-admitted carrier)

Additional subjectivities are listed below by Coverage Line.

Coverage Line and Description of Subjectivity(ies)
Commercial Property • Signed Glatfelter Acceptance Form
Commercial General Liability • Signed Trampoline Exclusion Form
Commercial Auto • Signed UM/UIM Form
Excess Liability • None
Law Enforcement Liability • None
Workers' Compensation • None
Public Officials Lability / Employment Practices Liability • None
Cyber • None
Crime • None

In order to complete the underwriting process, we require that you send us any additional information requested above. We are not required to bind coverage prior to our receipt and underwriting acceptance of the above information. However, if we do bind coverage prior to such acceptance, the terms and conditions as indicated above may be amended until such receipt and acceptance. Any agreement to bind coverage in connection with this proposal must be in writing from an authorized employee of the Insurer

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

Agenda Item Number

Administration Committee #2

Tracking Number

ADM 2024-51

Agenda Item Summary Memo

Title: 2024 Bond Abatement Ordinances

Meeting and Date: City Council – November 26, 2024

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: ADM – 11/20/24 Action Taken: Moved forward to City Council agenda.

Item Number: ADM 2024-51

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 4, 2024
Subject: 2024 Bond Abatements

Summary

Approval of various bond abatements.

Background

As presented at the October 8th 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 $145,102) 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) 2014A (Game Farm) Total abatement
4) 2021 (New City Hall/Police Station) Total abatement
5) 2022 (2011 Refi/New City Hall) Total abatement (final year)
6) 2023A (Water Main Repl/Well #10) Total abatement

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

Recommendation

Staff recommends approval of the 2024 bond abatement ordinances.

Exhibit A

United City of Yorkville
Bond Abatements
Levy Years 2010 - 2024 (Fiscal Years 2012 - 2026)

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 - Actual

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 - Actual

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

Tax Levy Year: 2024 (Fiscal Year 2026)

Bonds that were Abated - Proposed

Bond Issue	Debt Service Amount	Fund
2015A^	$ 317,400	Countryside TIF/Water
2014 Countryside	280,715	Countryside TIF
2014A	315,138	City-Wide Capital
2021	544,100	Bldg & Grounds
2022	1,335,074	Bldg & Grounds / Sewer
2023A	609,344	Water
Total	**$ 3,401,771**	

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 - 2024 (Fiscal Years 2012 - 2026)

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 matured in 2022 (FY 2023).
2014 Countryside Refunding Bond matures in 2029 (FY 2030).
2014C Refunding Bond matured in 2024 (FY 2025).
2004B Bond matured in 2018 (FY 2019).
2014B Refunding Bond matured 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. 2024-_____

AN ORDINANCE abating the tax levied for the year 2024 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 2024 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 2024 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 2024 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 _____, 2024, 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 _____, 2024.

_____
MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2024.

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 _____, 2024, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

> AN ORDINANCE abating the tax hereto levied for the year 2024 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 _____, 2024, 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 2024 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 _____, 2024.

_____
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. 2024-_____

> AN ORDINANCE abating the tax hereto levied for the year 2024 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 _____, 2024.

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 _____, 2024.

_____
Jori Behland, City Clerk
United City of Yorkville

ORDINANCE NO. 2024-_____

AN ORDINANCE abating the tax levied for the year 2024 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 2024 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 2024 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 2024 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 _____, 2024, 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 _____, 2024.

_____
MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2024.

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 _____, 2024, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

> AN ORDINANCE abating the tax hereto levied for the year 2024 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 _____, 2024, 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 2024 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 _____, 2024.

_____
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. 2024-_____

> AN ORDINANCE abating the tax hereto levied for the year 2024 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 _____, 2024.

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 _____, 2024.

_____
Jori Behland, City Clerk
United City of Yorkville

ORDINANCE NO. 2024-_____

AN ORDINANCE abating the tax levied for the year 2024 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 2024 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 2024 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 2024 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 _____, 2024, 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 _____, 2024.

_____
MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2024.

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 _____, 2024, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

> AN ORDINANCE abating the tax hereto levied for the year 2024 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 _____, 2024, 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 2024 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 _____, 2024.

_____
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. 2024-_____

> AN ORDINANCE abating the tax hereto levied for the year 2024 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 _____, 2024.

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 _____, 2024.

_____
Jori Behland, City Clerk
United City of Yorkville

ORDINANCE NO. 2024-_____

AN ORDINANCE abating the tax levied for the year 2024 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 2024 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 2024 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 2024 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 _____, 2024, 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 _____, 2024.

_____
MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2024.

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 _____, 2024, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

> AN ORDINANCE abating the tax hereto levied for the year 2024 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 _____, 2024, 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 2024 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 _____, 2024.

_____
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. 2024-_____

> AN ORDINANCE abating the tax hereto levied for the year 2024 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 _____, 2024.

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 _____, 2024.

_____
Jori Behland, City Clerk
United City of Yorkville

ORDINANCE NO. 2024-_____

AN ORDINANCE abating the tax levied for the year 2024 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 2024 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 2024 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 2024 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 _____, 2024, 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 _____, 2024.

_____
MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2024.

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 _____, 2024, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

> AN ORDINANCE abating the tax hereto levied for the year 2024 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 _____, 2024, 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 2024 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 _____, 2024.

_____
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. 2024-_____

AN ORDINANCE abating the tax hereto levied for the year 2024 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 _____, 2024.

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 _____, 2024.

_____
Jori Behland, City Clerk
United City of Yorkville

ORDINANCE NO. 2024-_____

AN ORDINANCE abating the tax hereto levied for the year 2024 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 2024 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 2024 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 2024 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 _____, 2024, 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 _____, 2024.

_____
MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois, the ____ day of _____, 2024.

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 _____, 2024, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

> AN ORDINANCE abating the tax hereto levied for the year 2024 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 _____, 2024, 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 2024 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 _____, 2024.

_____
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. 2024-_____

AN ORDINANCE abating the tax hereto levied for the year 2024 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 _____, 2024.

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 _____, 2024.

_____
Jori Behland, City Clerk
United City of Yorkville

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

Agenda Item Number

Administration Committee #3

Tracking Number

ADM 2024-52

Agenda Item Summary Memo

Title: 2024 Special Service Area Abatement Ordinances

Meeting and Date: City Council – November 26, 2024

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: ADM – 11/20/24 Action Taken: Moved forward to City Council agenda.

Item Number: ADM 2024-52

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
2024 Special Service Area (SSA) Property Tax Extension & Abatement Overview

Special Service No. 2003-100 (Raintree Village)

Tax Classification	2024 Levy	2023 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,784.00	$ 2,743.00	1.49%
Duplex	$ 2,279.00	$ 2,245.00	1.51%
Extended Parcel Amounts			
Single Family	$ 2,282.72	$ 2,249.24	1.49%
Duplex	$ 1,868.64	$ 1,840.88	1.51%
Total Special Tax Requirement	**$ 558,512.16**	**$ 557,040.58**	**0.26%**

Special Service No. 2005-108 (Autumn Creek)

Tax Classification	2024 Levy	2023 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,574.00	$ 2,536.00	1.50%
Townhome	$ 2,189.00	$ 2,157.00	1.48%
Extended Parcel Amounts			
Single Family	$ 1,885.46	$ 1,858.64	1.44%
Townhome	$ 1,603.44	$ 1,580.88	1.43%
Total Special Tax Requirement	**$ 855,546.66**	**$ 843,412.08**	**1.44%**

Special Service No. 2003-101 (Windett Ridge)

Tax Classification	2024 Levy	2023 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,620.00	$ 2,581.00	1.51%
Extended Parcel Amounts			
Single Family	$ 2,118.68	$ 2,087.30	1.50%
Total Special Tax Requirement	**$ 496,918.18**	**$ 489,559.79**	**1.50%**

Special Service No. 2004-104 (Grande Reserve)

Tax Classification	2024 Levy	2023 Levy	% Change
Maximum Parcel Amount - First Series			
Single Family	$ 2,784.00	$ 2,743.00	1.49%
Extended Parcel Amounts - First Series			
Single Family	$ 2,270.94	$ 2,220.25	2.28%
Total Special Tax Requirement	**$ 492,082.14**	**$ 483,339.16**	**1.81%**

Special Service No. 2004-107 (Raintree Village II)

Tax Classification	2024 Levy	2023 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,784.00	$ 2,743.00	1.49%
Duplex	$ 2,279.00	$ 2,245.00	1.51%
Townhome	$ 1,923.00	$ 1,895.00	1.48%
Extended Parcel Amounts			
Single Family	$ 1,919.78	$ 2,743.00	-30.01%
Duplex	$ 1,571.54	$ 2,245.00	-30.00%
Townhome	$ 1,326.06	$ 1,895.00	-30.02%
Total Special Tax Requirement	**$ 574,697.40**	**$ 835,920.00**	**-31.25%**

Special Service No. 2005-109 (Bristol Bay)

Tax Classification	2024 Levy	2023 Levy	% Change
Maximum Parcel Amount - First Series			
Single Family	$ 2,780.00	$ 2,739.00	1.50%
Townhome	$ 2,253.00	$ 2,220.00	1.49%
Condominium	$ 1,899.00	$ 1,871.00	1.50%
Extended Parcel Amounts - First Series			
Single Family	$ 2,096.82	$ 2,067.00	1.44%
Townhome	$ 1,699.34	$ 1,675.34	1.43%
Condominium	$ 1,432.34	$ 1,411.96	1.44%
Total Special Tax Requirement	**$ 1,300,591.66**	**$ 1,295,765.56**	**0.37%**

Memorandum

To: City Council
From: Rob Fredrickson, Finance Director
Date: November 13, 2024
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 in 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	2024 Levy	2023 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,784.00	$ 2,743.00	1.49%
Duplex	$ 2,279.00	$ 2,245.00	1.51%
Extended Parcel Amounts			
Single Family	$ 2,282.72	$ 2,249.24	1.49%
Duplex	$ 1,868.64	$ 1,840.88	1.51%

As noted above, extended (actual) 2024 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 $558,512.16 (out of a maximum amount of $697,360.00 – with $138,847.84 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. 2024-_____

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 2024 for the Bonds is $558,512.16 and the 2024 Levy for Special Taxes is $558,512.16 (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 $697,360.00 of Special Taxes levied for calendar year 2024 pursuant to Section 6 of the Bond Ordinance $138,847.84 of such Special Taxes is hereby abated resulting in a 2024 calendar year levy of $558,512.16.

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 2003-100 Administration Report Levy Year 2024 dated November 12, 2024, prepared by DTA, Inc. and the 2024 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 _____ ___, 2024.

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

_____
City Clerk

SIGNED by the Mayor this _____ ___, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Published in pamphlet form _____ ____, 2024.

www.FinanceDTA.com

ADMINISTRATION REPORT (LEVY YEAR 2024)

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2003-100

November 12, 2024

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UNITED CITY OF YORKVILLE

ADMINISTRATION REPORT

(LEVY YEAR 2024)

Special Service Area No. 2003-100

Prepared for:

United City of Yorkville

800 Game Farm Road

Yorkville, IL 60560

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APPENDIX F	SPECIAL TAX ROLL AND REPORT
APPENDIX G	2024 AMENDED SPECIAL TAX ROLL

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INTRODUCTION

This report calculates the 2024 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 2024 Special Tax Requirement is equal to $558,512. As shown in Table 1 below, the 2024 Special Tax Requirement is equal to the sum of the Series 2013 Bonds debt service for the 12 months ending March 1, 2026, estimated administrative expenses, contingency for estimated delinquent special taxes, and, and less the estimated projected available fund as of March 1, 2025, as shown in Table 1 below.

Table 1: Levy Year 2024 Special Tax Requirement

Types of Funds	Total Amount
Sources of Funds	
Prior Year Surplus/(Deficit)	$35,500
Earnings	$0
Special Taxes	$558,512
Subtotal	**$594,012**
Uses of Funds	
Debt Service	
Interest - 09/01/2025	($92,675)
Interest - 03/01/2026	($92,675)
Principal - 03/01/2026	($366,000)
Administrative Expenses	($25,906)
Delinquent Special Taxes	($16,756)
Reserve Fund Replenishment	$0
Subtotal	**($594,012)**
Projected Surplus/(Deficit) – March 1, 2026	**$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, 2024, is shown in Table 2 on the following page.

Table 2: Transaction Summary (10/1/2023 through 9/30/2024)

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	$334	$32,628	$16,058	$1,928
Special Taxes				
Prior Year(s)	$0	$0	$11,555	$0
Levy Year 2023	$0	$0	$801,462	$0
Account Transfers	$0	($13,584)	$58,290	$0
Administrative Expense Fund Transfers				
2023 Budgeted	$0	$0	$0	$0
2024 Prefunding	$0	$0	$0	$0
Debt Service				
Interest and Principal - 03/01/2024	$0	$0	($433,420)	$0
Interest - 09/01/2024	$0	$0	($141,433)	$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	($10,553)	$0	$0	$0
Ending Balance (September 30, 2024)	**$3,122**	**$630,795**	**$776,565**	**$37,890**

The calculation of the estimated fund balances as of March 1, 2025, is shown in Table 3 below.

Table 3: Estimated Transaction Summary (10/01/2024 through 3/1/2025)

Types of Funds	Administrative Expense Fund	Reserve Fund	Bond and Interest Fund	Special Redemption Fund
Beginning Balance (October 1, 2024)	$3,122	$630,795	$776,565	$37,890
Earnings	$0	$0	$0	$0
Special Taxes				
Prior Year(s)	$0	$0	$0	$0
Levy Year 2023	$0	$0	($251,169)	$0
Prepayment Receipts	$0	$0	$0	$0
Account Transfers				
Bond Redemption/Prepayments	$200	($4,868)	$41,513	($36,845)
All Other/Non-Administrative Expense	$0	($27,995)	$27,995	$0
Administrative Expense Fund Transfers				
2024 Budgeted	$23,884	$0	($23,884)	$0
2025 Prefunding	$7,572	$0	($7,572)	$0
Debt Service				
Interest - 03/01/2025	$0	$0	($99,920)	$0
Principal - 03/01/2025	$0	$0	($315,000)	$0
Bond Redemptions/Prepayments				
Principal Redemption	$0	$0	$0	$0
Redemption Premium	$0	$0	$0	$0
Property Owner Refunds	$0	$0	$0	$0
Remaining 2023 Administrative Expenses	($27,006)	$0	$0	$0
Ending Balance - March 1, 2025	**$7,772**	**$597,932**	**$148,528**	**$1,045**
Reserve Fund Requirement	N/A	($597,932)	N/A	N/A
Funds Not Eligible for Levy Surplus	($7,772)	N/A	($113,028)	N/A
Projected Surplus/(Deficit) as of March 1, 2025	**$0**	**$0**	**$35,500**	**$1,045**

III MAXIMUM, ABATED, AND EXTENDED SPECIAL TAXES

Pursuant to the 2013 Bond Ordinance, the 2024 Maximum Parcel Special Taxes equal $697,360.00. The total required abatement for prepayments is $16,199.00, resulting in the adjusted 2024 Maximum Parcel Special Taxes of $681,161.00. Subtracting the 2024 Special Tax Requirement of $558,512.16, results in an abatement of $122,648.84 for parcels subject to the special tax and a total abatement of $138,847.84. 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 2024 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	$2,784.00	$501.28	$2,282.72
Duplex Dwelling Unit	$2,279.00	$410.36	$1,868.64
Prepaid Single-Family Dwelling Unit	$2,784.00	$2,784.00	$0.00
Prepaid Duplex Dwelling Unit	$2,279.00	$2,279.00	$0.00

A comparison of the maximum and extended special tax amounts for 2024 and 2023 is shown in Table 5 below.

Table 5: Comparison of Maximum and Extended Special Taxes

Special Tax Classification	Levy Year 2024	Levy Year 2023	Percentage Change
Maximum Parcel Special Tax			
Single-Family Dwelling Unit	$2,784.00	$2,743.00	1.49%
Duplex Dwelling Unit	$2,279.00	$2,245.00	1.51%
Extended Special Tax			
Single-Family Dwelling Unit	$2,282.72	$2,249.25	1.49%
Duplex Dwelling Unit	$1,868.64	$1,840.88	1.51%

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
2024	2025	$697,360	$2,784	$2,279
2025	2026	$707,850	$2,826	$2,313
2026	2027	$718,420	$2,868	$2,348
2027	2028	$729,175	$2,911	$2,383
2028	2029	$740,195	$2,955	$2,419
2029	2030	$751,215	$2,999	$2,455
2030	2031	$762,500	$3,044	$2,492
2031	2032	$773,970	$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 2023 Special Tax Receipts

As of November 1, 2024, $550,293.00 of $550,293.00 in Levy Year 2023 special tax levies have been collected, resulting in a delinquency amount $0.00 and a delinquency rate of 0.00%.

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.

Kendall County held their annual tax sale on October 28, 2024. Prior to the County Tax Sale, there were 2 parcels with delinquent special taxes of $4,090.14. Delinquent property taxes for 2 and parcels with special taxes of $4,090.14 were purchased at the County Tax Sale.

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 2023 to $23,721,499.

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, 2024, the outstanding principal was $4,022,000. 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, $106,000 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
June 1, 2024	$41,000
Total Redeemed	**$106,000**

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.

Prior to the issuance of Series 2013 Bonds, the Maximum Parcel Special Taxes were prepaid in full for 15 single-family dwelling units and 8 duplex dwelling units. After the issuance of Series 2013 Bonds, the Maximum Parcel Special Taxes have been prepaid in full for additional 5 single-family dwelling units and 1 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

2023 Equalized Assessed Value [1]	2023 Appraised Value [2]	Outstanding Bonds [3]	Value-to-Lien Ratio
$23,721,499	$71,164,497	$4,022,000	17.69:1

Notes:

1. Source: Kendall County.
2. Appraised Value is equal to three times the equalized assessed value.
3. As of September 2, 2024.

VIII *AD VALOREM* PROPERTY TAX RATES

The 2023 general *ad valorem* tax rates for SSA No. 2003-100 are shown in Table 10 below.

Table 10: 2023 General *Ad Valorem* Property Tax Rates [1]

Type of Rate	*Ad Valorem* Rate
United City of Yorkville Rates	
Corporate	0.12386%
Police Protection	0.15969%
Police Pension	0.17436%
Audit	0.00378%
Liability Insurance	0.00504%
Social Security	0.01887%
School Crossing Guard	0.00252%
Revenue Recapture	0.00395%
Subtotal City Tax Rate	**0.49207%**
District Rates	
School District CU-115	0.56705%
Bristol-Kendall Fire Protection District	0.67157%
County	0.14257%
Yorkville/Bristol Sanitary District	0.45151%
Junior College #516	0.23501%
Yorkville Library	0.00000%
Kendall Road District	0.08059%
Forest Preserve	0.20496%
Kendall Township	6.21777%
Subtotal District Tax Rate	**8.57103%**
Total Tax Rate	**9.06310%**

Note:

1. Source: Kendall County, Tax Code KE015.

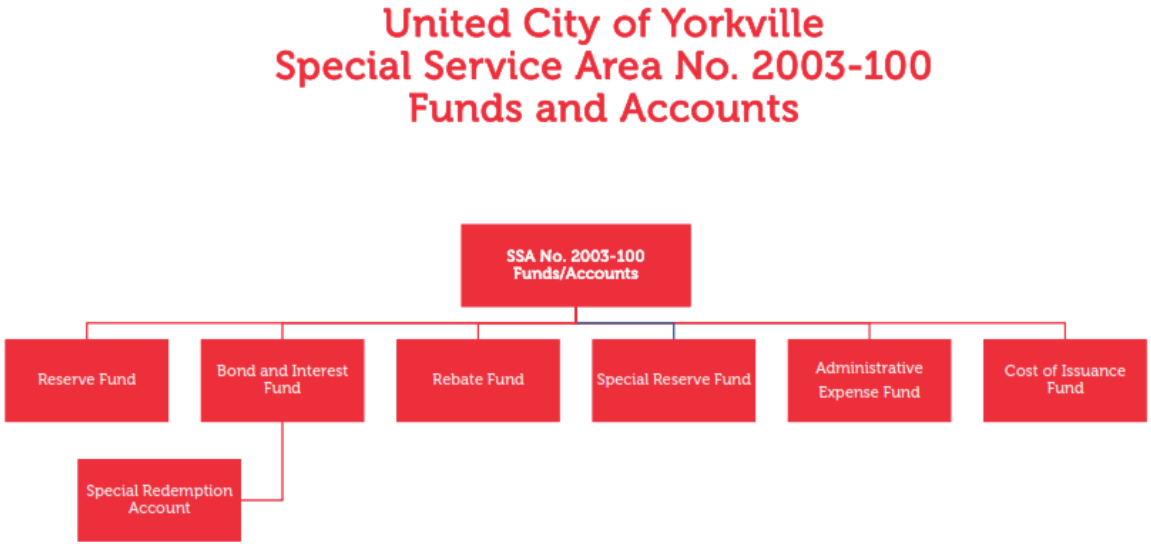
APPENDIX A

United City of Yorkville SSA No. 2003-100
Administration Report
(Levy Year 2024)



FUNDS AND ACCOUNTS

Figure A-1: Funds and Accounts



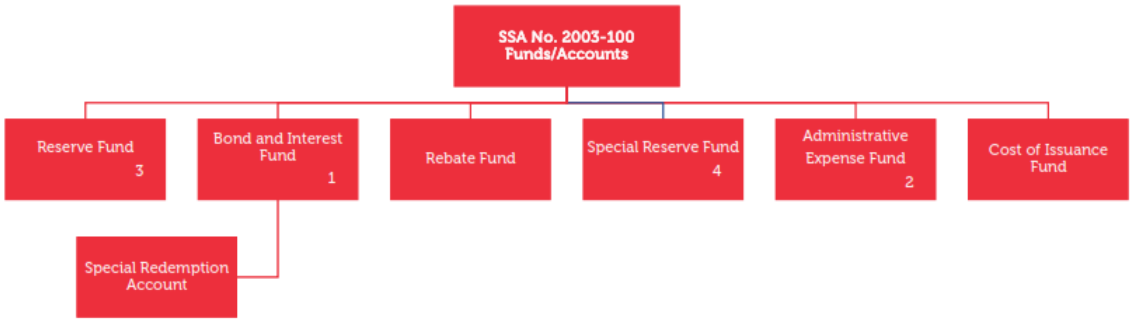
APPENDIX B

United City of Yorkville SSA No. 2003-100
Administration Report
(Levy Year 2024)

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.

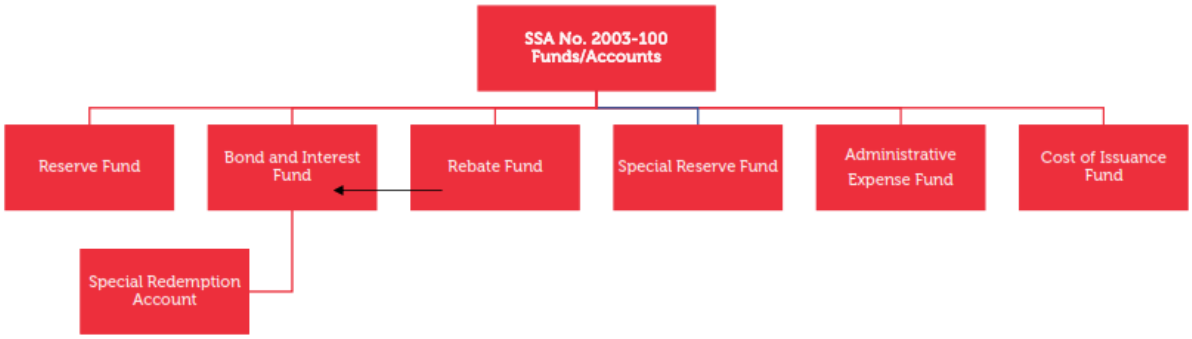
APPENDIX C

United City of Yorkville SSA No. 2003-100
Administration Report
(Levy Year 2024)

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 2024)

DEBT SERVICE SCHEDULE

Table D-1: Revised Debt Service Schedule

Year Ending (3/1)	Payment Date	Principal	Interest	Annual Debt Service
2025	3/1/2025	$315,000	$99,920	$414,920.00
2026	9/1/2025		$92,675	$92,675.00
2026	3/1/2026	$366,000	$92,675	$458,675.00
2027	9/1/2026		$83,525	$83,525.00
2027	3/1/2027	$391,000	$83,525	$474,525.00
2028	9/1/2027		$73,750	$73,750.00
2028	3/1/2028	$415,000	$73,750	$488,750.00
2029	9/1/2028		$63,375	$63,375.00
2029	3/1/2029	$445,000	$63,375	$508,375.00
2030	9/1/2029		$52,250	$52,250.00
2030	3/1/2030	$480,000	$52,250	$532,250.00
2031	9/1/2030		$40,250	$40,250.00
2031	3/1/2031	$509,000	$40,250	$549,250.00
2032	9/1/2031		$27,525	$27,525.00
2032	3/1/2032	$549,000	$27,525	$576,525.00
2033	9/1/2032		$13,800	$13,800.00
2033	3/1/2033	$552,000	$13,800	$565,800.00

APPENDIX E

United City of Yorkville SSA No. 2003-100
Administration Report
(Levy Year 2024)

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
Hampton Ln
Canary Ave
Goldfinch Ave
Deerpoint Ln
Ingemunson Ln
Hazeltine Way
Raintree Rd
Weston Ave
Banbury Ave
Kingsmill St
Parkside Ln
Hartfield Ave
Hearthstone Ave
Astor Ln
Drayton
Windelt Ridge Rd
Sutton St
© 2008 Acxiom
© 2008 Tele Atlas
Google

APPENDIX F

United City of Yorkville SSA No. 2003-100
Administration Report
(Levy Year 2024)

SPECIAL TAX ROLL AND REPORT

UNITED CITY OF YORKVILLE
SPECIAL SERVICES AREA NUMBER 2003-100
SPECIAL TAX ROLL AND REPORT

September 4, 2003

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
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Prepared by

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UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NUMBER 2003-100

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. 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			
PUBLIC IMPROVEMENT	TOTAL	SINGLE-FAMILY HOME	DUPLEX DWELLING UNIT	DEVELOPER'S EQUITY
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.

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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 2024)

2024 AMENDED SPECIAL TAX ROLL

United City of Yorkville
Special Servces Area No. 2003-100
(Raintree Village)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Single Family Property						
05-03-351-002	129	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-351-003	130	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-351-004	131	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-351-005	132	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-351-006	133	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-351-007	134	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-351-008	135	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-351-009	136	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-351-010	137	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-351-011	138	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-352-001	206	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-352-002	207	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-352-003	208	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-352-004	209	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-352-006	211	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-352-007	212	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-352-008	192	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-353-001	156	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-353-002	157	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-353-003	158	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-353-004	159	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-353-005	152	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-353-006	153	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-353-007	154	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-353-008	155	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-354-001	139	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-354-002	140	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-354-003	141	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-354-004	142	SFD	1	$2,784.00	$501.28	$2,282.72
05-03-354-005	143	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-378-002	16	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-378-004	14	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-378-005	13	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-378-006	12	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-378-007	11	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-378-008	10	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-379-002	19	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-379-003	20	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-380-001	40	SFD	1	$2,784.00	$501.28	$2,282.72

United City of Yorkville
Special Servces Area No. 2003-100
(Raintree Village)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-04-380-002	39	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-380-004	43	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-380-005	42	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-381-001	60	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-381-002	59	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-381-003	58	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-381-004	57	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-401-012	8	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-401-013	7	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-401-014	6	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-401-015	5	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-401-016	4	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-405-006	83	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-405-007	82	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-405-008	81	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-405-009	80	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-408-001	61	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-408-003	63	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-408-004	64	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-408-005	65	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-435-003	121	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-435-004	120	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-435-005	119	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-435-006	118	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-436-003	124	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-436-004	126	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-436-005	127	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-436-006	128	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-437-001	203	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-437-002	204	SFD	1	$2,784.00	$501.28	$2,282.72
05-04-437-003	205	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-205-013	101	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-205-014	100	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-205-015	99	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-205-017	97	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-205-018	96	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-205-019	95	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-205-020	94	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-205-022	92	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-205-024	90	SFD	1	$2,784.00	$501.28	$2,282.72

United City of Yorkville
Special Servces Area No. 2003-100
(Raintree Village)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-09-205-025	89	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-205-026	88	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-205-028	86	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-205-029	85	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-205-030	84	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-207-002	22	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-207-004	24	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-207-005	25	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-207-007	27	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-207-009	30	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-208-001	37	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-208-002	36	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-208-003	35	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-208-004	34	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-208-005	33	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-208-006	32	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-208-007	31	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-208-008	50	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-208-009	49	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-208-010	48	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-208-011	47	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-208-013	45	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-208-014	44	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-209-002	72	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-209-003	73	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-209-004	74	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-209-005	75	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-210-001	66	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-210-002	67	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-210-003	68	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-210-004	69	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-210-005	70	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-210-007	52	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-210-008	53	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-210-009	54	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-210-010	55	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-210-011	56	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-211-001	76	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-211-002	77	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-211-003	78	SFD	1	$2,784.00	$501.28	$2,282.72

United City of Yorkville
Special Servces Area No. 2003-100
(Raintree Village)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-09-211-004	79	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-211-005	107	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-211-006	108	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-211-007	109	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-225-001	102	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-225-002	103	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-226-001	104	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-227-001	112	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-227-002	113	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-227-003	114	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-227-004	115	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-227-005	116	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-227-006	117	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-228-001	202	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-228-002	201	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-228-003	200	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-229-001	180	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-229-002	181	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-229-003	182	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-229-004	177	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-229-005	178	SFD	1	$2,784.00	$501.28	$2,282.72
05-09-229-006	179	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-101-001	199	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-101-002	198	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-101-003	197	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-101-004	196	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-101-005	195	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-101-006	194	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-101-007	193	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-102-001	183	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-102-002	184	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-102-003	185	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-102-004	186	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-102-005	187	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-102-006	188	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-102-007	189	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-102-008	190	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-102-009	191	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-102-010	165	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-102-011	166	SFD	1	$2,784.00	$501.28	$2,282.72

United City of Yorkville
Special Servces Area No. 2003-100
(Raintree Village)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-10-102-012	167	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-102-013	168	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-102-014	169	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-102-015	170	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-102-016	171	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-102-017	172	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-102-018	173	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-102-019	174	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-102-020	175	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-102-021	176	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-103-002	161	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-103-003	162	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-103-004	163	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-103-005	164	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-103-006	147	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-103-007	148	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-103-008	149	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-103-009	150	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-103-010	151	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-104-001	144	SFD	1	$2,784.00	$501.28	$2,282.72
05-10-104-002	145	SFD	1	$2,784.00	$501.28	$2,282.72
	Subtotal		**180**	**$501,120.00**	**$90,230.40**	**$410,889.60**
Duplex Property						
05-03-354-009	233	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-354-010	233	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-354-011		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-354-012		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-354-013		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-354-014		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-355-005		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-355-006		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-355-007		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-355-008		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-355-009		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-355-010		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-355-011	230	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-375-015	221	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-375-016	221	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-375-017	223	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-375-018	223	DUP	1	$2,279.00	$410.36	$1,868.64

United City of Yorkville
Special Servces Area No. 2003-100
(Raintree Village)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-03-375-019	222	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-375-020	222	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-375-021	224	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-375-022	224	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-375-023	225	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-375-024	225	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-375-025	226	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-375-026	226	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-375-027		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-375-028		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-375-029		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-375-030		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-375-031		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-375-032		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-375-033		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-375-034		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-376-013	260	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-376-014	260	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-376-015	259	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-376-016	259	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-376-017	258	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-376-019	257	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-376-020	257	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-376-021	252	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-376-022	252	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-376-023	254	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-376-024	254	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-376-025	255	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-376-026	255	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-376-027		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-376-028		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-376-029		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-376-030		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-376-033		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-376-034		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-376-035		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-376-036		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-377-009		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-377-010		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-377-011		DUP	1	$2,279.00	$410.36	$1,868.64

United City of Yorkville
Special Servces Area No. 2003-100
(Raintree Village)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-03-377-012		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-377-013		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-377-014		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-377-016		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-377-017		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-377-018		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-377-019		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-377-020		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-377-021		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-377-022		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-377-023		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-377-024		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-378-004	238	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-378-005	238	DUP	1	$2,279.00	$410.36	$1,868.64
05-03-378-006		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-378-007		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-378-008		DUP	1	$2,279.00	$410.36	$1,868.64
05-03-378-009		DUP	1	$2,279.00	$410.36	$1,868.64
05-10-125-004	239	DUP	1	$2,279.00	$410.36	$1,868.64
05-10-125-005	239	DUP	1	$2,279.00	$410.36	$1,868.64
05-10-125-006	240	DUP	2	$4,558.00	$820.72	$3,737.28
	Subtotal		**79**	**$180,041.00**	**$32,418.44**	**$147,622.56**
Prepaid Property Single Family Property						
05-04-435-002	122	PREPAY1	1	$2,784.00	$2,784.00	$0.00
05-09-207-001	21	PREPAY1	1	$2,784.00	$2,784.00	$0.00
05-09-207-006	26	PREPAY1	1	$2,784.00	$2,784.00	$0.00
05-09-208-012	46	PREPAY1	1	$2,784.00	$2,784.00	$0.00
05-09-210-006	51	PREPAY1	1	$2,784.00	$2,784.00	$0.00
	Subtotal		**5**	**$13,920.00**	**$13,920.00**	**$0.00**
Prepaid Property Duplex Property						
05-03-376-032	251	PREPAY2	1	$2,279.00	$2,279.00	$0.00
	Subtotal		**1**	**$2,279.00**	**$2,279.00**	**$0.00**
	GRAND TOTALS		**265**	**$697,360.00**	**$138,847.84**	**$558,512.16**
			(# 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 13, 2024
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	2024 Levy	2023 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,620.00	$ 2,581.00	1.51%
Extended Parcel Amounts			
Single Family	$ 2,118.68	$ 2,087.30	1.50%
Single Family - Detached	$ 1,147.06	$ 1,130.07	1.50%

As noted above, extended (actual) 2024 tax levy amounts will increase by 1.5% for single family parcels in comparison with the previous year. Taken in aggregate, these parcels will yield special service area property taxes totaling $496,918.18 (out of a maximum amount of $626,180.00 – with $129,261.82 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. 2024-_____

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 2024 for the Bonds is $496,918.18 and the 2024 Levy for Special Taxes is $496,918.18 (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 $626,180.00 of Special Taxes levied for calendar year 2024 pursuant to Section 6 of the Bond Ordinance $129,261.82 of such Special Taxes is hereby abated resulting in a 2024 calendar year levy of $496,918.18.

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 2024 dated November 12, 2024, prepared by DTA, Inc. and the 2024 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 _____ ___, 2024.

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

_____
City Clerk

SIGNED by the Mayor this _____ ___, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Published in pamphlet form _____ ____, 2024.

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ADMINISTRATION REPORT (LEVY YEAR 2024)

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2003-101

November 12, 2024

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UNITED CITY OF YORKVILLE

ADMINISTRATION REPORT
(LEVY YEAR 2024)

Special Service Area No. 2003-101

Prepared for:

United City of Yorkville

800 Game Farm Road

Yorkville, IL 60560

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APPENDIX F	SPECIAL TAX ROLL AND REPORT
APPENDIX G	2024 AMENDED SPECIAL TAX ROLL

I INTRODUCTION

This report calculates the 2024 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 "2019 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 2024 Special Tax Requirement is equal to $496,918 . As shown in Table 1 below, the 2024 Special Tax Requirement is equal to the sum of the Series 2019 Bond debt service for the bond year ending March 1, 2026, estimated administrative expenses, estimated delinquencies, and less the estimated projected available fund as of March 1, 2025.

Table 1: Levy Year 2024 Special Tax Requirement

Types of Funds	Total Amount
Sources of Funds	
Prior Year Surplus/(Deficit)	$7,200
Earnings	$0
Special Taxes	$496,918
Subtotal	**$504,118**
Uses of Funds	
Debt Service	
Interest - 09/01/2025	($59,603)
Interest - 03/01/2026	($59,603)
Principal - 03/01/2026	($349,000)
Administrative Expenses	($21,003)
Delinquent Special Taxes	($14,909)
Reserve Fund Replenishment	$0
Subtotal	**($504,118)**
Projected Surplus/(Deficit) – March 1, 2026	$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, 2024, is shown in Table 2 on the following page.

Table 2: Transaction Summary (10/01/2023 through 09/30/2024)

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	$198	$25,729	$13,916	$17
Special Taxes				
Prior Year(s)	$0	$0	$2,389	$0
Levy Year 2023	$0	$0	$479,125	$0
Account Transfers	$0	($25,728)	$25,728	$0
Administrative Expense Fund Transfers				
2023 Budgeted	$0	$0	$0	$0
2024 Prefunding	$12,882	$0	($12,882)	$0
Debt Service				
Interest and Principal – 03/01/2024	$0	$0	($387,103)	$0
Interest – 09/01/2024	$0	$0	($64,333)	$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	($15,451)	$0	$0	$0
Ending Balance (September 30, 2024)	**$1,635**	**$515,011**	**$495,172**	**$346**

The calculation of the estimated fund balances as of March 1, 2025, is shown in Table 3 below.

Table 3: Estimated Transaction Summary (10/01/2024 through 3/1/2025)

Types of Funds	Administrative Expense Fund	Reserve Fund	Bond and Interest Fund	Special Redemption Fund
Beginning Balance (October 1, 2024)	$1,483	$515,011	$495,172	$346
Earnings	$0	$0	$0	$0
Special Taxes				
Prior Year(s)	$0	$0	$0	$0
Levy Year 2023	$0	$0	$1,044	$0
Prepayment Receipts	$0	$0	$0	$0
Account Transfers				
Bond Redemption/Prepayments	$0	$0	$0	$0
All Other/Non-Administrative Expense	$0	($2,550)	$2,550	$0
Administrative Expense Fund Transfers				
2024 Budgeted	$18,739	$0	($18,739)	$0
2025 Prefunding	$6,301	$0	($6,301)	$0
Debt Service				
Interest - 03/01/2025	$0	$0	($64,628)	$0
Principal - 03/01/2025	$0	$0	($335,000)	$0
Bond Redemptions/Prepayments				
Principal Redemption	$0	$0		
Redemption Premium	$0	$0	$0	$0
...Property Owner Refunds	$0	$0	$0	$0
Remaining 2023 Administrative Expenses	($20,222)	$0	$0	$0
Ending Balance - March 1, 2025	$6,301	$512,461	$74,097	$346
Reserve Fund Requirement	N/A	($512,461)	N/A	N/A
Funds Not Eligible for Levy Surplus	($6,301)	N/A	($66,897)	N/A
Projected Surplus/(Deficit) as of March 1, 2025	$0	$0	$7,200	$346

III MAXIMUM, ABATED, AND EXTENDED SPECIAL TAXES

Pursuant to the 2019 Bond Ordinance, the 2024 Maximum Parcel Special Taxes equal $626,180.00. The total required abatement for prepayments is $11,681.53, resulting in the adjusted 2024 Maximum Parcel Special Taxes of $614,498.47. Subtracting the 2024 Special Tax Requirement of $496,918.18, results in an abatement of $117,580.29 for parcels subject to the special tax and a total abatement of $129,261.82. 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 2024 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	$2,620.00	$501.32	$2,118.68
Single-Family Detached - Partial (54.14% Remaining)	$2,620.00	$1,472.94	$1,147.06
Single-Family Dwelling Unit - Prepaid	$2,620.00	$2,620.00	$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 2024 and 2023 is shown in Table 5 below.

Table 5: Comparison of Maximum and Extended Special Taxes

Special Tax Classification	Levy Year 2024	Levy Year 2023	Percentage Change
Maximum Parcel Special Tax			
Single-Family Dwelling Unit	$2,620.00	$2,581.00	1.51%
Extended Special Tax			
Single-Family Dwelling Unit	$2,118.68	$2,087.30	1.50%
Single-Family Detached - Partial (54.14% Remaining)	$1,147.06	$1,130.07	1.50%

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
2024	2025	$626,180	$2,699
2025	2026	$635,501	$2,739
2026	2027	$645,061	$2,780
2027	2028	$654,621	$2,822
2028	2029	$664,420	$2,864
2029	2030	$674,458	$2,907
2030	2031	$684,496	$2,951
2031	2032	$694,773	$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 2023 Special Tax Receipts

As of November 7, 2024, $480,168.41 of $489,561.30 in Levy Year 2023 special tax levies have been collected, resulting in a delinquency amount $9,392.89 and a delinquency rate of 1.92%.

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.

Kendall County held their annual tax sale on October 28, 2024. Prior to the County Tax Sale, there were 2 parcels with delinquent special taxes of $9,392.89. None of the delinquent special taxes were purchased at the County Tax Sale.

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 2023 to $23,999,307.

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, 2024, the outstanding principal was $3,697,000. 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, $29,000 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
December 1, 2019	$19,000
June 1, 2021	$10,000
Total Redeemed	**$29,000**

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.

Prior to the issuance of Series 2019 Bonds, the Maximum Parcel Special Taxes were prepaid in full for 38 single-family dwelling units. After the issuance of Series 2019 Bonds, the Maximum Parcel Special Taxes have been prepaid in full for additional 4 single-family dwelling units. One partial prepayment has been received.

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

2023 Equalized Assessed Value [1]	2023 Appraised Value [2]	Outstanding Bonds [3]	Value-to-Lien Ratio
$23,999,307	$71,997,921	$3,697,000	19.47:1

Notes:

1. Source: Kendall County
2. Appraised Value is equal to three times the equalized assessed value.
3. As of September 2, 2024.

VIII *AD VALOREM* PROPERTY TAX RATES

The 2023 general *ad valorem* tax rates for SSA No. 2003-101 are shown in Table 10 below.

Table 10: 2023 *Ad Valorem* Property Tax Rates [1]

Type of Rate	*Ad Valorem* Rate
United City of Yorkville Rates	
Police Protection	0.15969%
Police Pension	0.17436%
Audit	0.00378%
Liability Insurance	0.00504%
Social Security	0.01887%
School Crossing Guard	0.00252%
Revenue Recapture	0.00395%
Subtotal City Tax Rate	**0.49207%**
District Rates	
School District CU-115	6.21777%
Bristol-Kendall Fire Protection District	0.67157%
County	0.56705%
Yorkville/Bristol Sanitary District	0.00000%
Junior College #516	0.45151%
Yorkville Library	0.23501%
Kendall Road District	0.20496%
Forest Preserve	0.14257%
Kendall Township	0.08059%
Subtotal District Tax Rate	**8.57103%**
Total Tax Rate	**9.06310%**

Note:

1. Source: Kendall County, for Tax Codes KE016.

APPENDIX A

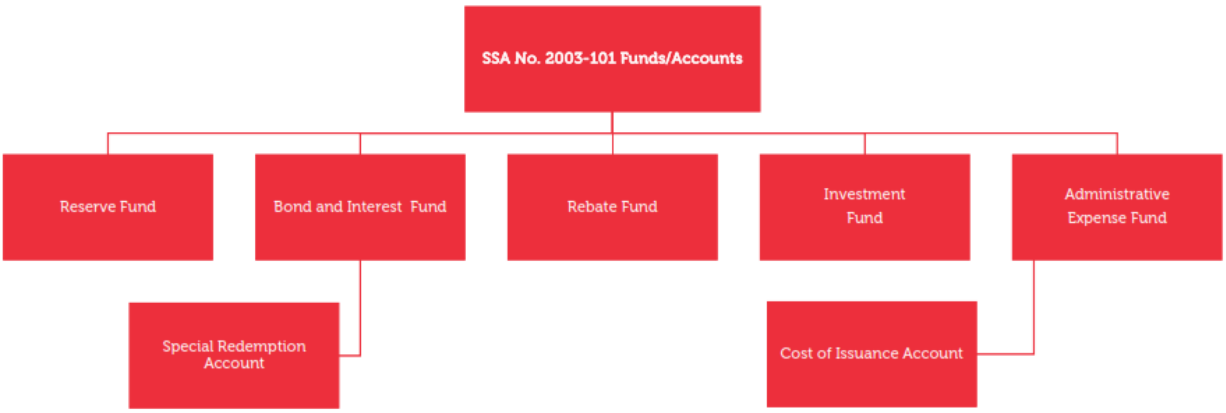
United City of Yorkville SSA No. 2003-101
Administration Report
(Levy Year 2024)



FUNDS AND ACCOUNTS

Figure A-1: Funds and Accounts

United City of Yorkville
Special Service Area No. 2003-101
Funds and Accounts



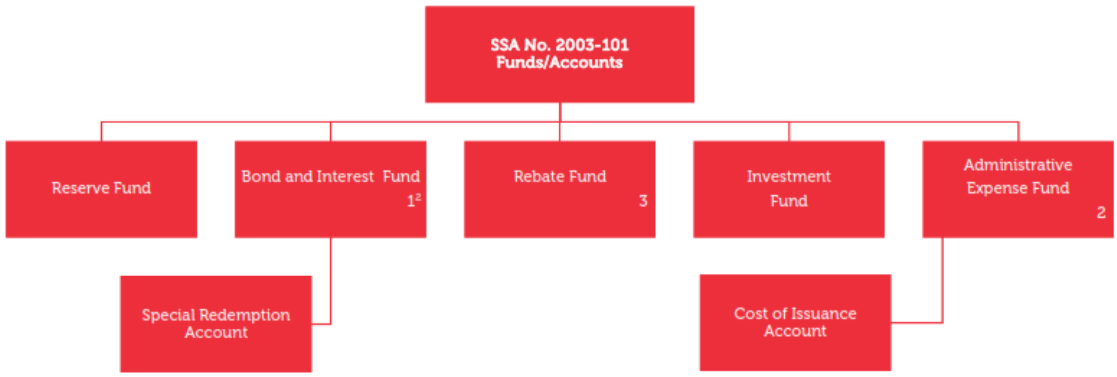
APPENDIX B

United City of Yorkville SSA No. 2003-101
Administration Report
(Levy Year 2024)



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.

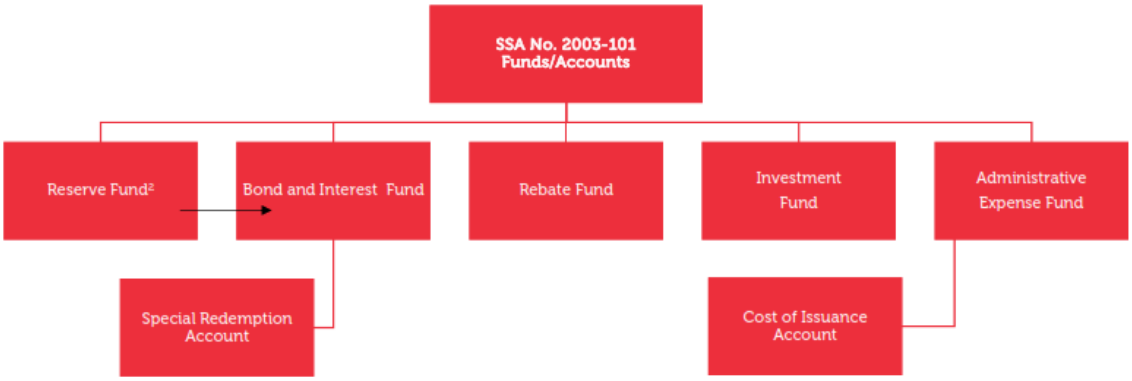
APPENDIX C

United City of Yorkville SSA No. 2003-101
Administration Report
(Levy Year 2024)

APPLICATION OF EARNINGS

Figure C-1: Application of Earnings

United City of Yorkville
Special Service Area No. 2003-101
Application of Earnings[1]



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 2024)

DEBT SERVICE SCHEDULE

Table D-1: Revised Debt Service Schedule

Year Ending (3/1)	Payment Date	Principal	Interest	Debt Service
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 2024)

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 2024)

SPECIAL TAX ROLL AND REPORT

UNITED CITY OF YORKVILLE
SPECIAL SERVICES AREA NUMBER 2003-101
SPECIAL TAX ROLL AND REPORT

September 4, 2003

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NUMBER 2003-101

SPECIAL TAX ROLL AND REPORT

Prepared for

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Prepared by

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UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NUMBER 2003-101

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. 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 2024)

2024 AMENDED SPECIAL TAX ROLL

United City of Yorkville
Special Servces Area No. 2003-101
(Windett Ridge)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Single Family Property						
05-09-159-001	30	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-159-003	32	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-159-006	35	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-159-007	36	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-160-001	1	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-160-002	2	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-177-002	29	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-177-005	26	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-177-008	23	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-178-001	37	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-178-002	38	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-178-004	40	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-178-006	42	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-178-007	43	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-178-008	44	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-179-004	17	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-179-006	15	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-179-007	14	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-179-008	13	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-179-009	12	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-179-010	11	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-179-011	10	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-179-012	9	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-179-013	8	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-179-014	7	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-179-015	6	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-179-016	5	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-179-017	4	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-179-018	3	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-180-001	216	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-180-002	217	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-180-003	218	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-180-005	220	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-180-006	221	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-180-007	222	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-180-008	223	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-180-009	224	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-180-010	225	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-181-001	195	SFD	1	$2,620.00	$501.32	$2,118.68

United City of Yorkville
Special Servces Area No. 2003-101
(Windett Ridge)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-09-181-002	196	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-181-003	197	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-181-004	198	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-181-006	200	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-181-008	202	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-181-010	204	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-181-011	182	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-181-012	183	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-181-013	184	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-181-014	185	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-181-015	192	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-181-016	193	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-181-017	194	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-182-002	45	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-182-003	46	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-182-004	47	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-182-005	48	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-182-006	49	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-182-007	50	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-182-008	51	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-182-011	54	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-182-012	55	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-182-015	58	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-182-016	59	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-251-001	60	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-251-002	61	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-251-003	62	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-251-004	63	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-251-006	65	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-251-007	66	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-251-008	67	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-252-001	68	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-252-004	71	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-252-005	72	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-252-006	73	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-253-001	74	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-254-001	191	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-254-002	190	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-254-003	189	SFD	1	$2,620.00	$501.32	$2,118.68

United City of Yorkville
Special Servces Area No. 2003-101
(Windett Ridge)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-09-254-004	188	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-254-006	186	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-255-001	181	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-255-002	180	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-255-004	178	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-255-005	177	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-255-007	175	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-255-008	174	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-255-009	173	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-255-010	172	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-255-011	171	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-255-012	170	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-255-013	169	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-255-014	168	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-255-015	167	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-255-016	215	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-255-017	214	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-255-019	212	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-255-020	211	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-255-021	210	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-255-022	209	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-255-023	208	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-255-024	207	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-255-025	206	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-255-026	205	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-256-002	228	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-256-003	229	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-256-004	230	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-256-005	231	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-258-001	160	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-258-002	159	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-258-003	158	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-258-004	157	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-276-001	75	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-276-002	76	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-276-003	77	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-276-004	78	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-379-001	261	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-379-002	260	SFD	1	$2,620.00	$501.32	$2,118.68

United City of Yorkville
Special Servces Area No. 2003-101
(Windett Ridge)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-09-379-003	259	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-379-004	258	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-379-005	257	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-379-006	256	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-379-007	255	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-380-001	262	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-380-002	263	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-380-003	264	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-380-004	265	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-380-005	266	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-380-006	267	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-380-007	268	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-380-008	269	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-380-009	270	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-380-010	271	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-380-011	272	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-380-012	273	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-380-013	274	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-401-003	233	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-401-004	234	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-401-005	235	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-401-007	237	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-401-010	241	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-401-011	242	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-401-012	243	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-401-013	244	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-401-014	245	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-401-015	246	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-401-017	248	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-401-018	249	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-401-019	250	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-401-020	251	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-401-021	252	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-401-022	253	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-401-023	254	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-402-002	162	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-402-003	163	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-402-005	165	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-402-007	125	SFD	1	$2,620.00	$501.32	$2,118.68

United City of Yorkville
Special Servces Area No. 2003-101
(Windett Ridge)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-09-402-008	126	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-402-009	127	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-402-010	128	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-402-011	129	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-402-012	130	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-402-013	156	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-402-014	133	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-403-001	275	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-403-002	276	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-403-003	277	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-403-005	124	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-403-007	122	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-403-008	121	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-403-009	120	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-403-010	119	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-403-011	118	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-425-001	79	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-425-002	80	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-425-003	81	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-425-004	82	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-425-005	83	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-425-006	84	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-425-007	85	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-425-008	86	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-425-009	87	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-425-011	89	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-426-001	155	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-426-002	154	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-426-003	153	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-426-004	152	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-426-005	151	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-426-006	150	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-426-007	149	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-426-008	148	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-426-009	147	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-426-010	146	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-426-011	145	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-426-012	144	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-426-013	143	SFD	1	$2,620.00	$501.32	$2,118.68

United City of Yorkville
Special Servces Area No. 2003-101
(Windett Ridge)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-09-426-014	142	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-426-015	141	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-426-016	140	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-426-017	139	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-426-018	138	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-426-019	137	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-426-020	136	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-426-021	135	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-426-022	134	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-426-023	132	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-426-024	131	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-427-001	117	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-427-002	116	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-427-003	115	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-427-004	114	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-427-005	113	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-427-006	112	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-427-007	111	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-427-008	110	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-427-009	109	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-427-010	108	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-427-011	107	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-427-012	106	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-428-008	90	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-428-009	91	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-428-010	92	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-428-011	93	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-428-012	94	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-428-013	95	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-428-014	96	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-428-015	97	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-428-016	98	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-429-008	99	SFD	4	$10,480.00	$2,005.28	$8,474.72
05-09-429-009	100	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-429-010	101	SFD	1	$2,620.00	$501.32	$2,118.68
05-09-429-011	102	SFD	1	$2,620.00	$501.32	$2,118.68
		Subtotal	**234**	**$613,080.00**	**$117,308.88**	**$495,771.12**
Prepaid Single Family Property						
05-09-179-005	16	PREPAY	1	$2,620.00	$2,620.00	$0.00
05-09-402-001	161	PREPAY	1	$2,620.00	$2,620.00	$0.00

United City of Yorkville
Special Servces Area No. 2003-101
(Windett Ridge)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
05-09-403-006	123	PREPAY	1	$2,620.00	$2,620.00	$0.00
05-09-425-010	88	PREPAY	1	$2,620.00	$2,620.00	$0.00
		Subtotal	**4**	**$10,480.00**	**$10,480.00**	**$0.00**
Partially Prepaid Single Family Property						
05-09-252-002	69	PARTIAL	1	$2,620.00	$1,472.94	$1,147.06
		Subtotal	**1**	**$2,620.00**	**$1,472.94**	**$1,147.06**
		GRAND TOTALS	**239**	**$626,180.00**	**$129,261.82**	**$496,918.18**
			(# 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 13, 2024
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	2024 Levy	2023 Levy	% Change
Maximum Parcel Amount - First Series			
Single Family	$ 2,784.00	$ 2,743.00	1.49%
Extended Parcel Amounts - First Series			
Single Family	$ 2,270.94	$ 2,220.25	2.28%

As noted above, extended (actual) 2024 tax levy amounts will increase by 2.3% for single family in comparison with the previous year. Taken in the aggregate, these parcels will yield special service area property taxes totaling $492,082.14 (out of a maximum amount of $3,096,382.00 – with $2,604,299.86 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. 2024-_____

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 2024 for the Bonds is $492,082.14 and the 2024 Levy for Special Taxes is $492,082.14.

Section 2. Of the $3,096,382.00 Special Taxes levied for calendar year 2024 pursuant to Section 6 of the Bond Ordinance $2,604,299.86 of such Special Tax is hereby abated resulting in a 2024 calendar year levy of $492,082.14.

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 2024 dated November 12, 2024, 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 _____ ___, 2024.

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

_____
City Clerk

SIGNED by the Mayor this _____ ___, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Published in pamphlet form _____ ____, 2024.

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ADMINISTRATION REPORT (LEVY YEAR 2024)

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2004-104

November 12, 2024

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UNITED CITY OF YORKVILLE

ADMINISTRATION REPORT

(LEVY YEAR 2024)

Special Service Area No. 2004-104

Prepared for:

United City of Yorkville

800 Game Farm Road

Yorkville, IL 60560

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INTRODUCTION

This report calculates the 2024 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 2024 Special Tax Requirement is equal to $492,082. As shown in Table 1 below, the 2024 Special Tax Requirement is equal to the sum of the Series 2004 Bond debt service for the bond year ending March 1, 2026, estimated administrative expenses, estimated delinquencies, and less the estimated projected available fund as of March 1, 2025.

Table 1: 2024 Special Tax Requirement

Types of Funds	Total Amount
Sources of Funds	
Prior Year Surplus/(Deficit)	$53,853
Earnings	$0
Special Taxes	$492,082
Subtotal	**$545,935**
Uses of Funds	
Debt Service	
Interest - 09/01/2025	($113,921)
Interest - 03/01/2026	($113,921)
Principal - 03/01/2026	($278,000)
Administrative Expenses	($25,331)
Delinquent Special Taxes	($14,762)
Reserve Fund Replenishment	$0
Subtotal	**($545,935)**
Projected Surplus/(Deficit) - March 1, 2026	**$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, 2024, is shown in Table 2 on the following page.

Table 2: Transaction Summary (10/1/2023 through 9/30/2024)

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	$228	$18,318	$12,281	$381
Special Taxes				
Prior Year(s)	$0	$0	$15,638	$0
Levy Year 2023	$0	$0	$454,155	$0
Account Transfers	$0	($9,086)	$29,152	($20,066)
Administrative Expense Fund Transfers				
2023 Budgeted	$100	$0	$0	($100)
2024 Prefunding	$10,728	$0	($10,728)	$0
Debt Service				
Interest and Principal - 03/01/2024	$0	$0	($387,285)	$0
Interest - 09/01/2024	$0	$0	($121,412)	$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	($1,110)	$0
Administrative Expenses	($17,803)	$0	$0	$0
Ending Balance (September 30, 2024)	**$1,918**	**$457,233**	**$370,529**	**$2,425**

The calculation of the estimated fund balances as of March 1, 2025, is shown in Table 3 on the following page.

Table 3: Estimated Transaction Summary (10/01/2024 through 3/1/2025)

Types of Funds	Administrative Expense Fund	Reserve Fund	Bond and Interest Fund	Special Redemption Fund
Beginning Balance (October 1, 2024)	$1,918	$457,233	$370,529	$2,425
Earnings	$0	$0	$0	$0
Special Taxes				
Prior Year(s)	$0	$0	$0	$0
Levy Year 2023	$0	$0	$24,743	$0
Prepayment Receipts	$0	$0	$0	$0
Account Transfers				
Bond Redemption/Prepayments	$0	$0	$0	$0
All Other/Non-Administrative Expense	$0	($48,733)	$48,733	$0
Administrative Expense Fund Transfers				
2024 Budgeted	$15,167	$0	($15,167)	$0
2025 Prefunding	$0	$0	$0	$0
Debt Service				
Interest - 03/01/2025	$0	$0	($121,986)	$0
Principal - 03/01/2025	$0	$0	($253,000)	$0
Bond Redemptions/Prepayments				
Principal Redemption	$0	$0	$0	$0
Redemption Premium	$0	$0	$0	$0
Property Owner Refunds	$0	$0	$0	$0
Remaining 2023 Administrative Expenses	($17,085)	$0	$0	$0
Ending Balance - March 1, 2025	**$0**	**$408,500**	**$53,853**	**$2,425**
Reserve Fund Requirement	N/A	($408,500)	N/A	N/A
Funds Not Eligible for Levy Surplus	$0	N/A	$0	N/A
Projected Surplus/(Deficit) - March 1, 2025	**$0**	**$0**	**$53,853**	**$2,425**

III MAXIMUM, ABATED, AND EXTENDED SPECIAL TAXES

Pursuant to the Bond Ordinance, the 2024 Maximum Parcel Special Taxes equal $3,096,382.00. The total required abatement for Second Series and First Series prepayments are $1,732,222.00[1] and $760,904.68, respectively, resulting in the adjusted 2024 Maximum Parcel Special Taxes of $603,255.32. Subtracting the 2024 Special Tax Requirement of $492,082.14, results in an abatement of $114,829.86 for parcels subject to the special tax and a total abatement of $2,604,299.86. 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 2024 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	$2,784.00	$513.06	$2,270.94
Single-Family Dwelling Unit - Partial Prepayment (96%)	$2,784.00	$2,694.72	$89.28
Single-Family Dwelling Unit - Partial Prepayment (34%)	$2,784.00	$1,314.18	$1,469.82
Single-Family Dwelling Unit - Prepaid	$2,784.00	$2,784.00	$0.00
Second Series			
Single-Family Dwelling Unit	$2,784.00	$2,784.00	$0.00
Duplex Dwelling Unit	$2,279.00	$2,279.00	$0.00
Townhome Dwelling Unit	$1,923.00	$1,923.00	$0.00

A comparison of the maximum and extended special tax amounts for 2024 and 2023 is shown in Table 5 on the following page.

[1] Based on the original development projection of 233 single-family dwelling units, 224 duplex dwelling units, and 298 townhome dwelling units.

Table 5: Comparison of Maximum and Extended Special Taxes

Special Tax Classification	Levy Year 2024	Levy Year 2023	Percentage Change
Maximum Parcel Special Tax - First Series			
Single-Family Dwelling Unit	$2,784.00	$2,743.00	1.49%
Extended Special Tax - First Series			
Single-Family Dwelling Unit	$2,270.94	$2,220.24	2.28%
Maximum Parcel Special Tax - Second Series			
Single-Family Dwelling Unit	$2,784.00	$2,743.00	1.49%
Townhome Dwelling Unit	$2,279.00	$2,245.00	1.51%
Condominium Dwelling Unit	$1,923.00	$1,895.00	1.48%
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 below. 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
2024	2025	$3,096,382	$2,784	$2,279	$1,923
2025	2026	$3,143,006	$2,826	$2,313	$1,952
2026	2027	$3,189,854	$2,868	$2,348	$1,981
2027	2028	$3,237,723	$2,911	$2,383	$2,011
2028	2029	$3,286,539	$2,955	$2,419	$2,041
2029	2030	$3,335,653	$2,999	$2,455	$2,072
2030	2031	$3,385,714	$3,044	$2,492	$2,103
2031	2032	$3,436,796	$3,090	$2,529	$2,135
2032	2033	$3,488,102	$3,136	$2,567	$2,167

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 2023 Special Tax Receipts

As of November 12, 2024, $478,898.68 of $481,118.92 in Levy Year 2023 special tax levies have been collected, resulting in a delinquency amount $2,220.24 and a delinquency rate of 0.46%.

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.

Kendall County held their annual tax sale on October 28, 2024. Prior to the County Tax Sale, there were 4 parcels with delinquent special taxes of $8,880.96. Delinquent property taxes for 3 parcels with special taxes of $6,660.72 were purchased at the County Tax Sale.

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 2023 equalized assessed value for taxable property in SSA No. 2004-104 increased to $21,426,384.

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, 2024, the outstanding principal was $3,827,000. 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, $6,353,000 of the Series 2004 Bonds have been redeemed 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

2023 Equalized Assessed Value [1]	2023 Appraised Value [2]	Outstanding Bonds [3]	Value-to-Lien Ratio
$21,426,384	$64,279,152	$3,827,000	16.80:1

Notes:

1. Source: Kendall County
2. Appraised Value is equal to three times the equalized assessed value.
3. As of September 2, 2024.

VIII *AD VALOREM* PROPERTY TAX RATES

The 2023 general *ad valorem* tax rates for SSA No. 2004-104 are shown in Table 11 below.

Table 10: 2023 *Ad Valorem* Property Tax Rates [1]

Type of Rate	*Ad Valorem* Rate
United City of Yorkville Rates	
Corporate	0.12386%
Police Protection	0.15969%
Police Pension	0.17436%
Audit	0.00378%
Liability Insurance	0.00504%
Social Security	0.01887%
School Crossing Guard	0.00252%
Revenue Recapture	0.00395%
Subtotal City Tax Rate	**0.49207%**
District Tax Rates	
County	0.56705%
Bristol-Kendall Fire Protection District	0.67157%
Forest Preserve	0.14257%
Junior College #516	0.45151%
Yorkville Library	0.23501%
Fox Metro Wastewater Reclamation District	0.00000%
Kendall Township	0.08059%
Kendall Road District	0.20496%
School District CU-115	6.21777%
Subtotal District Tax Rate	**8.57103%**
Total Tax Rate	**9.06310%**

Note:

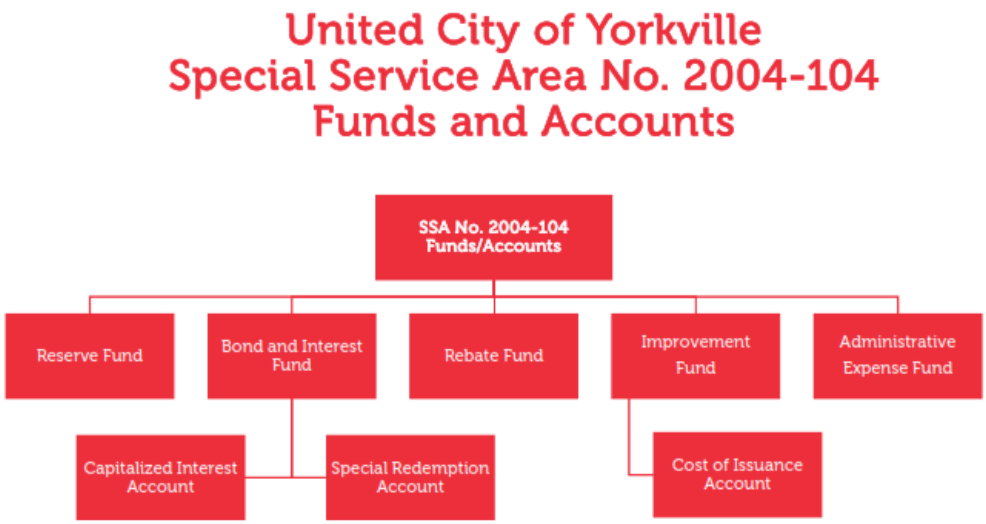
1. Source: Kendall County, for Tax Codes KE016.

APPENDIX A

United City of Yorkville SSA No. 2004-104
Administration Report
(Levy Year 2024)

FUNDS AND ACCOUNTS

Figure A-1: Funds and Accounts



APPENDIX B

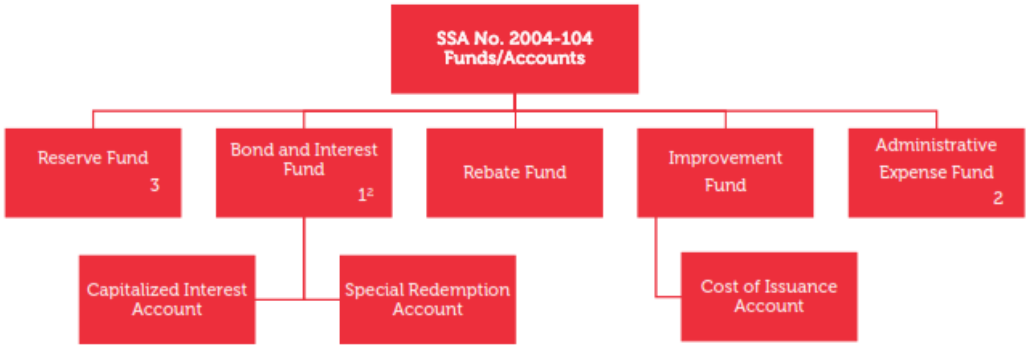
United City of Yorkville SSA No. 2004-104
Administration Report
(Levy Year 2024)



APPLICATION OF SPECIAL TAX

Figure B-1: Application of Special Tax

United City of Yorkville
Special Service Area No. 2004-104
Application of Special Tax[1]



Notes:
1. Special Tax applied in sequence shown.
2. In an amount sufficient to pay Debt Service on the Bonds.

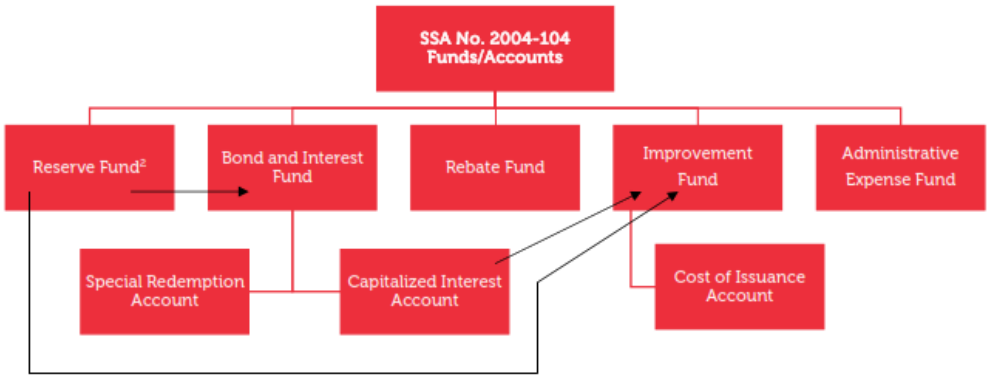
APPENDIX C

United City of Yorkville SSA No. 2004-104
Administration Report
(Levy Year 2024)

APPLICATION OF EARNINGS

Figure C-1: Application of Earnings

United City of Yorkville
Special Service Area No. 2004-104
Application of Earnings[1]



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 2024)

DEBT SERVICE SCHEDULE

Table D-1: Revised Debt Service Schedule

Year Ending (3/1)	Payment Date	Principal	Interest	Debt Service
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 2024)

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
Cryder 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 2024)

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

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UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NUMBER 2004-104
CENTRAL GRANDE RESERVE
SPECIAL TAX ROLL AND REPORT

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I. INTRODUCTION

Pursuant to the provisions of the Act and in accordance with the "Establishing Ordinance" being Ordinance No. _____ passed by the City Council of the United City of Yorkville, County of Kendall, State of Illinois, on _____, 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		
				SFH	DUP	THM	SFH	DUP	THM	SFH	DUP	THM
	SF	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

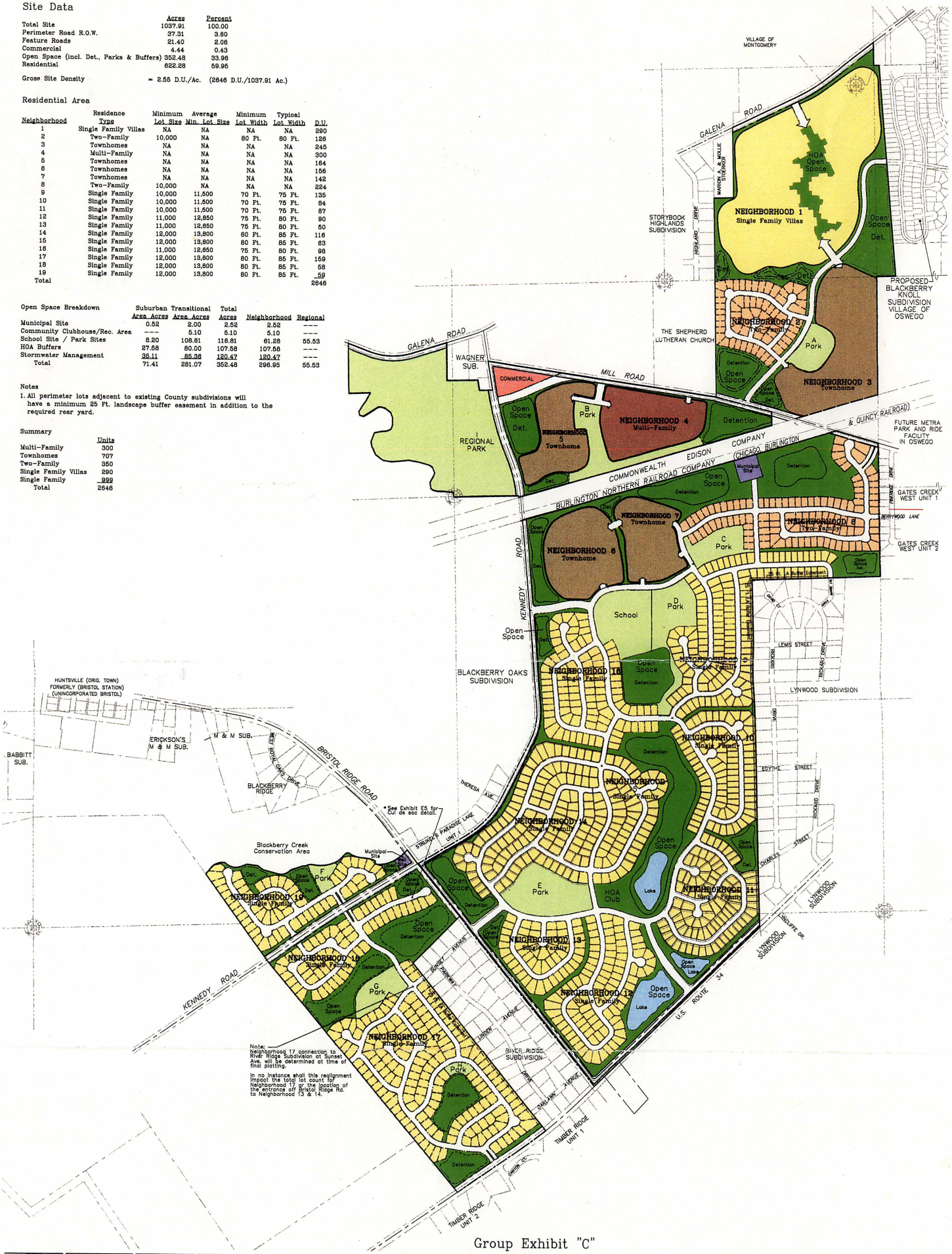
Open Space Breakdown	Suburban Area Acres	Transitional Area Acres	Total Acres	Neighborhood	Regional
Municipal Site	0.52	2.00	2.52	2.52	---
Community Clubhouse/Rec. Area	---	5.10	5.10	5.10	---
School Site / Park Sites	8.20	108.61	116.81	61.28	55.53
HOA Buffers	27.58	80.00	107.58	107.58	---
Stormwater Management	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 2024)

2024 AMENDED SPECIAL TAX ROLL

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 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	$2,784.00	$513.06	$2,270.94
02-14-353-002	229	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-353-003	230	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-353-005	232	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-353-007	234	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-353-008	235	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-353-009	236	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-353-010	237	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-353-011	238	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-353-012	239	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-353-018	245	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-353-019	246	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-353-020	247	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-353-021	248	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-353-022	249	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-353-023	250	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-353-024	251	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-353-025	252	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-353-026	253	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-353-027	254	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-353-028	255	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-353-029	256	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-353-030	257	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-353-032	259	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-354-001	272	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-354-002	271	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-354-003	270	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-354-004	269	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-354-005	268	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-354-006	267	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-354-007	266	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-354-008	265	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-354-009	264	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-354-010	263	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-354-011	262	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-354-012	261	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-354-013	302	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-354-014	301	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-354-015	300	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-354-017	298	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-354-018	297	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-354-019	296	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-354-020	295	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-354-021	294	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-355-001	283	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-355-002	282	SFD	1	$2,784.00	$513.06	$2,270.94

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Series 1 Single Family Property						
02-14-355-003	281	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-355-004	280	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-357-001	330	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-358-001	313	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-358-002	312	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-358-003	311	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-375-002	489	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-375-003	488	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-375-004	487	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-375-005	486	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-375-006	485	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-375-007	484	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-376-001	466	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-376-007	472	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-376-008	473	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-376-009	474	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-376-015	480	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-376-016	481	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-376-017	454	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-376-018	455	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-376-019	456	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-376-020	457	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-376-023	460	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-376-024	461	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-376-025	462	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-376-026	463	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-376-027	464	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-376-028	465	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-377-001	428	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-377-002	429	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-377-004	431	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-377-005	432	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-377-006	433	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-377-007	434	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-377-008	435	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-377-009	436	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-377-010	437	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-377-011	438	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-377-012	439	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-377-013	440	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-377-014	441	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-377-016	443	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-377-020	447	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-377-021	448	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-377-022	449	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-377-023	450	SFD	1	$2,784.00	$513.06	$2,270.94

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Series 1 Single Family Property						
02-14-377-024	451	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-402-004	390	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-402-005	389	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-402-007	387	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-402-008	386	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-402-009	385	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-402-018	376	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-403-006	399	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-403-014	407	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-403-015	408	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-403-016	409	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-403-017	410	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-403-018	411	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-403-019	412	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-403-020	413	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-403-021	414	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-403-023	416	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-403-024	417	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-403-026	419	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-404-002	345	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-404-013	356	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-404-014	357	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-404-015	358	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-404-016	359	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-404-018	361	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-404-019	362	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-404-020	363	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-404-021	364	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-404-022	365	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-404-023	366	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-404-024	367	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-404-025	368	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-404-026	369	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-404-028	371	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-404-030	373	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-404-031	374	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-454-002	91	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-454-003	92	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-454-005	94	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-454-008	97	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-454-010	99	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-454-011	100	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-454-012	101	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-454-013	102	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-454-014	103	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-455-001	168	SFD	1	$2,784.00	$513.06	$2,270.94

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Series 1 Single Family Property						
02-14-455-002	167	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-455-003	166	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-455-004	165	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-455-005	164	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-455-006	163	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-455-007	162	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-455-008	161	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-455-009	160	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-455-010	159	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-455-011	158	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-455-012	157	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-455-013	156	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-455-014	155	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-455-015	177	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-455-017	175	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-455-018	174	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-455-023	169	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-456-001	154	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-456-002	153	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-457-001	147	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-457-002	146	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-457-003	145	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-457-004	144	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-457-005	143	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-457-006	142	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-457-007	141	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-457-009	139	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-457-010	138	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-457-011	137	SFD	1	$2,784.00	$513.06	$2,270.94
02-14-457-012	136	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-124-004	35	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-124-005	34	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-129-016	16	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-129-017	17	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-129-018	18	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-129-019	19	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-129-020	20	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-129-022	22	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-129-023	23	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-129-024	24	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-129-026	26	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-129-028	28	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-129-030	30	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-130-001	63	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-130-002	64	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-130-004	66	SFD	1	$2,784.00	$513.06	$2,270.94

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Series 1 Single Family Property						
02-23-130-007	69	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-130-008	70	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-130-011	73	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-130-012	74	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-130-013	75	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-130-014	76	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-130-015	77	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-201-002	135	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-201-003	134	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-201-004	133	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-201-005	132	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-201-007	130	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-201-010	127	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-201-011	126	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-201-012	125	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-201-013	124	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-201-014	152	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-201-015	151	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-201-016	150	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-201-017	149	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-201-018	148	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-203-005	114	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-203-006	113	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-203-007	112	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-203-008	111	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-203-009	110	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-203-010	109	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-203-011	108	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-203-012	107	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-203-013	106	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-203-014	105	SFD	1	$2,784.00	$513.06	$2,270.94
02-23-203-015	104	SFD	1	$2,784.00	$513.06	$2,270.94
	Subtotal		**216**	**$601,344.00**	**$110,820.96**	**$490,523.04**
Single Family Property - Partial Prepayment (96.01%)						
02-14-354-016	299	PREPAY96	1	$2,784.00	$2,694.72	$89.28
	Subtotal		**1**	**$2,784.00**	**$2,694.72**	**$89.28**
Single Family Property - Partial Prepayment (34.31%)						
02-23-129-002	2	PREPAY34	1	$2,784.00	$1,314.18	$1,469.82
	Subtotal		**1**	**$2,784.00**	**$1,314.18**	**$1,469.82**
Prepaid Single Family Property						
02-14-353-004	231	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-353-006	233	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-353-013	240	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-353-014	241	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-353-015	242	PREPAYS	1	$2,784.00	$2,784.00	$0.00

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Prepaid Single Family Property						
02-14-353-016	243	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-353-017	244	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-353-031	258	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-353-033	260	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-355-005	279	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-355-006	278	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-355-007	277	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-355-008	276	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-355-009	275	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-355-010	274	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-355-011	273	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-355-012	293	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-355-013	292	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-355-014	291	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-355-015	290	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-355-016	289	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-355-017	288	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-355-018	287	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-355-019	286	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-355-020	285	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-355-021	284	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-356-001	329	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-356-002	328	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-356-003	327	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-356-004	326	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-356-005	325	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-356-006	324	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-356-007	323	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-356-008	322	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-356-009	321	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-356-010	320	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-356-011	319	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-356-012	318	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-356-013	317	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-356-014	316	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-356-015	315	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-356-016	314	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-357-002	331	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-357-003	332	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-357-004	333	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-357-005	334	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-357-006	335	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-357-007	336	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-357-008	337	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-357-009	338	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-357-010	339	PREPAYS	1	$2,784.00	$2,784.00	$0.00

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Prepaid Single Family Property						
02-14-357-011	340	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-357-012	341	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-357-013	342	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-357-014	343	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-358-004	310	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-358-005	309	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-358-006	308	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-358-007	307	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-358-008	306	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-358-009	305	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-358-010	304	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-358-011	303	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-375-001	490	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-375-008	483	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-375-009	482	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-376-002	467	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-376-003	468	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-376-004	469	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-376-005	470	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-376-006	471	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-376-010	475	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-376-011	476	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-376-012	477	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-376-013	478	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-376-014	479	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-376-021	458	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-376-022	459	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-377-003	430	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-377-015	442	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-377-017	444	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-377-018	445	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-377-019	446	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-377-025	452	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-377-026	453	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-402-001	393	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-402-002	392	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-402-003	391	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-402-006	388	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-402-010	384	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-402-011	383	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-402-012	382	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-402-013	381	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-402-014	380	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-402-015	379	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-402-016	378	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-402-017	377	PREPAYS	1	$2,784.00	$2,784.00	$0.00

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Prepaid Single Family Property						
02-14-402-019	375	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-403-001	394	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-403-002	395	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-403-003	396	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-403-004	397	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-403-005	398	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-403-007	400	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-403-008	401	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-403-009	402	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-403-010	403	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-403-011	404	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-403-012	405	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-403-013	406	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-403-022	415	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-403-025	418	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-403-027	420	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-403-028	421	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-403-029	422	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-403-030	423	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-403-031	424	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-403-032	425	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-403-033	426	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-403-034	427	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-404-001	344	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-404-003	346	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-404-004	347	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-404-005	348	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-404-006	349	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-404-007	350	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-404-008	351	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-404-009	352	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-404-010	353	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-404-011	354	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-404-012	355	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-404-017	360	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-404-027	370	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-404-029	372	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-454-004	93	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-454-006	95	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-454-007	96	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-454-009	98	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-455-016	176	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-455-019	173	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-455-020	172	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-455-021	171	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-455-022	170	PREPAYS	1	$2,784.00	$2,784.00	$0.00

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Prepaid Single Family Property						
02-14-456-003	123	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-14-457-008	140	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-103-002	202	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-103-003	201	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-103-004	200	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-103-005	199	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-103-006	198	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-103-007	197	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-103-008	196	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-103-009	195	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-103-010	194	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-103-011	193	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-103-012	192	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-103-013	191	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-103-014	190	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-103-015	189	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-103-016	188	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-103-017	187	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-103-018	186	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-103-019	185	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-001	203	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-002	204	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-003	205	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-004	206	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-005	207	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-006	208	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-007	209	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-008	210	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-009	211	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-010	212	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-011	213	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-012	214	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-013	215	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-014	216	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-015	217	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-016	218	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-017	219	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-018	220	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-019	221	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-020	222	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-021	223	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-022	224	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-023	225	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-024	226	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-104-025	227	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-124-001	38	PREPAYS	1	$2,784.00	$2,784.00	$0.00

United City of Yorkville
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PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Prepaid Single Family Property						
02-23-124-002	37	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-124-003	36	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-124-006	33	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-124-007	32	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-124-008	31	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-127-001	50	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-127-002	49	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-127-003	48	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-127-004	47	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-127-005	46	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-127-006	45	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-127-007	44	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-127-008	43	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-127-009	42	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-127-010	41	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-127-011	40	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-127-012	39	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-001	51	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-002	52	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-003	53	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-004	54	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-005	55	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-006	56	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-007	57	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-008	58	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-009	59	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-010	60	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-011	61	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-012	62	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-013	78	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-014	79	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-015	80	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-016	81	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-017	82	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-018	83	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-019	84	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-020	85	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-021	86	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-022	87	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-023	88	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-024	89	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-128-025	90	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-129-001	1	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-129-003	3	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-129-004	4	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-129-005	5	PREPAYS	1	$2,784.00	$2,784.00	$0.00

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PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Prepaid Single Family Property						
02-23-129-006	6	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-129-007	7	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-129-008	8	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-129-009	9	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-129-010	10	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-129-011	11	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-129-012	12	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-129-013	13	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-129-014	14	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-129-015	15	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-129-021	21	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-129-025	25	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-129-027	27	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-129-029	29	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-130-003	65	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-130-005	67	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-130-006	68	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-130-009	71	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-130-010	72	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-131-002	122	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-131-003	121	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-131-004	120	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-131-005	119	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-132-001	178	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-132-002	179	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-132-003	180	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-132-004	181	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-132-005	182	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-132-006	183	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-132-007	184	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-201-006	131	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-201-008	129	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-201-009	128	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-203-001	118	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-203-002	117	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-203-003	116	PREPAYS	1	$2,784.00	$2,784.00	$0.00
02-23-203-004	115	PREPAYS	1	$2,784.00	$2,784.00	$0.00
	Subtotal		**272**	**$757,248.00**	**$757,248.00**	**$0.00**
Series 2 Single Family Property						
02-14-170-001	501	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-170-002	502	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-170-003	503	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-170-004	504	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-170-005	505	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-170-006	506	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-170-007	507	SFD	1	$2,784.00	$2,784.00	$0.00

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Series 2 Single Family Property						
02-14-170-008	508	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-170-009	509	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-170-010	510	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-170-011	511	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-170-012	512	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-170-013	513	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-170-014	514	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-171-001	500	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-171-002	499	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-171-003	498	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-171-004	497	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-171-005	496	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-171-006	495	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-171-007	494	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-171-008	493	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-171-009	492	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-171-010	491	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-172-001	588	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-172-002	587	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-172-003	586	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-172-004	585	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-172-005	584	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-172-006	583	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-173-001	573	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-173-002	574	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-173-003	575	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-173-004	576	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-173-005	577	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-173-006	578	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-174-001	572	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-174-002	571	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-174-003	570	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-174-004	569	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-174-005	568	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-174-006	567	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-174-007	566	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-174-008	557	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-174-009	556	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-174-010	555	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-174-011	554	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-174-012	553	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-174-013	552	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-174-014	551	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-174-015	550	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-175-001	549	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-175-002	548	SFD	1	$2,784.00	$2,784.00	$0.00

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Series 2 Single Family Property						
02-14-175-003	547	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-175-004	546	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-175-005	545	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-175-006	544	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-175-007	543	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-175-008	542	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-175-009	541	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-225-001	703	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-225-002	704	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-225-003	705	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-225-004	706	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-225-005	707	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-225-006	708	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-225-007	709	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-225-008	710	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-225-009	711	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-227-001	712	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-227-002	713	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-227-003	714	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-227-004	715	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-227-005	716	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-227-006	717	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-227-007	718	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-227-008	719	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-227-009	720	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-227-010	721	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-227-011	722	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-227-012	723	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-228-001	596	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-228-002	595	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-228-003	594	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-228-004	593	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-228-005	592	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-228-006	591	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-228-007	590	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-228-008	589	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-001	663	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-002	662	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-003	661	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-004	660	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-005	659	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-006	658	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-007	657	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-008	656	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-009	655	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-010	654	SFD	1	$2,784.00	$2,784.00	$0.00

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PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Series 2 Single Family Property						
02-14-253-011	653	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-012	652	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-013	651	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-014	650	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-015	649	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-016	648	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-017	647	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-018	646	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-019	645	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-020	644	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-021	643	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-022	642	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-023	641	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-024	640	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-025	639	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-026	638	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-027	637	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-028	636	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-029	635	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-030	634	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-031	633	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-253-032	632	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-001	664	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-002	665	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-003	666	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-004	667	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-005	668	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-006	669	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-007	670	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-008	671	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-009	672	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-010	673	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-011	674	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-012	675	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-013	676	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-014	677	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-015	678	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-016	679	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-017	680	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-018	681	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-019	682	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-020	683	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-021	684	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-022	685	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-023	686	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-024	687	SFD	1	$2,784.00	$2,784.00	$0.00

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Series 2 Single Family Property						
02-14-254-025	688	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-026	689	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-027	690	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-028	691	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-029	692	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-030	693	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-031	694	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-032	695	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-033	696	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-034	697	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-035	698	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-036	699	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-037	700	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-038	701	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-254-039	702	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-001	597	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-002	598	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-003	599	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-004	600	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-005	601	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-006	602	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-007	603	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-008	604	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-009	605	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-010	606	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-011	607	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-012	608	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-013	609	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-014	610	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-015	611	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-016	612	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-017	613	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-018	614	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-019	615	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-020	616	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-021	617	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-022	618	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-023	619	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-024	620	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-025	621	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-026	622	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-027	623	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-028	624	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-029	625	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-030	626	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-031	627	SFD	1	$2,784.00	$2,784.00	$0.00

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PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Series 2 Single Family Property						
02-14-255-032	628	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-033	629	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-034	630	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-255-035	631	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-320-001	515	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-320-002	516	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-320-003	517	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-320-004	518	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-320-005	519	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-321-001	582	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-321-002	581	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-321-003	580	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-321-004	579	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-322-001	520	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-322-002	521	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-322-003	522	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-322-004	523	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-322-005	524	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-322-006	525	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-323-001	565	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-323-002	564	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-323-003	563	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-323-004	562	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-323-005	561	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-323-006	560	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-323-007	559	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-323-008	558	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-324-001	540	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-324-002	539	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-324-003	538	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-324-004	537	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-324-005	536	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-324-006	535	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-325-001	526	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-325-002	527	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-325-003	528	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-325-004	529	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-325-005	530	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-325-006	531	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-325-007	532	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-325-008	533	SFD	1	$2,784.00	$2,784.00	$0.00
02-14-325-009	534	SFD	1	$2,784.00	$2,784.00	$0.00
	Subtotal		**233**	**$648,672.00**	**$648,672.00**	**$0.00**
Series 2 Duplex Property						
02-11-490-002	804	DUP	2	$4,558.00	$4,558.00	$0.00
02-11-490-003	805	DUP	2	$4,558.00	$4,558.00	$0.00

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PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Series 2 Duplex Property						
02-11-490-004	806	DUP	2	$4,558.00	$4,558.00	$0.00
02-11-490-005	807	DUP	2	$4,558.00	$4,558.00	$0.00
02-11-490-006	808	DUP	2	$4,558.00	$4,558.00	$0.00
02-11-490-007	809	DUP	2	$4,558.00	$4,558.00	$0.00
02-11-490-008	810	DUP	2	$4,558.00	$4,558.00	$0.00
02-11-490-009	811	DUP	2	$4,558.00	$4,558.00	$0.00
02-11-490-010	812	DUP	2	$4,558.00	$4,558.00	$0.00
02-11-490-011	813	DUP	2	$4,558.00	$4,558.00	$0.00
02-11-491-002	724	DUP	2	$4,558.00	$4,558.00	$0.00
02-11-491-003	725	DUP	2	$4,558.00	$4,558.00	$0.00
02-11-491-004	726	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-222-001	773	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-222-002	774	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-222-003	775	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-222-004	776	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-222-005	777	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-222-006	778	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-222-007	779	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-222-008	780	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-222-009	781	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-222-010	782	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-222-011	783	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-222-012	784	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-223-001	785	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-223-002	786	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-223-003	787	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-223-004	788	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-223-005	789	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-223-006	790	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-223-007	791	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-223-008	792	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-223-009	793	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-223-010	794	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-223-011	795	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-223-012	796	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-223-013	797	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-223-014	798	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-223-015	799	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-223-016	800	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-223-017	801	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-223-018	802	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-223-019	803	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-224-001	814	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-224-002	815	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-224-003	816	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-224-004	817	DUP	2	$4,558.00	$4,558.00	$0.00

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PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Series 2 Duplex Property						
02-14-224-005	818	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-224-006	819	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-224-007	820	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-224-008	821	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-224-009	822	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-224-010	823	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-224-011	824	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-224-012	825	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-224-013	826	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-224-014	827	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-224-015	828	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-224-016	829	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-224-017	830	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-224-018	831	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-224-019	832	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-224-020	833	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-224-021	834	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-224-022	835	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-225-011	772	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-225-012	771	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-225-013	770	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-225-014	769	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-225-015	768	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-225-016	767	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-225-017	766	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-225-018	765	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-225-019	764	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-225-020	763	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-225-021	762	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-225-022	761	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-225-023	760	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-225-024	759	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-225-025	758	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-014	757	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-015	756	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-016	755	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-017	754	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-018	753	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-019	752	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-020	751	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-021	750	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-022	749	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-023	748	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-024	747	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-025	746	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-026	745	DUP	2	$4,558.00	$4,558.00	$0.00

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
Series 2 Duplex Property						
02-14-227-027	744	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-028	743	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-029	742	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-030	741	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-031	740	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-032	739	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-033	738	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-034	737	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-035	736	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-036	735	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-037	734	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-038	733	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-039	732	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-227-040	731	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-229-001	727	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-229-002	728	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-229-003	729	DUP	2	$4,558.00	$4,558.00	$0.00
02-14-229-004	730	DUP	2	$4,558.00	$4,558.00	$0.00
	Subtotal		**224**	**$510,496.00**	**$510,496.00**	**$0.00**
Series 2 Townhome Property						
02-14-100-020	NA	THM	298	$573,054.00	$573,054.00	$0.00
	Subtotal		**298**	**$573,054.00**	**$573,054.00**	**$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**

United City of Yorkville
Special Service Area No. 2004-104
(Central Grande Reserve)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
GRAND TOTALS			1,245	$3,096,382.00	$2,604,299.86	$492,082.14
			(# of units)	(maximum taxes)	(taxes abated)	(taxes levied)



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Public Finance
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Clean Energy Bonds

Memorandum

To: City Council
From: Rob Fredrickson, Finance Director
Date: November 13, 2024
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	2024 Levy	2023 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,784.00	$ 2,743.00	1.49%
Duplex	$ 2,279.00	$ 2,245.00	1.51%
Townhome	$ 1,923.00	$ 1,895.00	1.48%
Extended Parcel Amounts			
Single Family	$ 1,919.78	$ 2,743.00	-30.01%
Duplex	$ 1,571.54	$ 2,245.00	-30.00%
Townhome	$ 1,326.06	$ 1,895.00	-30.02%

As noted above, extended (actual) 2024 tax levy amounts will decrease by approximately 30.0% for single family, duplex and townhome parcels in comparison with the previous year. This substantial reduction in SSA taxes is attributable to reduced debt service amounts following the Raintree II bond refunding, which was approved by City Council this past March. Taken in the aggregate, these parcels will yield special service area property taxes totaling $574,697.40 (out of a maximum amount of $845,604.00 – with $270,906.60 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. 2024-_____

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 2024 for the Bonds is $574,697.40 and the 2024 Levy for Special Taxes is $574,697.40.

Section 2. Of the $845,604.00 Special Taxes levied for calendar year 2024 pursuant to Section 6 of the Bond Ordinance $270,906.60 of such Special Taxes is hereby abated resulting in a 2024 calendar year levy of $574,697.40.

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 2024 dated November 13, 2024, prepared by DTA, Inc. and the 2024 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 _____ ___, 2024.

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

_____
City Clerk

SIGNED by the Mayor this _____ ___, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Published in pamphlet form _____ ____, 2024.

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ADMINISTRATION REPORT (LEVY YEAR 2024)

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2004-107

November 13, 2024

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UNITED CITY OF YORKVILLE

ADMINISTRATION REPORT

(LEVY YEAR 2024)

Special Service Area No. 2004-107

Prepared for:

United City of Yorkville

800 Game Farm Road

Yorkville, IL 60560

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APPENDIX E	AERIAL APPENDIX OF SSA BOUNDARIES
APPENDIX F	SPECIAL TAX ROLL AND REPORT
APPENDIX G	2024 AMENDED SPECIAL TAX ROLL

I INTRODUCTION

This report calculates the 2024 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 Refunding Bonds, Series 2024 (Raintree Village II Project) (the "Series 2024 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 "2005 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 bonded indebtedness. The Special Tax Bonds, Series 2005 (Raintree Village II Project) (the "Series 2005 Bonds") were issued in the amount of $9,400,000 in December 2005.

Ordinance No. 2024-91 (the "2024 Bond Ordinance"), adopted on March 12, 2024, approved the form of a trust indenture and preliminary limited offering memorandum and provided for the issuance of not more than $6,000,000 in bonded indebtedness to refund the Series 2005 Bonds. The Series 2024 Bonds were issued in the amount of $5,121,000 in April 2024 to effect the defeasance and current refunding of the Series 2005 Bonds.

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 2024 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 2024 Special Tax Requirement is equal to $574,697. As shown in Table 1 below, the 2024 Special Tax Requirement is equal to the sum of the Series 2024 Bond debt service for the bond year ending March 1, 2026, estimated administrative expenses, estimated delinquencies, reserve replenishment, and less the estimated projected available fund as of March 1, 2025.

Table 1: 2024 Special Tax Requirement

Types of Funds	Total Amount
Sources of Funds	
Prior Year Surplus/(Deficit)	$0
Earnings	$0
Special Taxes	$574,697
Subtotal	**$574,697**
Uses of Funds	
Debt Service	
Interest - 09/01/2025	($87,727)
Interest - 03/01/2026	($87,727)
Principal - 03/01/2026	($344,000)
Administrative Expenses	($38,000)
Delinquent Special Tax	$17,241
Reserve Replenishment	$0
Subtotal	($540,214)
Projected Surplus/(Deficit) - March 1, 2026	**$34,484**

II ACCOUNT ACTIVITY SUMMARY

The Trust Indenture for the Series 2024 Bonds (the "2024 Indenture") establishes five funds and two accounts. The four funds are the Bond and Interest Fund, Reserve Fund, Special Reserve Fund, Rebate Fund, and Administrative Expense 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 2024 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, 2024, is shown in Table 2 on the following page.

Table 2: Transaction Summary (10/01/2023 through 09/30/2024)

Types of Funds	Administrative Expense Fund	Reserve Fund	Special Reserve Fund	Bond and Interest Fund	Special Redemption Account
Beginning Balance (October 1, 2023)	$8,383	$28	$0	$666,073	$16,796
2024 Refunding	$0	$256,050	$4,526	($266,356)	($15,022)
Earnings	$324	$6,027	$295	$18,881	$868
Special Taxes					
Prior Year(s)	$0	$0	$0	$14,548	$0
Levy Year 2023	$0	$0	$0	$826,619	$0
Miscellaneous Source of Funds	$0.00	$0	$0	$0.00	$0
Account Transfers	$16,470	($4,972)	$0	$63,491	($58,520)
Administrative Expense Transfers					
2023 Budgeted	$100	$0	$0	$0	($100)
2024 Prefunding	$0	$0	$10,474	($10,092)	($345)
Debt Service					
Interest and Principal – 03/01/2024	$0	$0	$0	($461,500)	$0
Interest – 09/01/2024	$0	$0	$0	($78,529)	$0
Bond Redemptions/Prepayments					
Receipts	$0	$0	$0	$0	$56,322
Principal Redemption	$0	$0	$0	($17,266)	$0
Redemption Premium	$0	$0	$0	$0	$0
Property Owner Refunds	$0	$0	$0	$0	$0
Administrative Expenses	($25,277)	$0	$0	$0	$0
Ending Balance (September 30, 2024)	**$0**	**$257,134**	**$15,296**	**$755,870**	**$0**

The calculation of the estimated fund balances as of March 1, 2025, is shown in Table 3 on the following page.

Table 3: Estimated Transaction Summary (10/1/2024 through 3/1/2025)

Types of Funds	Administrative Expense Fund	Reserve Fund	Special Reserve Fund	Bond and Interest Fund	Special Redemption Account
Beginning Balance (October 1, 2024)	$0	$257,134	$15,296	$755,870	$0
Earnings	$0	$0	$0	$0	$0
Special Taxes					
Prior Year(s)	$0	$0	$0	$0	$0
Levy Year 2023	$0	$0	$0	$9,302	$0
Prepayment Receipts	$0	$0	$0	$0	$10,218
Account Transfers					
Bond Redemption/Prepayment	($100)	$0	$0	$9,256	($9,256)
All Other/Non-Administrative Expenses	$0	($1,084)	$0	$1,084	$0
Administrative Expense Transfers					
2024 Budgeted	$15,723	$0	$0	($15,723)	$0
2025 Prefunding	$38,000	$0	$0	($38,000)	$0
Debt Service					
Interest - 03/01/2025	$0	$0	$0	($99,446)	$0
Principal - 03/01/2025	$0	$0	$0	($596,000)	$0
Bond Redemptions/Prepayments					
Principal Redemption	$0	$0	$0	($10,000)	$0
Redemption Premium	$0	$0	$0	($156)	$0
Property Owner Refunds	$0	$0	$0	$0	$0
Administrative Expenses					
Remaining Levy Year 2023 Expenses	($15,623)	$0	$0	$0	$0
Ending Balance - March 1, 2025	**$38,000**	**$256,050**	**$15,296**	**$16,187**	**$962**
Reserve Fund Requirement	**N/A**	**($256,050)**	**($15,000)**	**N/A**	**N/A**
Funds Not Eligible for Levy Surplus	**($38,000)**	**N/A**	**($296)**	**$0**	**N/A**
Projected Surplus/(Deficit) - March 1, 2025	**$0**	**$0**	**$0**	**$16,187**	**$962**

III MAXIMUM, ABATED, AND EXTENDED SPECIAL TAXES

Pursuant to the 2024 Bond Ordinance, the 2024 Maximum Parcel Special Taxes equal $845,604.00. The total required abatement for prepayments is $12,198.00, resulting in the adjusted 2024 Maximum Parcel Special Taxes of $833,406.00. Subtracting the 2024 Special Tax Requirement of $574,697.40, results in an abatement of $258,708.60 for parcels subject to the special tax and a total abatement of $270,906.60. 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 2024 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	$2,784.00	$864.22	$1,919.78
Duplex Dwelling Unit	$2,279.00	$707.46	$1,571.54
Townhome Dwelling Unit	$1,923.00	$596.94	$1,326.06
Single-Family Dwelling Unit - Prepaid	$2,784.00	$2,784.00	$0.00
Duplex Dwelling Unit - Prepaid	$2,279.00	$2,279.00	$0.00
Townhome Dwelling Unit - Prepaid	$1,923.00	$1,923.00	$0.00

A comparison of the maximum and extended special tax amounts for 2024 and 2023 is shown in Table 5 below.

Table 5: Comparison of Maximum and Extended Special Taxes

Special Tax Classification	Levy Year 2024	Levy Year 2023	Percentage Change
Maximum Parcel Special Tax			
Single-Family Dwelling Unit	$2,784.00	$2,743.00	1.49%
Duplex Dwelling Unit	$2,279.00	$2,245.00	1.51%
Townhome Dwelling Unit	$1,923.00	$1,895.00	1.48%
Extended Special Tax			
Single-Family Dwelling Unit	$1,919.78	$2,743.00	-30.01%
Duplex Dwelling Unit	$1,571.54	$2,245.00	-30.00%
Townhome Dwelling Unit	$1,326.06	$1,895.00	-30.02%

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
2024	2024	$845,604	$2,784	$2,279	$1,923
2024	2025	$858,347	$2,826	$2,313	$1,952
2025	2026	$871,123	$2,868	$2,348	$1,981
2026	2027	$884,215	$2,911	$2,383	$2,011
2027	2028	$897,529	$2,955	$2,419	$2,041
2028	2029	$910,970	$2,999	$2,455	$2,072
2029	2030	$924,633	$3,044	$2,492	$2,103
2030	2031	$938,612	$3,090	$2,529	$2,135
2031	2032	$993,562	$3,136	$2,567	$2,167
2032	2033	$952,624	$3,183	$2,606	$2,200
2033	2034	$966,985	$2,784	$2,279	$1,923

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 2023 Special Tax Receipts

As of November 7, 2024, $835,920.00 of $835,920.00 in Levy Year 2023 special tax levies have been collected, resulting in a delinquency amount $0.00 and a delinquency rate of 0.00%.

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.

Kendall County held their annual tax sale on October 28, 2024. Prior to the County Tax Sale, there were 1 parcel with delinquent special taxes of $1,895.00. Delinquent property taxes for 1 parcel with special taxes of $1,895.00 were purchased at the County Tax Sale.

V DEVELOPMENT STATUS

SSA No. 2004 107 is a subdivision of approximately 156 acres known as Raintree Village II, generally located on the southeast side of Illinois Route 71, the southwest side of Illinois Route 126 and east of State Route 47 in the United City of Yorkville, Illinois. SSA No. 2004 107 is fully developed with 189 Single Family Homes, 33 Duplexes and 127 Townhomes.

A Equalized Assessed Value

The 2023 equalized assessed value increased to $31,920,050.

VI OUTSTANDING BONDS

As of September 2, 2024, the outstanding principal was $5,111,000, reflecting the additional $10,000 scheduled to be redeemed on December 1, 2024. 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, $10,000 of the Series 2024 Bonds is scheduled to be redeemed on December 1, 2024, as shown in Table 12 below.

Table 7: Special Mandatory Series 2024 Bonds Bond Redemptions from Special Tax Prepayments

Redemption Date	Bonds Redeemed
December 1, 2024	$10,000
Total Redeemed	**$10,000**

B Special Tax Prepayments

The SSA No. 2004-107 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 2024 Bonds in such amounts and maturities deemed necessary by the Administrator and in accordance with the 2024 Bond Indenture. The prepayment calculation formula for SSA No. 2004-107 is set forth in the Special Tax Roll and Reports.

Prior to the issuance of Series 2024 Bonds, the Maximum Parcel Special Taxes had been prepaid in full for 13 single-family dwelling units, 5 duplex dwelling units, and 1 townhome dwelling unit. After the issuance of Series 2024 Bonds, the Maximum Parcel Special Taxes have been prepaid in full for 3 single-family dwelling units and for 2 townhome dwelling units. No partial prepayments have been received.

VII EQUALIZED ASSESSED VALUE AND VALUE-TO-LIEN RATIO

The SSA No. 2004-107 Equalized Assessed Value and Value-to-Lien Ratio is shown in Table 7 below.

Table 8: Equalized Assessed Value and Value-to-Lien Ratio

2023 Equalized Assessed Value [1]	2023 Appraised Value [2]	Outstanding Bonds [3]	Value-to-Lien Ratio
$31,920,050	$95,760,150	$5,111,000	18.74:1

Notes:

1. Source: Kendall County.
2. Based on three times the equalized assessed value of the special service area.
3. As of September 2, 2024, and reflecting the additional $10,000 scheduled to be redeemed on December 1, 2024.

VIII *AD VALOREM* PROPERTY TAX RATES

The 2023 general *ad valorem* tax rates for SSA No. 2004-107 are shown in Table 8 below.

Table 9: 2023 *Ad Valorem* Property Tax Rates [1]

Type of Rate	*Ad Valorem* Rate
United City of Yorkville Rates	
Corporate	0.12386%
Police Protection	0.15969%
Police Pension	0.17436%
Audit	0.00378%
Liability Insurance	0.00504%
Social Security	0.01887%
School Crossing Guard	0.00252%
Revenue Recapture	0.00395%
Subtotal City Tax Rate	0.49207%
District Rates	
County	0.56705%
Bristol-Kendall Fire Protection District	0.67157%
Forest Preserve	0.14257%
Junior College #516	0.45151%
Yorkville Library	0.23501%
Yorkville/Bristol Sanitary District	0.00000%
Kendall Township	0.08059%
Kendall Road District	0.20496%
School District CU-115	6.21777%
Subtotal District Tax Rate	8.57103%
Total Tax Rate	9.06310%

Note:

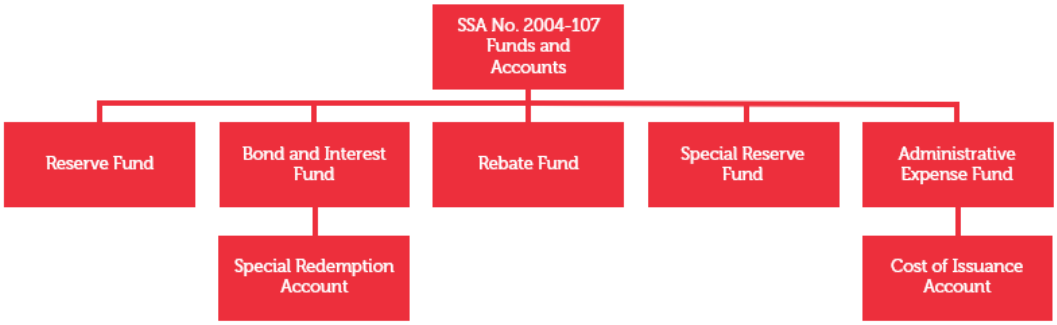
1. Source: Kendall County, for Tax Codes KE021.

APPENDIX A

United City of Yorkville SSA No. 2004-107
Administration Report
(Levy Year 2024)

FUNDS AND ACCOUNTS

Figure A-1: Funds and Accounts

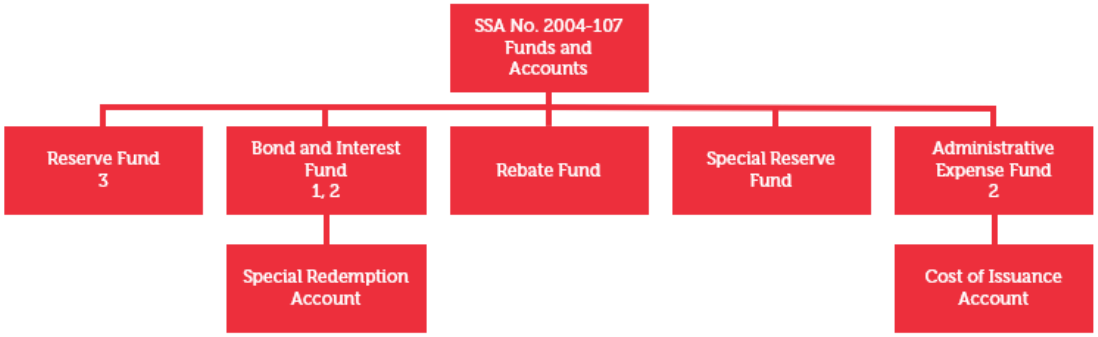


APPENDIX B

United City of Yorkville SSA No. 2004-107
Administration Report
(Levy Year 2024)

APPLICATION OF SPECIAL TAX

Figure B-1: Application of Special Tax



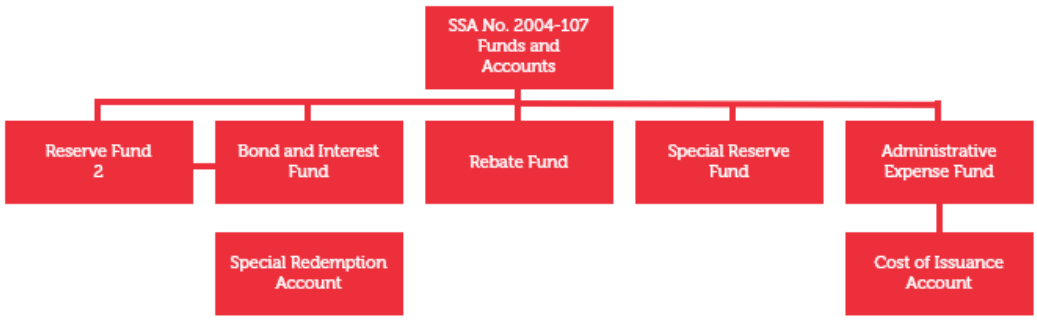
Notes:
1. Special Tax applied in sequence shown.
2. In an amount sufficient to pay Debt Service on the Bonds.

APPENDIX C

United City of Yorkville SSA No. 2004-107
Administration Report
(Levy Year 2024)

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 2024)

DEBT SERVICE SCHEDULE

Table D-1: Revised Debt Service Schedule after December 1, 2024 Redemption

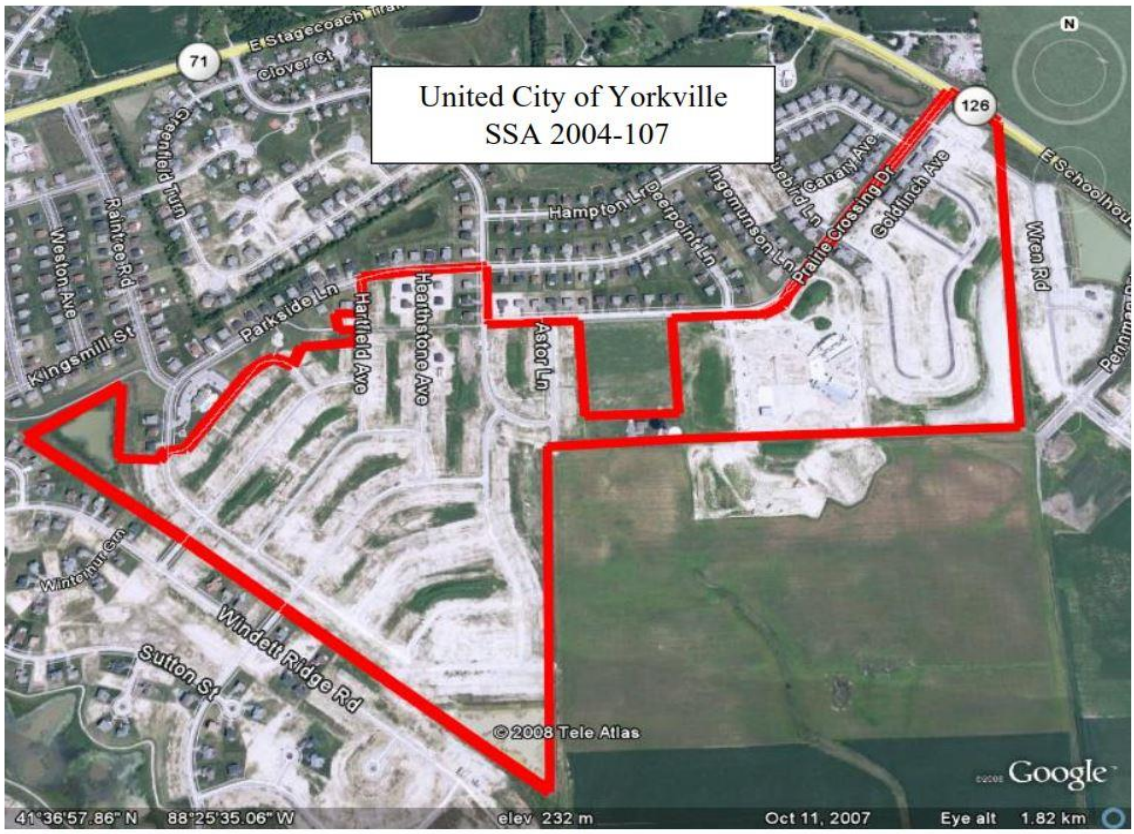
Year Ending (3/1)	Payment Date	Principal	Interest	Debt Service
2025	3/1/2025	$596,000	$99,446.25	$695,446.25
2026	9/1/2025		$87,727.25	$87,727.25
2026	3/1/2026	$344,000	$87,727.25	$431,727.25
2027	9/1/2026		$80,933.25	$80,933.25
2027	3/1/2027	$369,000	$80,933.25	$449,933.25
2028	9/1/2027		$73,830.00	$73,830.00
2028	3/1/2028	$389,000	$73,830.00	$462,830.00
2029	9/1/2028		$66,439.00	$66,439.00
2029	3/1/2029	$409,000	$66,439.00	$475,439.00
2030	9/1/2029		$58,668.00	$58,668.00
2030	3/1/2030	$434,000	$58,668.00	$492,668.00
2031	9/1/2030		$50,422.00	$50,422.00
2031	3/1/2031	$459,000	$50,422.00	$509,422.00
2032	9/1/2031		$41,586.25	$41,586.25
2032	3/1/2032	$484,000	$41,586.25	$525,586.25
2033	9/1/2032		$32,148.25	$32,148.25
2033	3/1/2033	$514,000	$32,148.25	$546,148.25
2034	9/1/2033		$22,125.25	$22,125.25
2034	3/1/2034	$539,000	$22,125.25	$561,125.25
2035	9/1/2034		$11,480.00	$11,480.00
2035	3/1/2035	$574,000	$11,480.00	$585,480.00

APPENDIX E

United City of Yorkville SSA No. 2004-107
Administration Report
(Levy Year 2024)

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 2024)

SPECIAL TAX ROLL AND REPORT

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2004-107

SPECIAL TAX ROLL AND REPORT

Prepared for

UNITED CITY OF YORKVILLE
800 Game Farm Road
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Prepared by

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1301 Dove Street, Suite 600
Newport Beach, CA 92660
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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 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]	TOTAL	SDU [1]	DDU [2]	TDU [3]	TOTAL
	SDU [1]	DDU [2]	TDU [3]	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 2024)

2024 AMENDED SPECIAL TAX ROLL

United City of Yorkville
Special Servces Area No. 2004-107
(Raintree Village 2)
Levy Year 2024

PIN	Lot	Unit	Land Use	# of Units	2024 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Single Family Property							
05-09-211-009	361		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-211-010	362		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-211-013	365		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-213-001	360		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-213-002	359		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-213-003	358		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-213-004	357		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-213-005	356		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-213-006	355		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-213-007	354		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-213-008	353		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-213-009	419		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-213-011	417		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-213-012	416		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-213-013	415		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-213-014	414		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-213-015	413		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-213-016	412		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-213-017	411		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-214-001	410		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-214-003	408		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-214-004	407		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-214-006	405		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-214-007	404		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-214-008	397		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-214-009	396		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-214-010	395		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-214-011	394		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-214-012	393		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-214-013	392		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-215-001	366		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-215-002	367		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-215-003	368		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-215-004	369		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-215-005	370		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-215-006	371		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-216-001	391		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-216-002	390		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-216-003	389		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-216-004	373		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-216-005	372		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-226-003	350		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-231-001	349		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-231-002	348		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-231-003	347		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-231-004	346		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-231-006	344		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-232-002	342		SFD	1	$2,784.00	$864.22	$1,919.78

United City of Yorkville
Special Servces Area No. 2004-107
(Raintree Village 2)
Levy Year 2024

PIN	Lot	Unit	Land Use	# of Units	2024 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Single Family Property							
05-09-232-003	341		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-232-005	339		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-232-006	338		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-233-001	352		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-233-002	420		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-233-003	353		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-233-004	421		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-234-001	422		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-234-002	423		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-234-003	424		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-234-004	425		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-234-005	426		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-234-006	427		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-234-007	428		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-234-008	429		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-234-009	430		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-234-010	431		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-235-001	432		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-235-002	433		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-235-003	434		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-235-004	435		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-235-005	436		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-235-006	437		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-235-007	438		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-235-008	439		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-235-009	440		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-235-010	441		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-235-011	442		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-235-012	443		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-235-014	445		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-235-015	446		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-235-016	447		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-235-017	448		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-235-018	449		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-236-001	403		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-236-002	402		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-236-003	401		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-236-004	400		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-236-005	399		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-236-006	398		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-237-001	388		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-237-002	387		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-237-003	386		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-237-004	385		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-237-005	384		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-237-006	383		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-237-007	382		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-237-008	381		SFD	1	$2,784.00	$864.22	$1,919.78

United City of Yorkville
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PIN	Lot	Unit	Land Use	# of Units	2024 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Single Family Property							
05-09-237-009	380		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-237-010	379		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-237-011	378		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-237-012	377		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-237-013	376		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-237-014	375		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-237-015	374		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-238-001	450		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-238-002	451		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-238-003	452		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-238-004	453		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-238-005	454		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-238-006	455		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-238-007	456		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-238-009	458		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-238-010	459		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-239-001	501		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-239-002	502		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-239-004	504		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-239-005	505		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-239-006	506		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-239-007	507		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-239-008	508		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-239-009	509		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-239-010	510		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-239-011	511		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-239-012	512		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-239-014	514		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-239-015	515		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-239-016	516		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-239-017	517		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-239-018	518		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-239-019	519		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-240-001	520		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-240-002	521		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-240-003	522		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-240-004	523		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-240-005	524		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-240-006	525		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-240-007	526		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-240-008	527		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-240-009	528		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-240-010	529		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-240-011	530		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-240-012	531		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-240-013	532		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-240-014	533		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-240-015	534		SFD	1	$2,784.00	$864.22	$1,919.78

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PIN	Lot	Unit	Land Use	# of Units	2024 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Single Family Property							
05-09-241-001	535		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-241-002	536		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-241-003	537		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-241-004	538		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-241-005	539		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-241-006	540		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-241-007	541		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-241-008	542		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-242-001	469		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-242-003	471		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-242-004	472		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-242-005	473		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-242-006	474		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-242-008	476		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-242-009	477		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-242-010	478		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-242-012	480		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-242-013	481		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-242-014	482		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-242-015	483		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-243-001	500		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-243-002	499		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-243-003	498		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-243-004	497		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-243-005	496		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-243-006	495		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-243-007	494		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-243-008	493		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-243-009	492		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-243-010	491		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-243-011	490		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-243-012	489		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-243-013	488		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-243-014	487		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-243-015	486		SFD	1	$2,784.00	$864.22	$1,919.78
05-09-243-016	485		SFD	1	$2,784.00	$864.22	$1,919.78
05-10-106-001	460		SFD	1	$2,784.00	$864.22	$1,919.78
05-10-106-002	461		SFD	1	$2,784.00	$864.22	$1,919.78
05-10-106-003	462		SFD	1	$2,784.00	$864.22	$1,919.78
05-10-106-005	464		SFD	1	$2,784.00	$864.22	$1,919.78
05-10-106-006	465		SFD	1	$2,784.00	$864.22	$1,919.78
05-10-106-007	466		SFD	1	$2,784.00	$864.22	$1,919.78
			Subtotal	**186**	**$517,824.00**	**$160,744.92**	**$357,079.08**
Duplex Property							
05-03-381-010	264		DUP	1	$2,279.00	$707.46	$1,571.54
05-03-381-011	264		DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-034			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-035			DUP	1	$2,279.00	$707.46	$1,571.54

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PIN	Lot	Unit	Land Use	# of Units	2024 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Duplex Property							
05-10-128-036			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-037			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-038			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-039			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-040			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-041			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-042			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-043			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-044			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-045			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-046			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-047			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-048			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-049			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-050			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-051			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-052			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-053			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-054			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-055			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-056			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-057			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-066			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-067			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-068			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-082			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-083			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-084			DUP	1	$2,279.00	$707.46	$1,571.54
05-10-128-085			DUP	1	$2,279.00	$707.46	$1,571.54
			Subtotal	**33**	**$75,207.00**	**$23,346.18**	**$51,860.82**
Townhome Property							
05-03-379-007	295	1	THM	1	$1,923.00	$596.94	$1,326.06
05-03-379-008	295	2	THM	1	$1,923.00	$596.94	$1,326.06
05-03-379-009	295	3	THM	1	$1,923.00	$596.94	$1,326.06
05-03-379-010	295	4	THM	1	$1,923.00	$596.94	$1,326.06
05-03-379-012	296	a	THM	1	$1,923.00	$596.94	$1,326.06
05-03-379-013	296	b	THM	1	$1,923.00	$596.94	$1,326.06
05-03-379-014	296	c	THM	1	$1,923.00	$596.94	$1,326.06
05-03-379-015	296	d	THM	1	$1,923.00	$596.94	$1,326.06
05-03-379-017	294	a	THM	1	$1,923.00	$596.94	$1,326.06
05-03-379-018	294	b	THM	1	$1,923.00	$596.94	$1,326.06
05-03-379-019	294	c	THM	1	$1,923.00	$596.94	$1,326.06
05-03-379-020	294	d	THM	1	$1,923.00	$596.94	$1,326.06
05-03-379-022	293	a	THM	1	$1,923.00	$596.94	$1,326.06
05-03-379-023	293	b	THM	1	$1,923.00	$596.94	$1,326.06
05-03-379-024	293	c	THM	1	$1,923.00	$596.94	$1,326.06
05-03-379-025	293	d	THM	1	$1,923.00	$596.94	$1,326.06
05-03-379-030	297	1	THM	1	$1,923.00	$596.94	$1,326.06

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PIN	Lot	Unit	Land Use	# of Units	2024 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Townhome Property							
05-03-379-032	297	3	THM	1	$1,923.00	$596.94	$1,326.06
05-03-379-033	297	4	THM	1	$1,923.00	$596.94	$1,326.06
05-03-379-034	297	2	THM	1	$1,923.00	$596.94	$1,326.06
05-03-381-008	290		THM	1	$1,923.00	$596.94	$1,326.06
05-03-381-009	290		THM	1	$1,923.00	$596.94	$1,326.06
05-03-381-013	289		THM	1	$1,923.00	$596.94	$1,326.06
05-03-381-014	289		THM	1	$1,923.00	$596.94	$1,326.06
05-03-381-015	289		THM	1	$1,923.00	$596.94	$1,326.06
05-03-381-016	289		THM	1	$1,923.00	$596.94	$1,326.06
05-03-381-017	290		THM	1	$1,923.00	$596.94	$1,326.06
05-03-381-018	290		THM	1	$1,923.00	$596.94	$1,326.06
05-03-381-020			THM	1	$1,923.00	$596.94	$1,326.06
05-03-381-022			THM	1	$1,923.00	$596.94	$1,326.06
05-03-381-024			THM	1	$1,923.00	$596.94	$1,326.06
05-03-381-026			THM	1	$1,923.00	$596.94	$1,326.06
05-03-381-028			THM	1	$1,923.00	$596.94	$1,326.06
05-03-381-029			THM	1	$1,923.00	$596.94	$1,326.06
05-03-381-030			THM	1	$1,923.00	$596.94	$1,326.06
05-03-382-006	288		THM	1	$1,923.00	$596.94	$1,326.06
05-03-382-008	288		THM	1	$1,923.00	$596.94	$1,326.06
05-03-382-009			THM	1	$1,923.00	$596.94	$1,326.06
05-03-382-010			THM	1	$1,923.00	$596.94	$1,326.06
05-03-382-012			THM	1	$1,923.00	$596.94	$1,326.06
05-03-382-014	288		THM	1	$1,923.00	$596.94	$1,326.06
05-10-126-003			THM	1	$1,923.00	$596.94	$1,326.06
05-10-126-005			THM	1	$1,923.00	$596.94	$1,326.06
05-10-126-006			THM	1	$1,923.00	$596.94	$1,326.06
05-10-126-007			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-017	311		THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-019	311		THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-021			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-023			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-024			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-025			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-026			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-027			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-029			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-031			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-032			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-033			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-035			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-037			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-038			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-039			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-041			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-043			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-044			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-045			THM	1	$1,923.00	$596.94	$1,326.06

United City of Yorkville
Special Servces Area No. 2004-107
(Raintree Village 2)
Levy Year 2024

PIN	Lot	Unit	Land Use	# of Units	2024 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Townhome Property							
05-10-127-047			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-049			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-050			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-051			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-053			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-054			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-055			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-056			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-058			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-059			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-060			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-061			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-063			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-065			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-066			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-067			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-068			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-070			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-071			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-072			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-073			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-075			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-076			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-077			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-079			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-081			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-082			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-083			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-085			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-087			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-088			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-089			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-090			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-092			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-093			THM	1	$1,923.00	$596.94	$1,326.06
05-10-127-094			THM	1	$1,923.00	$596.94	$1,326.06
05-10-128-027	299	a	THM	1	$1,923.00	$596.94	$1,326.06
05-10-128-028	299	b	THM	1	$1,923.00	$596.94	$1,326.06
05-10-128-029	299	c	THM	1	$1,923.00	$596.94	$1,326.06
05-10-128-030	299	d	THM	1	$1,923.00	$596.94	$1,326.06
05-10-128-060			THM	1	$1,923.00	$596.94	$1,326.06
05-10-128-062			THM	1	$1,923.00	$596.94	$1,326.06
05-10-128-063			THM	1	$1,923.00	$596.94	$1,326.06
05-10-128-064			THM	1	$1,923.00	$596.94	$1,326.06
05-10-128-070			THM	1	$1,923.00	$596.94	$1,326.06
05-10-128-071			THM	1	$1,923.00	$596.94	$1,326.06
05-10-128-072			THM	1	$1,923.00	$596.94	$1,326.06
05-10-128-073			THM	1	$1,923.00	$596.94	$1,326.06

United City of Yorkville
Special Servces Area No. 2004-107
(Raintree Village 2)
Levy Year 2024

PIN	Lot	Unit	Land Use	# of Units	2024 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Townhome Property							
05-10-128-077			THM	1	$1,923.00	$596.94	$1,326.06
05-10-128-079			THM	1	$1,923.00	$596.94	$1,326.06
05-10-128-080			THM	1	$1,923.00	$596.94	$1,326.06
05-10-128-081			THM	1	$1,923.00	$596.94	$1,326.06
05-10-128-087			THM	1	$1,923.00	$596.94	$1,326.06
05-10-128-089			THM	1	$1,923.00	$596.94	$1,326.06
05-10-128-090			THM	1	$1,923.00	$596.94	$1,326.06
05-10-128-091			THM	1	$1,923.00	$596.94	$1,326.06
05-10-128-093	300		THM	1	$1,923.00	$596.94	$1,326.06
05-10-128-094	300		THM	1	$1,923.00	$596.94	$1,326.06
05-10-128-095	300		THM	1	$1,923.00	$596.94	$1,326.06
05-10-128-096	300		THM	1	$1,923.00	$596.94	$1,326.06
			Subtotal	**125**	**$240,375.00**	**$74,617.50**	**$165,757.50**
Prepaid Single Family Property							
05-09-213-010	418		SFD	1	$2,784.00	$2,784.00	$0.00
05-09-238-008	457		SFD	1	$2,784.00	$2,784.00	$0.00
05-10-106-004	463		SFD	1	$2,784.00	$2,784.00	$0.00
			Subtotal	**3**	**$8,352.00**	**$8,352.00**	**$0.00**
Prepaid Townhome Property							
05-03-382-011			THM	1	$1,923.00	$1,923.00	$0.00
05-03-382-013	288		THM	1	$1,923.00	$1,923.00	$0.00
			Subtotal	**2**	**$3,846.00**	**$3,846.00**	**$0.00**
Prepaid Property Prior to 2024 Refunding							
05-03-381-023			THM	1	$0.00	$0.00	$0.00
05-09-211-011	363		SFD	1	$0.00	$0.00	$0.00
05-09-211-012	364		SFD	1	$0.00	$0.00	$0.00
05-09-214-002	409		SFD	1	$0.00	$0.00	$0.00
05-09-214-005	406		SFD	1	$0.00	$0.00	$0.00
05-09-231-005	345		SFD	1	$0.00	$0.00	$0.00
05-09-232-001	343		SFD	1	$0.00	$0.00	$0.00
05-09-232-004	340		SFD	1	$0.00	$0.00	$0.00
05-09-235-013	444		SFD	1	$0.00	$0.00	$0.00
05-09-239-003	503		SFD	1	$0.00	$0.00	$0.00
05-09-239-013	513		SFD	1	$0.00	$0.00	$0.00
05-09-242-002	470		SFD	1	$0.00	$0.00	$0.00
05-09-242-007	475		SFD	1	$0.00	$0.00	$0.00
05-09-242-011	479		SFD	1	$0.00	$0.00	$0.00
05-10-128-058			DUP	1	$0.00	$0.00	$0.00
05-10-128-059			DUP	1	$0.00	$0.00	$0.00
05-10-128-065			DUP	1	$0.00	$0.00	$0.00
05-10-128-074			DUP	1	$0.00	$0.00	$0.00
05-10-128-075			DUP	1	$0.00	$0.00	$0.00
			Subtotal	**19**	**$0.00**	**$0.00**	**$0.00**
Exempt							
05-03-379-006	285		EXEMPT	0	$0.00	$0.00	$0.00
05-03-379-016	296	e	EXEMPT	0	$0.00	$0.00	$0.00
05-03-379-021	294	e	EXEMPT	0	$0.00	$0.00	$0.00

United City of Yorkville
Special Servces Area No. 2004-107
(Raintree Village 2)
Levy Year 2024

PIN	Lot	Unit	Land Use	# of Units	2024 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Exempt							
05-03-379-026	293	e	EXEMPT	0	$0.00	$0.00	$0.00
05-03-380-001	286		EXEMPT	0	$0.00	$0.00	$0.00
05-03-381-006	263		EXEMPT	0	$0.00	$0.00	$0.00
05-03-382-001	261		EXEMPT	0	$0.00	$0.00	$0.00
05-03-382-004	262		EXEMPT	0	$0.00	$0.00	$0.00
05-09-242-016	468		EXEMPT	0	$0.00	$0.00	$0.00
05-09-400-009	484		EXEMPT	0	$0.00	$0.00	$0.00
05-10-105-001	215		EXEMPT	0	$0.00	$0.00	$0.00
05-10-105-002	216		EXEMPT	0	$0.00	$0.00	$0.00
05-10-105-003	320		EXEMPT	0	$0.00	$0.00	$0.00
05-10-106-008	467		EXEMPT	0	$0.00	$0.00	$0.00
05-10-127-015	284		EXEMPT	0	$0.00	$0.00	$0.00
05-10-128-025	283		EXEMPT	0	$0.00	$0.00	$0.00
05-10-128-026	319		EXEMPT	0	$0.00	$0.00	$0.00
05-10-128-031	299	e	EXEMPT	0	$0.00	$0.00	$0.00
			Subtotal	**0**	**$0.00**	**$0.00**	**$0.00**
			GRAND TOTALS	**368**	**$845,604.00**	**$270,906.60**	**$574,697.40**
				# of units)	(maximum taxes)	(taxes abated)	(taxes levied)

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Public Finance
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Development Economics
Clean Energy Bonds

Memorandum

To: City Council
From: Rob Fredrickson, Finance Director
Date: November 13, 2024
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	2024 Levy	2023 Levy	% Change
Maximum Parcel Amount			
Single Family	$ 2,574.00	$ 2,536.00	1.50%
Townhome	$ 2,189.00	$ 2,157.00	1.48%
Extended Parcel Amounts			
Single Family	$ 1,885.46	$ 1,858.64	1.44%
Townhome	$ 1,603.44	$ 1,580.88	1.43%

As noted above, extended (actual) 2024 tax levy amounts will marginally increase by approximately 1.4% 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 $855,546.66 (out of a maximum amount of $1,185,998.00 – with $330,451.34 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 9) of the Administration Report prepared by the City's SSA consultant, David Taussig & Associates (DTA).

Special Service No. 2005-109 (Bristol Bay)

Tax Classification	2024 Levy	2023 Levy	% Change
Maximum Parcel Amount - First Series			
Single Family	$ 2,780.00	$ 2,739.00	1.50%
Townhome	$ 2,253.00	$ 2,220.00	1.49%
Condominium	$ 1,899.00	$ 1,871.00	1.50%
Extended Parcel Amounts - First Series			
Single Family	$ 2,096.82	$ 2,067.00	1.44%
Townhome	$ 1,699.34	$ 1,675.34	1.43%
Condominium	$ 1,432.34	$ 1,411.96	1.44%

As noted above, extended (actual) 2024 tax levy amounts will increase by approximately 1.4% 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 $1,300,591.66 (out of a maximum amount of $1,747,515.00 – with $446,923.34 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. 2024-_____

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 $330,451.34 as levied for SSA 2005-108 (Series 2006 Autumn Creek Project) and $446,923.34 as levied for the SSA 2005-109 (Series 2006 Bristol Bay Project) for the levy year of 2024 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 2024 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. 2024.

_____

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. 2024.

_____

MAYOR

Attest:

_____

CITY CLERK

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ADMINISTRATION REPORT (LEVY YEAR 2024)

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NOS. 2005-108 AND 2005-109

November 12, 2024

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UNITED CITY OF YORKVILLE

ADMINISTRATION REPORT

(LEVY YEAR 2024)

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 2024 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 2024 Special Tax Requirement is equal to $2,156,138. As shown in Table 1 below, the 2024 Special Tax Requirement is equal to the sum of the Series 2016 Bond debt service for the bond year ending March 1, 2026, estimated administrative expenses, and the contingency for estimated delinquent special taxes, and less the estimated projected available fund as of March 1, 2025.

Table 1: 2024 Special Tax Requirement

Types of Funds	Total Amount
Sources of Funds	
Prior Year Surplus/(Deficit)	$81,000
Earnings	$0
Special Taxes	$2,156,138
Subtotal	**$2,237,138**
Uses of Funds	
Debt Service	
Interest - 09/01/2025	($421,474)
Interest - 03/01/2026	($421,474)
Principal - 03/01/2026	($1,282,000)
Administrative Expenses	($47,500)
Delinquent Special Taxes	($64,691)
Reserve Fund Replenishment	$0
Subtotal	**($2,237,138)**
Projected Surplus/(Deficit) – March 1, 2026	**$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, 2024, 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 (10/1/2023 through 9/30/2024)

Types of Funds	Administrative Expense Fund	Reserve Fund	Bond and Interest Fund	Special Redemption Fund
Sources of Funds - Actual				
Beginning Balance (October 1, 2023)	$25,641	$2,476,503	$1,736,662	$25,030
Earnings	$926	$123,621	$58,254	$919
Special Taxes				
Prior Year(s)	$0	$0	$79,257	$0
Levy Year 2023	$0	$0	$2,070,934	$0
Uses of Funds - Actual				
Account Transfers	$0	($137,323)	$232,889	($95,566)
Administrative Expense Transfers				
2023 Budgeted	$150	$0	$0	($150)
2024 Prefunding	$10,391	$0	($9,941)	($450)
Debt Service				
Interest and Principal - 03/01/2024	$0	$0	($1,739,721)	$0
Interest - 09/01/2024	$0	$0	($440,213)	$0
Bond Redemptions/Prepayments				
Receipts	$0	$0	$0	$71,068
Principal Redemption	$0	$0	$0	$0
Redemption Premium	$0	$0	$0	$0
Property Owner Refunds	$0	$0	$0	$0
Administrative Expenses	($22,886)	$0	$0	$0
Ending Balance (September 30, 2024)	**$14,221**	**$2,462,801**	**$1,988,121**	**$852**

The calculation of the estimated fund balances as of March 1, 2025, is shown in Table 3 below.

Table 3: SSA No. 2005-108 and SSA No. 2005-109 Estimated Transaction Summary (10/01/2024 through 3/1/2025)

Types of Funds	Administrative Expense Fund	Reserve Fund	Bond and Interest Fund	Special Redemption Fund
Sources of Funds - Projected				
Beginning Balance (October 1, 2024)	$14,221	$2,462,801	$1,988,121	$852
Earnings	$0	$0	$0	$0
Special Taxes				
Prior Year(s)	$0	$0	$0	$0
Levy Year 2023	$0	$0	$70,262	$0
Prepayment Receipts	$0	$0	$0	$22,821
Uses of Funds - Projected				
Account Transfers				
Bond Redemption/Prepayments	$150	($3,210)	($2,742)	$5,802
All Other/Non-Administrative Expense	$0	($91)	$91	$0
Administrative Expense Transfers				
2024 Budgeted	$28,779	$0	($28,779)	$0
2025 Prefunding	$14,100	$0	($14,100)	$0
Debt Service				
Interest - 03/01/2025	$0	$0	($440,238)	$0
Principal - 03/01/2025	$0	$0	($1,214,000)	$0
Bond Redemptions/Prepayments				
Principal Redemption	$0	$0	$0	($26,000)
Redemption Premium and Accrued Interest	$0	$0	$0	($260)
Property Owner Refunds	$0	$0	$0	$0
Administrative Expenses				
Remaining Levy Year 2023 Expenses	($43,000)	$0	$0	$0
Ending Balance - March 1, 2025	**$14,250**	**$2,459,499**	**$358,616**	**$3,215**
Reserve Fund Requirement	N/A	($2,459,499)	N/A	N/A
Funds Not Eligible for Levy Surplus	($14,250)	N/A	($277,616)	N/A
Projected Surplus/(Deficit) as of March 1, 2025	**$0**	**$0**	**$81,000**	**$3,215**

III MAXIMUM, ABATED, AND EXTENDED SPECIAL TAXES

Pursuant to 2016 Bond Ordinance, the 2024 SSA No. 2005-108 Maximum Parcel Special Taxes equal $1,185,998.00. The total required abatement for prepayments is $18,018.00, resulting in the adjusted 2024 Maximum Parcel Special Taxes of $1,167,980.00. Subtracting the 2024 Special Tax Requirement of $855,546.66, results in an abatement of $312,433.34 for parcels subject to the special tax and a total abatement of $330,451.34. 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 2016 Bond Ordinance, the 2024 SSA No. 2005-109 Maximum Parcel Special Taxes equal $1,747,515.00. The total required abatement for prepayments is $23,178.00, resulting in the adjusted 2024 Maximum Parcel Special Taxes of $1,724,337.00. Subtracting the 2024 Special Tax Requirement of $1,300,591.66, results in an abatement of $423,745.34 for parcels subject to the special tax and a total abatement of $446,923.34. 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 2024 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	$2,574.00	$688.54	$1,885.46
Townhome Dwelling Unit	$2,189.00	$585.56	$1,603.44
Single-Family Dwelling Unit - Prepaid	$2,574.00	$2,574.00	$0.00
Townhome Dwelling Unit – Prepaid	$2,189.00	$2,189.00	$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	$2,780.00	$683.18	$2,096.82
Townhome Dwelling Unit	$2,253.00	$553.66	$1,699.34
Condominium Dwelling Unit	$1,899.00	$466.66	$1,432.34
Single-Family Dwelling Unit - Prepaid	$2,780.00	$2,780.00	$0.00
Townhome Dwelling Unit – Prepaid	$2,253.00	$2,253.00	$0.00
Condominium Dwelling Unit – Prepaid	$1,899.00	$1,899.00	$0.00

A comparison of the SSA No. 2005-108 and SSA No. 2005-109 maximum and extended special tax amounts for 2024 and 2023 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 2024	Levy Year 2023	Percentage Change
Maximum Parcel Special Tax			
Single-Family Property	$2,574.00	$2,536.00	1.50%
Townhome Property	$2,189.00	$2,157.00	1.48%
Extended Special Tax			
Single-Family Property	$1,885.46	$1,858.64	1.44%
Townhome Property	$1,603.44	$1,580.88	1.43%

Table 7: SSA No. 2005-109 Comparison of Maximum and Extended Special Taxes

Special Tax Classification	Levy Year 2024	Levy Year 2023	Percentage Change
Maximum Parcel Special Tax			
Single-Family Dwelling Unit	$2,780.00	$2,739.00	1.50%
Townhome Dwelling Unit	$2,253.00	$2,220.00	1.49%
Condominium Dwelling Unit	$1,899.00	$1,871.00	1.50%
Extended Special Tax			
Single-Family Dwelling Unit	$2,096.82	$2,067.00	1.44%
Townhome Dwelling Unit	$1,699.34	$1,675.34	1.43%
Condominium Dwelling Unit	$1,432.34	$1,411.96	1.44%

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	Bond Ordinance	Per Unit	
			Single-Family	Townhome
2024	2025	$1,185,998	$2,574.00	$2,189.00
2025	2026	$1,203,944	$2,613.00	$2,222.00
2026	2027	$1,221,890	$2,652.00	$2,255.00
2027	2028	$1,240,318	$2,692.00	$2,289.00
2028	2029	$1,258,746	$2,732.00	$2,323.00
2029	2030	$1,277,656	$2,773.00	$2,358.00
2030	2031	$1,296,906	$2,815.00	$2,393.00
2031	2032	$1,316,298	$2,857.00	$2,429.00
2032	2033	$1,336,030	$2,900.00	$2,465.00
2033	2034	$1,356,244	$2,944.00	$2,502.00
2034	2035	$1,376,600	$2,988.00	$2,540.00

Table 9: SSA No. 2005-109 Maximum Parcel Special Taxes

Levy Year	Collection Year	Bond Ordinance	Per Unit		
			Single-Family	Townhome	Condominium
2024	2025	$1,747,515	$2,780	$2,253	$1,899
2025	2026	$1,773,709	$2,822	$2,287	$1,927
2026	2027	$1,800,188	$2,864	$2,321	$1,956
2027	2028	$1,827,154	$2,907	$2,356	$1,985
2028	2029	$1,854,612	$2,951	$2,391	$2,015
2029	2030	$1,882,350	$2,995	$2,427	$2,045
2030	2031	$1,910,580	$3,040	$2,463	$2,076
2031	2032	$1,939,297	$3,086	$2,500	$2,107
2032	2033	$1,968,579	$3,132	$2,538	$2,139
2033	2034	$1,998,068	$3,179	$2,576	$2,171
2034	2035	$2,028,329	$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 2023 Special Tax Receipts

As of November 1, 2024, $843,412.08 of $843,412.08 in Levy Year 2023 special tax levies have been collected, resulting in a delinquency amount $0.00 and a delinquency rate of 0.00%.

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.

Kendall County held their annual tax sale on October 28, 2024. Prior to the County Tax Sale, there were 6 parcels with delinquent special taxes of $9,763.04. Delinquent property taxes for 6 and parcels with special taxes of $9,763.04 were purchased at the County Tax Sale.

D SSA No. 2005-109 2023 Special Tax Receipts

As of November 1, 2024, $1,297,783.86 of $1,297,783.86 in Levy Year 2023 special tax levies have been collected, resulting in a delinquency amount $0.00 and a delinquency rate of 0.00%.

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.

Kendall County held their annual tax sale on October 28, 2024. Prior to the County Tax Sale, there were 21 parcels with delinquent special taxes of $34,220.32. Delinquent property taxes for 21 and parcels with special taxes of $34,220.32 were purchased at the County Tax Sale.

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 2023 equalized assessed value for SSA No. 2005-108 increased to $51,025,246.

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 2023 equalized assessed value increased to $48,425,498.

VI OUTSTANDING BONDS

As of September 2, 2024, the outstanding principal was $20,763,000, reflecting the additional $26,000 scheduled to be redeemed on March 1, 2025. 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, $305,000 of the Series 2016 Bonds have been redeemed, with additional $26,000 scheduled to be redeemed on March 1, 2025, 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
March 1, 2024	$89,000
March 1, 2025	$26,000
Total Redeemed	**$331,000**

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 Taxes had been prepaid in full for 8 single-family dwelling units and 8 townhome dwelling units. After the issuance of Series 2016 Bonds, the Maximum Parcel Special Taxes have been prepaid in full for 7 single-family dwelling units to date. No partial prepayments have been received.

B.2 SSA No. 2005-109

Prior to the issuance of Series 2016 Bonds, the Maximum Parcel Special Taxes had been prepaid in full for 1 single-family dwelling units and 3 condominium dwelling units. After the issuance of Series 2016 Bonds, the Maximum Parcel Special Taxes have been prepaid in full for 3 single-family dwelling units and for 9 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 13 below.

Table 13: Equalized Assessed Value and Value-to-Lien Ratio

2023 Equalized Assessed Value [1]	2023 Appraised Value [2]	Outstanding Bonds [3]	Value-to-Lien Ratio
$99,450,744	$298,352,232	$20,763,000	14.37:1

Notes:

1. Source: Kendall County
2. Appraised Value is equal to three times the equalized assessed value.
3. As of September 2, 2024, and reflecting the additional $26,000 scheduled to be redeemed on March 1, 2025.

VIII *AD VALOREM* PROPERTY TAX RATES

The 2023 general *ad valorem* tax rates for SSA No. 2005-108 and SSA No. 2005-109 are shown in Table 14 below.

Table 14: 2023 General *Ad Valorem* Property Tax Rates [1]

Type of Rate	SSA No. 2005-108 *Ad Valorem* Rate	SSA No. 2005-109 *Ad Valorem* Rate
United City of Yorkville Rates		
Police Protection	0.123860%	0.123860%
Police Pension	0.159690%	0.159690%
Audit	0.174360%	0.174360%
Liability Insurance	0.003780%	0.003780%
Social Security	0.005040%	0.005040%
School Crossing Guard	0.018870%	0.018870%
Revenue Recapture	0.002520%	0.002520%
Subtotal Direct Rates	0.003950%	0.003950%
Subtotal City Tax Rate	**0.492070%**	**0.492070%**
District Rates		
County	0.567050%	0.567050%
Bristol-Kendall Fire Protection District	0.671570%	0.671570%
Forest Preserve	0.142570%	0.142570%
Junior College #516	0.451510%	0.451510%
Yorkville Library	0.235010%	0.235010%
Yorkville/Bristol Sanitary District	0.000000%	0.000000%
Bristol Township	0.074290%	0.074290%
Bristol Road District	0.053720%	0.053720%
School District CU-115	6.217770%	6.217770%
Subtotal District Tax Rate	**8.413490%**	**8.413490%**
Total Tax Rate	**8.905560%**	**8.905560%**

Note:

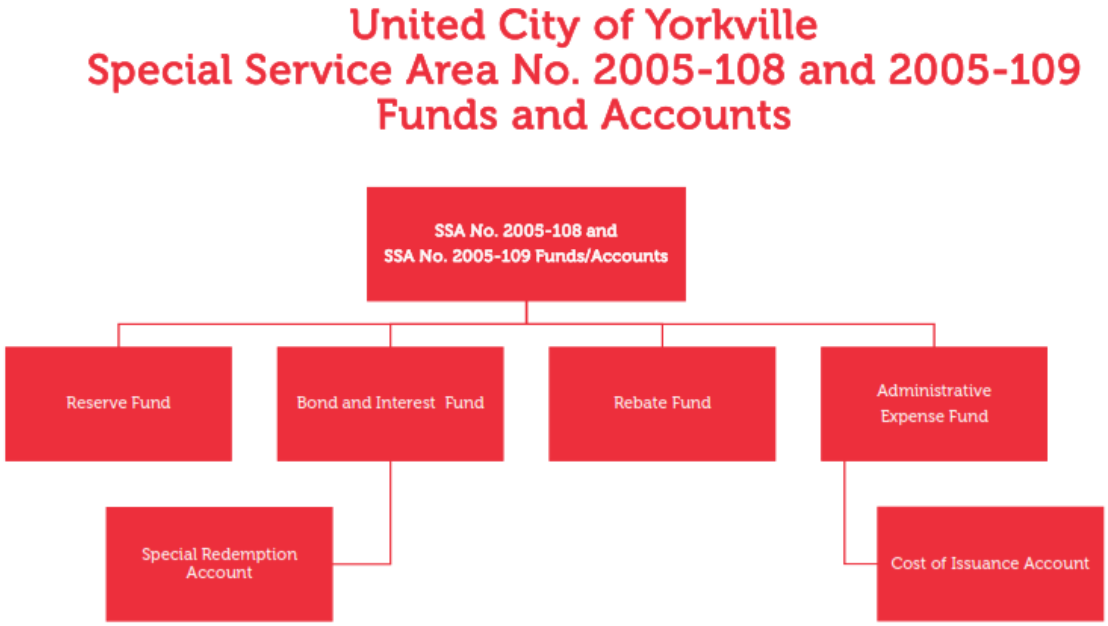
1. Source: Kendall County, for Tax Codes BR005 and BR069.

APPENDIX A

United City of Yorkville SSA No. 2005-108 and SSA No. 2005-109
Administration Report
(Levy Year 2024)

FUNDS AND ACCOUNTS

Figure A-1: Funds and Accounts



APPENDIX B

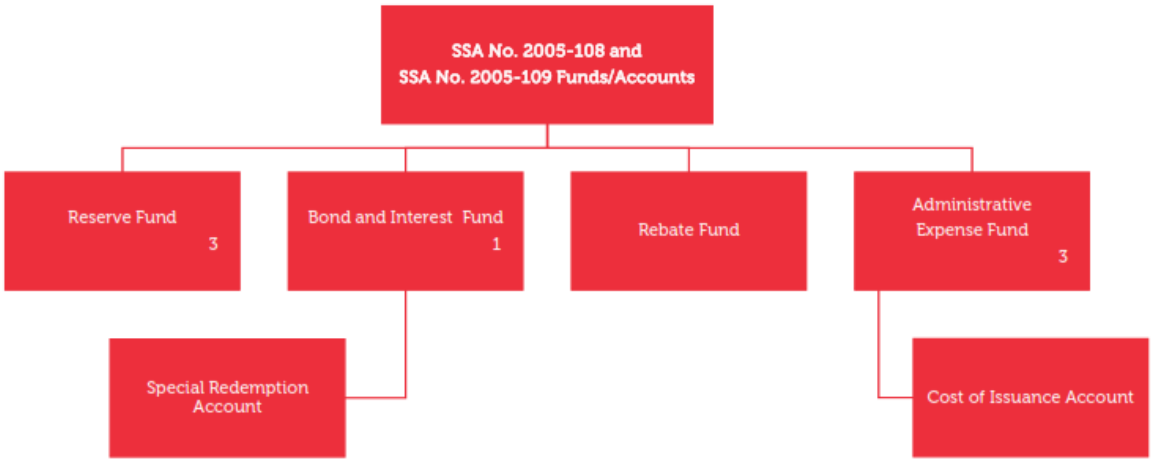
United City of Yorkville SSA No. 2005-108 and SSA No. 2005-109
Administration Report
(Levy Year 2024)



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.

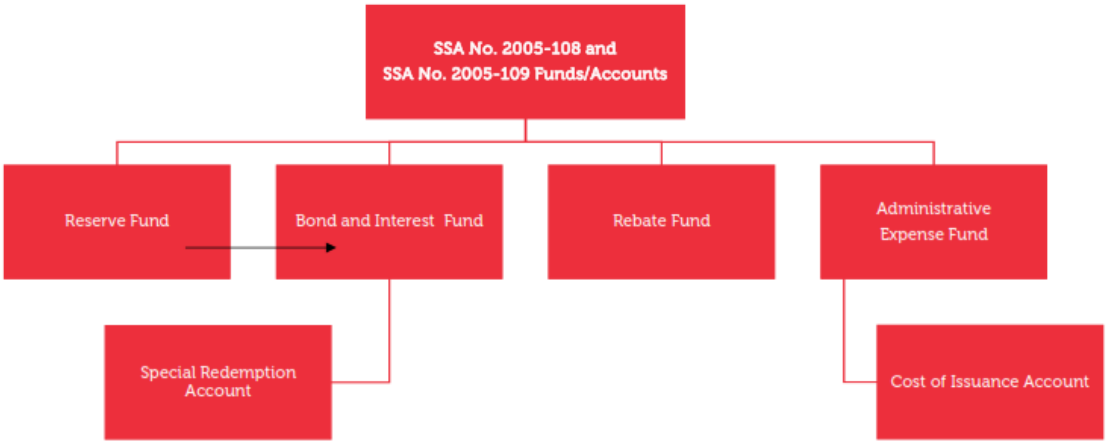
APPENDIX C

United City of Yorkville SSA No. 2005-108 and SSA No. 2005-109
Administration Report
(Levy Year 2024)

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 2024)

DEBT SERVICE SCHEDULE

Table D-1: Revised Debt Service Schedule

Year Ending (3/1)	Payment Date	Principal	Interest	Debt Service
2025	3/1/2025	$1,214,000	$440,237.50	$1,654,237.50
2026	9/1/2025		$421,473.75	$421,473.75
2026	3/1/2026	$1,282,000	$421,473.75	$1,703,473.75
2027	9/1/2026		$401,442.50	$401,442.50
2027	3/1/2027	$1,350,000	$401,442.50	$1,751,442.50
2028	9/1/2027		$379,505.00	$379,505.00
2028	3/1/2028	$1,429,000	$379,505.00	$1,808,505.00
2029	9/1/2028		$343,780.00	$343,780.00
2029	3/1/2029	$1,534,000	$343,780.00	$1,877,780.00
2030	9/1/2029		$305,430.00	$305,430.00
2030	3/1/2030	$1,643,000	$305,430.00	$1,948,430.00
2031	9/1/2030		$264,355.00	$264,355.00
2031	3/1/2031	$1,755,000	$264,355.00	$2,019,355.00
2032	9/1/2031		$220,480.00	$220,480.00
2032	3/1/2032	$1,872,000	$220,480.00	$2,092,480.00
2033	9/1/2032		$173,680.00	$173,680.00
2033	3/1/2033	$1,996,000	$173,680.00	$2,169,680.00
2034	9/1/2033		$133,760.00	$133,760.00
2034	3/1/2034	$2,115,000	$133,760.00	$2,248,760.00
2035	9/1/2034		$91,460.00	$91,460.00
2035	3/1/2035	$2,227,000	$91,460.00	$2,318,460.00
2036	9/1/2035		$46,920.00	$46,920.00
2036	3/1/2036	$2,346,000	$46,920.00	$2,392,920.00

APPENDIX E

United City of Yorkville SSA No. 2005-108 and SSA No. 2005-109
Administration Report
(Levy Year 2024)

AERIAL APPENDIX OF SSA BOUNDARIES


United City of Yorkville
SSA 2005-108
20
Old Glory Dr
Sunset Ave
Sunset St
Parkway Dr
Kennedy Rd
Jillian 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 2024)

SPECIAL TAX ROLL AND REPORT

UNITED CITY OF YORKVILLE

SPECIAL SERVICE AREA NO. 2005-108

SPECIAL TAX ROLL AND REPORT

MARCH 28, 2006

Prepared for

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

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UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-108
(AUTUMN CREEK)

SPECIAL TAX ROLL AND REPORT
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I. INTRODUCTION

Pursuant to the provisions of the Act and in accordance with the "Establishing Ordinance" being Ordinance No. _____ passed by the City Council of the United City of Yorkville, County of Kendall, State of Illinois, on March 28, 2006 in connection with the proceedings for Special Service Area Number 2005-108 (hereinafter referred to as "SSA No. 2005-108"), this Special Tax Roll and Report of SSA No. 2005-108 (the "Report") is herewith submitted and made part of the Establishing Ordinance.

II. DEFINITIONS

The terms used herein shall have the following meanings:

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

"Administrative Expenses" means the following actual or reasonably estimated costs permitted in accordance with the Act and directly related to the administration of SSA No. 2005-108 and the Bonds as determined by the City or its designee including, but not limited to, the following: the costs of computing the Special Taxes and of preparing the amended Special Tax Roll (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City, the County, or otherwise); the costs of remitting the Special Taxes to the fiscal agent and/or trustee for any Bonds; the costs of the fiscal agent and/or trustee (including its legal counsel) in the discharge of the duties required of it under the Bond Indenture; the costs of the City or designee in computing the amount of rebatable arbitrage, if any; the costs of the City or designee in complying with the disclosure requirements of applicable federal and state securities laws and of the Act, including, but not limited to, public inquiries regarding the Special Taxes; the costs of the City or designee in applying for and maintaining ratings of the Bonds; the costs associated with the release of funds from any escrow account or funds held pursuant to the Bond Indenture; and any termination payments owed by the City in connection with any guaranteed investment contract, forward purchase agreement, or other investment of funds held under the Bond Indenture. Administrative Expenses shall also include amounts advanced by the City for any administrative purpose of SSA No. 2005-108 including the costs of computing Special Tax Bond Prepayment amounts, recording of lien satisfaction or other notices related to a Special Tax Bond Prepayment or Mandatory Special Tax Prepayment, discharge or satisfaction of Special Taxes; the administrative costs associated with upgrading the software utilized by Kendall County relating to the Special Tax; and the costs of commencing and pursuing to completion any foreclosure action arising from and pursuing the collection of delinquent Special Taxes and the reasonable fees of legal counsel to the City incurred in connection with all of the foregoing.

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

"Bonds" means any bonds or other debt, including refunding bonds, whether in one or more series, issued by the City and secured by the Maximum Parcel Special Tax for SSA No. 2005-108, the proceeds of which will be used to finance inter alia, all or a portion of the public improvements authorized pursuant to the Establishing Ordinance.

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

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

"Consultant" means the designee of the City responsible for determining the Special Taxes and assisting the City and the County in providing for the collection of the Special Taxes, continuing disclosure, and any other administrative efforts related to SSA No. 2005-105.

"Council" means the City Council of the United City of Yorkville, having jurisdiction over SSA No. 2005-108.

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

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

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

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

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

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

"Parcel" means a lot, parcel, and/or other interest in real property within the boundaries of SSA No. 2005-108 to which a permanent index number ("PIN") is assigned as determined from a PIN Map or the County assessment roll.

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

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

"Preliminary Plat" means the preliminary subdivision plat for SSA No. 2005-108 approved by the City.

"Residential Property" means all Parcels within the boundaries of SSA No. 2005-108 on which Dwelling Units have been, may be, or are anticipated to be constructed as determined from the Preliminary Plat or applicable Final Plat.

"School District" means the Yorkville Community Unit School District 115.

"School Property" means the property within the boundaries of SSA No. 2005-108 on which a proposed elementary school has been, may be, or is anticipated to be constructed as determined from the Preliminary Plat or any Final Plat.

"Single-family Property" means all Parcels within the boundaries of SSA No. 2005-108 on which single-family Dwelling Units have been, may be, or are anticipated to be constructed as determined from the applicable Preliminary Plat, Final Plat, or other document approved by the City as determined by the Consultant.

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

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

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

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

"Townhome Property" means all Parcels within the boundaries of SSA No. 2005-108 on which townhome Dwelling Units have been, may be, or are anticipated to be constructed as determined from the applicable Preliminary Plat, Final Plat, or other document approved by the City as determined by the Consultant.

III. SPECIAL SERVICE AREA DESCRIPTION

A. BOUNDARIES OF SSA NO. 2005-108

SSA No. 2005-108 consists of approximately two hundred sixty-five (265) acres and is generally located northwest of State Route 34 and southeast of the Bristol Lake Subdivision. A legal description is attached as Exhibit D of the Establishing Ordinance.

B. ANTICIPATED LAND USES

SSA No. 2005-108 is anticipated to consist of three hundred and seventeen (317) single-family Dwelling Units (i.e., single-family homes), and two hundred fifty-eight (258) townhome Dwelling Units, and an elementary school.

IV. SPECIAL SERVICES

SSA No. 2005-108 has been established to finance certain special services conferring special benefit thereto and which are in addition to the municipal services provided to the City as a whole. A general description, estimated cost, and allocation of these special services are set forth below.

A. GENERAL DESCRIPTION

1. ELIGIBLE IMPROVEMENTS

The special services that are eligible to be financed by SSA No. 2005-108 consist of certain public improvements with appurtenances and appurtenant work in connection therewith necessary to serve SSA No. 2005-108 (hereinafter referred to as the "Eligible Improvements"). The Eligible Improvements are generally described as follows: the acquisition, construction and installation of public improvements including, but not limited to:

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

foregoing improvements, required tap-on and related fees for water or sanitary sewer services and other eligible costs.

2. SSA FUNDED IMPROVEMENTS

SSA No. 2005-108 is anticipated to fund the cost associated with the following improvements (subject to alternatives, modifications, and/or substitutions as described in Section IV.D below):

- SSA No. 2005-108 is anticipated to fund certain on-site and off-site public facilities and the road impact fees associated with the construction of Kennedy Road, subject to the alternatives, modifications, and/or substitutions as described in Section IV. D below.

B. ESTIMATED COSTS

The estimated costs for the Eligible Improvements and the amounts anticipated to be financed by SSA No. 2005-108 are presented in Table 1 below. The costs anticipated to be financed by SSA No. 2005-108 do not include any costs allocated to the School Property. Therefore, the School Property will be exempt from the Special Tax.

TABLE 1
ESTIMATED COSTS FOR ELIGIBLE IMPROVEMENTS

PUBLIC IMPROVEMENT	GRAND TOTAL	ELIGIBLE IMPROVEMENTS ALLOCABLE TO RESIDENTIAL PROPERTY	SSA NO. 2005-108 FUNDED IMPROVEMENTS
Sanitary Sewer	$2,606,012	$2,390,549	$2,188,042
Water	$2,049,445	$1,879,998	$1,670,537
Roads	$8,057,199	$7,030,449	$4,780,282
Storm Sewer	$3,634,117	$3,383,772	$2,964,624
Grand Total	$16,346,773	$14,684,768	$11,603,485

C. ALLOCATION

Special taxes levied pursuant to the Act must bear a rational relationship between the amount of the special tax levied against each Parcel within SSA No. 2005-108 and the special service benefit rendered. Therefore, the public improvements anticipated to be financed by SSA No. 2005-108 as shown in Table 1 have been allocated in accordance with the benefit rendered to the property therein, with benefit estimated to be a function of (i) the service or benefit area for said improvements and (ii) the relative capacity for said improvements reserved for or

used by properties within the benefit area. A discussion of the relevant benefit area(s) and measures of public facilities usage is detailed below.

1. BENEFIT AREA

The eligible public improvements are designed with the intent to specifically service SSA No. 2005-108 and the School Property, and therefore the benefit area includes only such property. Each land use type is allocated a share of each public facility type in accordance with the public facility usage factors described below.

2. PUBLIC FACILITY USAGE

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

a. SANITARY SEWER AND WATER USAGE

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

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

Sewer and water demand for public schools is a function of the estimated number of students and employees. The School District indicates the proposed elementary school to have a capacity of approximately 650 students and 30 employees. Applying the IEPA

standards of 0.25 gallons per student and employee per day yields a total P.E. of 170.00 for the proposed elementary school.

b. ROAD USAGE

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

The average weekday trips associated with an elementary school are typically expressed per student and are estimated by Trip Generation Sixth Edition at 1.02 per elementary school student.

c. STORM SEWER USAGE

Storm sewer facilities are sized based upon estimated storm flows which vary with the size of the tributary drainage area, slope, soil type, antecedent runoff condition, and impervious ground cover. In its "Urban Hydrology for Small Watersheds: TR-55" (the "TR-55 Manual"), the United States Department of Agriculture indicates average "runoff curve numbers" for purposes of measuring storm flows or runoff. The runoff curve equation estimates storm runoff given a particular volume of rainfall. The runoff curve numbers for fully developed urban areas indicated in the TR-55 Manual vary by land use type, impervious area, and hydrologic soil group. Assuming generally uniform antecedent runoff and hydrologic soil conditions, storm flows will tend to vary with land use and the associated impervious area.

Impervious ground coverage factors for residential development vary by development density or the number of dwelling units per gross acre, with gross acreage being exclusive of open space. The TR-55 Manual estimates impervious ground area at approximately 30.00% for development densities of 3 units to an acre, 38.00% for development densities of 4 units to an acre, and 65.00% for development densities of 8 or greater units to an acre. Generally, the greater the density the more impervious area per acre. The gross densities for the single-family homes and townhomes are approximately three to an acre and eight to an acre, respectively.

The TR-55 Manual does not contain impervious ground areas for elementary schools. The impervious ground coverage factors for the School Property have been provided by the School District and are based on design plans for existing school facilities.

Tables 2 – 4 on the following pages show these public improvement usage factors and their equivalency (i.e., the relationship of these factors among the different land uses within SSA No. 2005-108).

TABLE 2

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

	Land Use	COUNT			P.E.	Total P.E.[1]	Equivalent Unit[2]	Total Equivalent Units[3, 4]
		Dwelling Units	Students	Employees				
(1)	Single-Family Property (DU)	317	NA	NA	3.5	1,109.50	1.00	317.00
(2)	Townhome Property (DU)	258	NA	NA	3.0	774.00	0.86	221.88
	School Property						48.57	48.57
(3)	(Per Student)	NA	650	NA	0.25	162.50		
(4)	(Per Employee)	NA	NA	30	0.25	7.50		
Grand Total[4]		575	650	30	NA	2,053.50	NA	587.45

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

TABLE 3

ROAD USAGE FACTORS
TRIPS AND EQUIVALENT UNITS

	Land Use	COUNT			Average Weekday Trip Factor	Total Weekday Trips[1]	Equivalent Unit[2]	Total Equivalent Units[3, 4]
		Dwelling Units	Students	Employees				
(1)	Single-Family Property (DU)	317	NA	NA	9.57	3,033.69	1.00	317.00
(2)	Townhome Property (DU)	258	NA	NA	5.86	1,511.88	0.61	157.38
	School Property						69.28	69.28
(3)	(Per Student)	NA	650	NA	1.02	663.00		
(4)	(Per Employee)	NA	NA	30	NA	0.00		
Grand Total[4]		575	650	30	NA	5,208.57	NA	543.66

[1] Average weekday trip factor multiplied by applicable number of dwelling units, students, or employees.
[2] Equivalent units for land uses 1 and 2 computed by dividing average weekday trip factor for each land use by average weekday trip factor for a single-family home. Equivalent units for 3 and 4 computed by dividing total average weekday trips by average weekday trip factor for a single-family home.
[3] Equivalent unit factor multiplied by applicable number of dwelling units or schools, as applicable.
[4] Calculations may vary slightly due to rounding.

TABLE 4

STORM SEWER MANAGEMENT FACTORS
IMPERVIOUS AREA AND EQUIVALENT UNITS

	Land Use	COUNT			Coverage Factor	Impervious Area		Equivalent Unit[2]	Total Equivalent Units[3, 4]
		Dwelling Units	Lot Size Per DU / Site	Acres		Per DU / Site	Total		
(1)	Single-Family Property (DU)	317	18,789	NA	30%	5,637	1,786,929	1.00	317.00
(2)	Townhome Property (DU)	258	5,648	NA	65%	3,671	947,118	0.65	167.70
(3)	School Property	NA	NA	16.0	29%	202,118	202,118	35.86	35.86
Grand Total[4]		575	NA	16.0	NA	NA	2,936,165	NA	520.56

[1] Impervious area per dwelling unit for land uses 1 and 2 computed by multiplying coverage factor by lot size.
[2] Equivalent units for land uses 1 and 2 computed by dividing impervious area for each land use by impervious area for single-family land use. Equivalent units for land use 3 computed by dividing total impervious area by impervious area for the typical single-family home.
[3] Equivalent unit factor multiplied by applicable number of dwelling units or schools, as applicable.
[4] Calculations may vary slightly due to rounding.

3. ALLOCATED COSTS

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

The portion of the Eligible Improvements to be financed with bond proceeds is shown in Table 10. All Eligible Improvements that are not financed through SSA No. 2005-108 (which include all Eligible Improvements allocated to the School Property) will be funded by the developer and are categorized as "Developer's Equity."

TABLE 5

SANITARY SEWER COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost[5]
(1)	Single-Family Property (DU)	317.00	$1,406,257[2]
(2)	Townhome Property (DU)	221.88	$984,291[3]
(3)	School Property (per site)	48.57	$215,463[4]
(4)	Grand Total	587.45	$2,606,012

[1] From Table 2
[2] $2,606,012/B4*B1
[3] $2,606,012/B4*B2
[4] $2,606,012/B4*B2
[5] Amounts may vary due to rounding.

TABLE 6

WATER COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost[5]
(1)	Single-Family Property (DU)	317.00	$1,105,922[2]
(2)	Townhome Property (DU)	221.88	$774,076[3]
(3)	School Property (per site)	48.57	$169,447[4]
(4)	Grand Total	587.45	$2,049,445

[1] From Table 2
[2] $2,049,445/B4*B1
[3] $2,049,445/B4*B2
[4] $2,049,445/B4*B3
[5] Amounts may vary due to rounding.

TABLE 7

ROAD COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Allocated Cost[5]
(1)	Single-Family Property (DU)	317.00	$4,698,032[2]
(2)	Townhome Property (DU)	157.38	$2,332,417[3]
(3)	School Property (per site)	69.28	$1,026,750[4]
(4)	Grand Total	543.66	$8,057,199

[1] From Table 3
[2] $8,057,199/B4*B1
[3] $8,057,199/B4*B2
[4] $8,057,199/B4*B3
[5] Amounts may vary due to rounding.

TABLE 8

STORM SEWER COST ALLOCATION

	(A) Land Use	(B) Equivalent Units[1]	(C) Cost Per Unit[5]
(1)	Single-Family Property (DU)	317.00	$2,213,030[2]
(2)	Townhome Property (DU)	167.70	$1,170,742[3]
(3)	School Property (per site)	35.86	$250,345[4]
(4)	Grand Total	520.56	$3,634,117

[1] From Table 4
[2] $3,634,117/B4*B1
[3] $3,634,117/B4*B2
[4] $3,634,117/B4*B3
[5] Amounts may vary due to rounding.

TABLE 9

ALLOCATED COSTS BY LAND USE

PUBLIC IMPROVEMENT [1]	GRAND TOTAL	SINGLE-FAMILY PROPERTY	TOWNHOME PROPERTY	SCHOOL PROPERTY
Sanitary Sewer	$2,606,012	$1,406,257	$984,291	$215,463
Water	$2,049,445	$1,105,922	$774,076	$169,447
Roads	$8,057,199	$4,698,032	$2,332,417	$1,026,750
Storm Sewer	$3,634,117	$2,213,030	$1,170,742	$250,345
Grand Total	$16,346,773	$9,423,242	$5,261,526	$1,662,005

[1] Amounts may vary due to rounding.

TABLE 10

FUNDING OF ELIGIBLE PUBLIC IMPROVEMENTS

PUBLIC IMPROVEMENT [1]	GRAND TOTAL	SSA NO. 2005-108			DEVELOPER'S EQUITY
		TOTAL FOR SSA NO. 2005-108	SINGLE-FAMILY PROPERTY	TOWNHOME PROPERTY	
Sanitary Sewer	$2,606,012	$2,188,042	$1,203,750	$984,291	$417,970
Water	$2,049,445	$1,670,537	$896,461	$774,076	$378,908
Roads	$8,057,199	$4,780,282	$2,964,574	$1,815,708	$3,276,916
Storm Sewer	$3,634,117	$2,964,624	$1,793,883	$1,170,742	$669,492
GRAND TOTAL	**$16,346,773**	**$11,603,485**	**$6,858,668**	**$4,744,817**	**$4,743,288**
NUMBER OF DUS	**NA**	**575**	**317**	**258**	**NA**
TOTAL COST/DU	**NA**	**NA**	**$21,636.18**	**$18,390.76**	**NA**

[1] Amounts may vary due to rounding.

D. ALTERNATIVES, MODIFICATIONS, AND/OR SUBSTITUTIONS

The description of the Eligible Improvements, as set forth herein, is general in nature. The final description, specifications, location, and costs of improvements and facilities will be determined upon the preparation of final plans and specifications and completion of the improvements. The final plans may show substitutes, in lieu or modifications to the Eligible Improvements in order to accomplish the works of improvements, and any substitution, increase, or decrease to the amount of public improvements financed shall not be a change or modification in the proceedings as long as (i) the allocation of the Eligible Improvement costs actually funded by SSA No. 2005-108, using the preceding methodology, is uniform within Single-family Property and Townhome Property and (ii) such allocation results in the same ratio of funded Eligible Improvements between the land use types, as established in Section VI.A below.

V. BOND ASSUMPTIONS

It is anticipated that certain of the Eligible Improvements will be financed through the issuance of a single series of bonds. Total authorized bonded indebtedness is $15,500,000. Bonds in the approximate amount of $15,000,000 are anticipated to be issued in April 2006. Issuance costs are estimated to be approximately three and one-half percent (3.5%) of the principal amount of the bonds. The bond issue will include a reserve fund of approximately nine and one-half percent (9.5%) of the original principal amount of the bonds and approximately twenty-three (23) months of capitalized interest. The term of the bonds is estimated at 30 years, with principal amortized over a period of approximately 28 years. Annual debt service payments will increase approximately one and one half percent (1.5%) annually.

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

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

Therefore, the actual bonded indebtedness, and consequently the amount of Eligible Improvements financed by SSA No. 2005-108, may increase or decrease depending upon these variables.

VI. MAXIMUM PARCEL SPECIAL TAX

As mentioned previously, no Eligible Improvements for the School Property will be financed by SSA No. 2005-108. Therefore, these properties will not be subject to the Maximum Parcel Special Tax. The discussion that follows applies only to the remaining Residential Property.

A. DETERMINATION

When multiple land uses are anticipated, the Maximum Parcel Special Tax is a function of the (i) relative amounts of the Eligible Improvement costs funded for such land uses by SSA No. 2005-108 and (ii) the Maximum Parcel Special Taxes required to fund the Special Tax Requirement. In order to measure the relative difference in public improvement costs for each land use type, Equivalent Dwelling Unit ("EDU") factors have been calculated. A Single-family Property Dwelling Unit is deemed the typical residential unit and is assigned an EDU factor of 1.00. The EDU factor for Townhome Property Dwelling Units is equal to the ratio of the funded Eligible Improvements for each land use category to the funded Eligible Improvements for Single-family Property Dwelling Units. EDUs are shown in Table 11 below.

TABLE 11

EDU FACTORS

	COST/UNIT	EDU FACTOR	DWELLING UNITS	EDUS
Single-family Property Dwelling Unit	$21,636.18	1.00	317 units	317.00
Townhome Property Dwelling Unit	$18,390.76	0.85	258 units	219.30
Total			575 units	536.30

The Maximum Parcel Special Tax is derived from the Maximum Parcel Special Taxes which are equal to the sum of the estimated (i) maximum annual interest and principal payments on the Bonds, net of projected earnings on the reserve fund, (ii) contingency for delinquent Special Taxes, and (iii) estimated Administrative Expenses. The derivation of the Maximum Parcel Special Tax is shown in Table 12 below.

TABLE 12

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

	TOTAL	PER DWELLING UNIT	
		SINGLE-FAMILY PROPERTY	TOWNHOME PROPERTY
Maximum Parcel Special Taxes	$1,072,600	$634,000	$438,600
Number of EDUs	536.30	317.00	219.30
Maximum Parcel Special Tax / EDU* (Maximum Parcel Special Taxes / Number of EDUs)	$2,000	NA	NA
EDU Factor	NA	1.00	0.85
Maximum Parcel Special Tax / DU* (Maximum Parcel Special Tax / EDU x EDU Factor)	NA	$2,000	$1,700

*Amounts have been rounded to the nearest dollar.

The Maximum Parcel Special Tax per EDU is computed by dividing the Maximum Parcel Special Taxes by the number of EDUs. Multiplying this amount by the applicable EDU factor yields the Maximum Parcel Special Tax for Single-family Property and Townhome Property. Therefore, the Maximum Parcel Special Taxes are weighted in proportion to the allocation of funded Eligible Improvements as shown in Section IV.C, and consequently the amount of the Maximum Parcel Special Tax bears a rational relationship to the benefit that the special services render to each Parcel within SSA No. 2005-108 as required pursuant to the Act.

B. APPLICATION

Prior to the recordation of a Final Plat, the Maximum Parcel Special Tax for a Parcel of Residential Property shall be calculated by multiplying the number of expected Dwelling Units of Single-family Property or Townhome Property for such Parcel, as determined from the Preliminary Plat in effect as of September 30 preceding the Calendar Year for which the Special Tax is being extended, by the applicable Maximum Parcel Special Tax.

Subsequent to the recordation of the Final Plat, the Maximum Parcel Special Tax for a Parcel of Residential Property shall be calculated by multiplying the number of Dwelling Units of Single-family Property and Townhome Property which may be constructed on such Parcel, by the applicable Maximum Parcel Special Tax determined pursuant to Table 12, as increased in accordance with Section VI.C below.

C. ESCALATION

The Maximum Parcel Special Tax that has been levied escalates one and one half percent (1.5%) annually through and including Calendar Year 2034, rounded to the nearest dollar. Note, that while the annual increase in the Maximum Parcel Special Tax is limited to one and one half percent (1.5%), which is consistent with the anticipated graduated payment schedule for interest and principal on the Bonds, the percentage annual change in the Special Tax may be greater depending upon actual Special Tax receipts, capitalized interest, investment earnings, and Administrative Expenses.

D. TERM

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

E. SPECIAL TAX ROLL AMENDMENT

Each Calendar Year, in conjunction with the abatement ordinance adopted by the City, the City shall amend the Special Tax Roll to reflect the Maximum Parcel Special Tax applicable to any new Parcels established by the County. The amended Special Tax Roll shall be recorded with the County.

F. OPTIONAL PREPAYMENT

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

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

G. MANDATORY PREPAYMENT

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

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

VII. ABATEMENT AND COLLECTION

A. ABATEMENT

On or before the last Tuesday of December of each Calendar Year, commencing with Calendar Year 2007 and for each following Calendar Year, the Council or its designee shall determine the Special Tax Requirement and the special taxes authorized by the ordinance providing for the issuance of the Bonds shall be abated to the extent the amounts so levied exceed the Special Tax Requirement.

The Maximum Parcel Special Tax applicable to each Parcel shall be abated in equal percentages until the Special Taxes remaining equals the Special Tax Requirement. Abated in equal percentages means that the amount abated for each Parcel, computed as a percentage of its applicable Maximum Parcel Special Tax, is the same.

B. COLLECTION PROCESS

With the exception of the Mandatory Special Tax Prepayment, the Special Tax will be billed and collected by the County in the same manner and at the same time as general ad valorem property taxes. The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the Special Tax. The Council may provide for other means of collecting the Special Tax, if necessary to meet the financial obligations of SSA No. 2005-108.

The Mandatory Special Tax Prepayment shall be due prior to any development approval, subdivision of land, conveyance, or other action that results in a

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

C. ADMINISTRATIVE REVIEW

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

VIII. AMENDMENTS

This Report may be amended by ordinance of the City and, to the maximum extent permitted by the Act, such amendments may be made without further notice under the Act and without notice to owners of property within SSA No. 2005-108 in order to (i) clarify or correct minor inconsistencies in the matters set forth herein, (ii) provide for lawful procedures for the collection and enforcement of the Special Tax so as to assure the efficient collection of the Special Tax for the benefit of the owners of the Bonds, (iii) otherwise improve the ability of the City to fulfill its obligations to levy, extend, and collect the Special Tax and to make it available for the payment of the Bonds and Administrative Expenses, and (iv) make any change deemed necessary or advisable by the City, provided such change is not detrimental to the owners of property subject to the Maximum Parcel Special Tax. No such amendment shall be approved by the Council if it violates any other agreement binding upon the City and unless and until it has (i) found and determined that the amendment is necessary and appropriate and does not materially adversely affect the rights of the owners of the Bonds or the City has obtained the consent of one hundred percent (100.00%) of the owners of the Bonds and (ii) received an opinion of a nationally recognized bond counsel to the effect that the amendment does not violate the Act, and is authorized pursuant to the terms of the Bond Indenture and this Report.

EXHIBIT A

SPECIAL TAX ROLL

AUTUMN CREEK
UNITED CITY OF YORKVILLE SSA NO. 2005-108
SPECIAL TAX ROLL
CALENDAR YEAR 2007 THROUGH CALENDAR YEAR 2034

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit SFD	THM	Permanent Index Number 02-15-376-001 SFD 28	THM 0	02-22-127-001 SFD 47	THM 0	02-22-176-004 SFD 74	THM 0	02-22-251-002 SFD 102	THM 212	02-22-400-012 SFD 66	THM 46	GRAND TOTAL
2007	$2,000.00	$1,700.00	$56,000.00	$0.00	$94,000.00	$0.00	$148,000.00	$0.00	$204,000.00	$360,400.00	$132,000.00	$78,200.00	$1,072,600.00
2008	$2,030.00	$1,726.00	$56,840.00	$0.00	$95,410.00	$0.00	$150,220.00	$0.00	$207,060.00	$365,912.00	$133,980.00	$79,396.00	$1,088,818.00
2009	$2,060.00	$1,752.00	$57,680.00	$0.00	$96,820.00	$0.00	$152,440.00	$0.00	$210,120.00	$371,424.00	$135,960.00	$80,592.00	$1,105,036.00
2010	$2,091.00	$1,778.00	$58,548.00	$0.00	$98,277.00	$0.00	$154,734.00	$0.00	$213,282.00	$376,936.00	$138,006.00	$81,788.00	$1,121,571.00
2011	$2,122.00	$1,805.00	$59,416.00	$0.00	$99,734.00	$0.00	$157,028.00	$0.00	$216,444.00	$382,660.00	$140,052.00	$83,030.00	$1,138,364.00
2012	$2,154.00	$1,832.00	$60,312.00	$0.00	$101,238.00	$0.00	$159,396.00	$0.00	$219,708.00	$388,384.00	$142,164.00	$84,272.00	$1,155,474.00
2013	$2,186.00	$1,859.00	$61,208.00	$0.00	$102,742.00	$0.00	$161,764.00	$0.00	$222,972.00	$394,108.00	$144,276.00	$85,514.00	$1,172,584.00
2014	$2,219.00	$1,887.00	$62,132.00	$0.00	$104,293.00	$0.00	$164,206.00	$0.00	$226,338.00	$400,044.00	$146,454.00	$86,802.00	$1,190,269.00
2015	$2,252.00	$1,915.00	$63,056.00	$0.00	$105,844.00	$0.00	$166,648.00	$0.00	$229,704.00	$405,980.00	$148,632.00	$88,090.00	$1,207,954.00
2016	$2,286.00	$1,944.00	$64,008.00	$0.00	$107,442.00	$0.00	$169,164.00	$0.00	$233,172.00	$412,128.00	$150,876.00	$89,424.00	$1,226,214.00
2017	$2,320.00	$1,973.00	$64,960.00	$0.00	$109,040.00	$0.00	$171,680.00	$0.00	$236,640.00	$418,276.00	$153,120.00	$90,758.00	$1,244,474.00
2018	$2,355.00	$2,003.00	$65,940.00	$0.00	$110,685.00	$0.00	$174,270.00	$0.00	$240,210.00	$424,636.00	$155,430.00	$92,138.00	$1,263,309.00
2019	$2,390.00	$2,033.00	$66,920.00	$0.00	$112,330.00	$0.00	$176,860.00	$0.00	$243,780.00	$430,996.00	$157,740.00	$93,518.00	$1,282,144.00
2020	$2,426.00	$2,063.00	$67,928.00	$0.00	$114,022.00	$0.00	$179,524.00	$0.00	$247,452.00	$437,356.00	$160,116.00	$94,898.00	$1,301,296.00
2021	$2,462.00	$2,094.00	$68,936.00	$0.00	$115,714.00	$0.00	$182,188.00	$0.00	$251,124.00	$443,928.00	$162,492.00	$96,324.00	$1,320,706.00
2022	$2,499.00	$2,125.00	$69,972.00	$0.00	$117,453.00	$0.00	$184,926.00	$0.00	$254,898.00	$450,500.00	$164,934.00	$97,750.00	$1,340,433.00
2023	$2,536.00	$2,157.00	$71,008.00	$0.00	$119,192.00	$0.00	$187,664.00	$0.00	$258,672.00	$457,284.00	$167,376.00	$99,222.00	$1,360,418.00
2024	$2,574.00	$2,189.00	$72,072.00	$0.00	$120,978.00	$0.00	$190,476.00	$0.00	$262,548.00	$464,068.00	$169,884.00	$100,694.00	$1,380,720.00
2025	$2,613.00	$2,222.00	$73,164.00	$0.00	$122,811.00	$0.00	$193,362.00	$0.00	$266,526.00	$471,064.00	$172,458.00	$102,212.00	$1,401,597.00
2026	$2,652.00	$2,255.00	$74,256.00	$0.00	$124,644.00	$0.00	$196,248.00	$0.00	$270,504.00	$478,060.00	$175,032.00	$103,730.00	$1,422,474.00
2027	$2,692.00	$2,289.00	$75,376.00	$0.00	$126,524.00	$0.00	$199,208.00	$0.00	$274,584.00	$485,268.00	$177,672.00	$105,294.00	$1,443,926.00
2028	$2,732.00	$2,323.00	$76,496.00	$0.00	$128,404.00	$0.00	$202,168.00	$0.00	$278,664.00	$492,476.00	$180,312.00	$106,858.00	$1,465,378.00
2029	$2,773.00	$2,358.00	$77,644.00	$0.00	$130,331.00	$0.00	$205,202.00	$0.00	$282,846.00	$499,896.00	$183,018.00	$108,468.00	$1,487,405.00
2030	$2,815.00	$2,393.00	$78,820.00	$0.00	$132,305.00	$0.00	$208,310.00	$0.00	$287,130.00	$507,316.00	$185,790.00	$110,078.00	$1,509,749.00
2031	$2,857.00	$2,429.00	$79,996.00	$0.00	$134,279.00	$0.00	$211,418.00	$0.00	$291,414.00	$514,948.00	$188,562.00	$111,734.00	$1,532,351.00
2032	$2,900.00	$2,465.00	$81,200.00	$0.00	$136,300.00	$0.00	$214,600.00	$0.00	$295,800.00	$522,580.00	$191,400.00	$113,390.00	$1,555,270.00
2033	$2,944.00	$2,502.00	$82,432.00	$0.00	$138,368.00	$0.00	$217,856.00	$0.00	$300,288.00	$530,424.00	$194,304.00	$115,092.00	$1,578,764.00
2034	$2,988.00	$2,540.00	$83,664.00	$0.00	$140,436.00	$0.00	$221,112.00	$0.00	$304,776.00	$538,480.00	$197,208.00	$116,840.00	$1,602,516.00

EXHIBIT B

PREPAYMENT OF THE
MAXIMUM PARCEL SPECIAL TAX

UNITED CITY OF YORKVILLE
SPECIAL SERVICE AREA NO. 2005-108

PREPAYMENT FORMULA

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

A. OPTIONAL PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

Pursuant to Section VI.F of the Report, the Maximum Parcel Special Tax may be prepaid and permanently satisfied under the conditions set forth therein. The Special Tax Bond Prepayment for a Parcel means an amount equal to (a) the sum of (1) Principal, (2) Premium, (3) Defeasance, and (4) Fees and (b) minus (1) the Reserve Fund Credit and (2) the Capitalized Interest Credit, where the terms "Principal," "Premium," "Defeasance," "Fees," "Reserve Fund Credit," and "Capitalized Interest Credit" have the following meanings:

"Principal" means the principal amount of Bonds to be redeemed and equals the quotient derived by dividing (a) the then current Maximum Parcel Special Tax for the Parcel intending to prepay by (b) the corresponding Maximum Parcel Special Taxes for SSA No. 2005-108, (and excluding from (b) that portion of the Maximum Parcel Special Tax for any Parcel(s) that has been prepaid), and multiplying the quotient by the principal amount of outstanding Bonds less any principal which has been prepaid but not yet applied toward the redemption of Bonds.

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

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

"Fees" equal the expenses of SSA No. 2005-108 associated with the Special Tax Bond Prepayment as calculated by the City or its designee and include, but are not limited to, the costs of computing the Special Tax Bond Prepayment, the costs of redeeming the Bonds, and the costs of recording and publishing any notices to evidence the Special Tax Bond Prepayment and the redemption of Bonds.

"Reserve Fund Credit" shall equal the lesser of the Reserve Fund Requirement (as such term is defined in the Bond Indenture) and the balance in the Reserve Fund (as such term is defined in the Bond Indenture) multiplied by the quotient used to calculate Principal.

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

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

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

B. MANDATORY PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

Any Mandatory Special Tax Prepayment required pursuant to Section VI.G of the Special Tax Roll and Report of SSA No. 2005-108 will be calculated using the prepayment formula described in Section A above with the following modifications:

- The difference between the special taxes required for 110% debt service coverage and the amount to which the Maximum Parcel Special Taxes have been reduced shall serve as the numerator when computing Principal;

- The Maximum Parcel Special Taxes necessary for the annual debt service coverage ratio to equal 110% shall serve as the denominator when computing Principal; and

- No Reserve Fund Credit or Capitalized Interest Credit shall be given.

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

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
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SPECIAL TAX ROLL
PARCEL IDENTIFICATION NUMBERS

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

UNITED CITY OF YORKVILLE
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PARCEL IDENTIFICATION NUMBERS

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

UNITED CITY OF YORKVILLE
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 2024)

2024 AMENDED SSA NO. 2005-108 SPECIAL TAX ROLL

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
Levy Year 2024

PIN	Lot	Unit	Land Use	# of Units	2024 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
Single Family Property							
02-15-376-003	326		SFD	1	$2,574.00	$688.54	$1,885.46
02-15-376-004	327		SFD	1	$2,574.00	$688.54	$1,885.46
02-15-376-005	328		SFD	1	$2,574.00	$688.54	$1,885.46
02-15-376-006	329		SFD	1	$2,574.00	$688.54	$1,885.46
02-15-376-007	330		SFD	1	$2,574.00	$688.54	$1,885.46
02-15-376-008	331		SFD	1	$2,574.00	$688.54	$1,885.46
02-15-376-009	332		SFD	1	$2,574.00	$688.54	$1,885.46
02-15-376-010	333		SFD	1	$2,574.00	$688.54	$1,885.46
02-15-376-011	334		SFD	1	$2,574.00	$688.54	$1,885.46
02-15-376-015	339		SFD	1	$2,574.00	$688.54	$1,885.46
02-15-376-016	340		SFD	1	$2,574.00	$688.54	$1,885.46
02-15-376-017	341		SFD	1	$2,574.00	$688.54	$1,885.46
02-15-376-018	342		SFD	1	$2,574.00	$688.54	$1,885.46
02-15-376-019	343		SFD	1	$2,574.00	$688.54	$1,885.46
02-15-376-020	344		SFD	1	$2,574.00	$688.54	$1,885.46
02-15-376-021	345		SFD	1	$2,574.00	$688.54	$1,885.46
02-15-376-022	346		SFD	1	$2,574.00	$688.54	$1,885.46
02-15-376-023	347		SFD	1	$2,574.00	$688.54	$1,885.46
02-15-376-024	348		SFD	1	$2,574.00	$688.54	$1,885.46
02-15-376-025	352		SFD	1	$2,574.00	$688.54	$1,885.46
02-15-376-026	353		SFD	1	$2,574.00	$688.54	$1,885.46
02-15-376-027	354		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-103-003	325		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-103-004	324		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-126-009	321		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-126-010	320		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-126-011	319		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-126-012	318		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-126-013	317		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-126-014	316		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-126-016	314		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-126-017	313		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-126-018	312		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-126-019	311		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-126-020	310		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-126-021	309		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-127-002	381		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-127-003	380		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-127-004	379		SFD	1	$2,574.00	$688.54	$1,885.46

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
Levy Year 2024

PIN	Lot	Unit	Land Use	# of Units	2024 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-127-005	378		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-127-006	377		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-127-007	376		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-127-008	375		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-127-009	374		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-127-010	387		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-127-011	386		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-127-012	385		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-127-013	384		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-127-014	383		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-127-015	382		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-128-002	350		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-128-003	351		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-129-001	355		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-129-002	356		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-129-003	357		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-129-004	358		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-129-005	359		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-129-006	360		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-129-007	361		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-129-008	362		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-129-009	363		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-129-010	364		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-129-011	365		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-129-012	366		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-129-013	367		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-129-014	368		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-129-015	369		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-129-016	370		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-129-017	371		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-129-018	372		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-173-001	292		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-173-002	293		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-173-003	294		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-173-004	295		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-173-005	296		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-173-006	297		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-173-007	298		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-173-008	299		SFD	1	$2,574.00	$688.54	$1,885.46

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
Levy Year 2024

PIN	Lot	Unit	Land Use	# of Units	2024 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-173-009	300		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-173-010	301		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-173-011	302		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-173-012	303		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-173-013	304		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-173-014	305		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-173-015	306		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-173-016	307		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-174-001	250		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-174-002	251		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-174-003	252		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-174-004	253		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-174-005	254		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-174-006	255		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-174-007	256		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-174-008	257		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-174-009	258		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-174-010	259		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-174-011	260		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-174-012	261		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-174-013	262		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-174-014	263		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-003	266		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-004	267		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-005	268		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-006	269		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-007	270		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-008	271		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-009	272		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-010	273		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-011	274		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-012	275		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-013	276		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-014	277		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-015	278		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-016	279		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-017	280		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-018	281		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-019	282		SFD	1	$2,574.00	$688.54	$1,885.46

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
Levy Year 2024

PIN	Lot	Unit	Land Use	# of Units	2024 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-175-020	283		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-021	284		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-022	285		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-023	286		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-024	287		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-025	288		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-026	289		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-027	290		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-175-028	291		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-176-008	231		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-176-009	232		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-176-010	233		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-176-011	234		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-176-013	236		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-176-014	237		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-176-015	238		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-176-016	239		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-176-017	240		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-176-019	242		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-176-020	243		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-176-021	244		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-176-022	245		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-176-023	246		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-176-024	247		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-176-025	248		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-177-001	131		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-177-002	130		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-177-003	129		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-177-004	128		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-177-005	127		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-178-001	2		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-178-002	3		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-254-002	4		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-254-003	5		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-254-004	6		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-254-005	7		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-254-006	8		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-254-007	9		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-254-008	10		SFD	1	$2,574.00	$688.54	$1,885.46

United City of Yorkville
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PIN	Lot	Unit	Land Use	# of Units	2024 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-254-009	11		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-254-010	12		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-254-012	14		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-001	126		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-002	125		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-003	124		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-004	123		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-006	121		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-007	120		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-008	119		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-009	118		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-010	117		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-011	116		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-012	115		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-013	114		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-032	13		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-033	14		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-034	15		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-035	16		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-036	17		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-037	18		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-038	19		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-039	20		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-040	21		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-041	22		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-042	23		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-043	24		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-044	25		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-045	26		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-046	27		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-047	28		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-048	29		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-049	30		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-050	31		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-051	32		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-052	33		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-255-053	34		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-256-001	15		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-256-002	16		SFD	1	$2,574.00	$688.54	$1,885.46

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PIN	Lot	Unit	Land Use	# of Units	2024 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-256-003	17		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-256-005	19		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-256-006	20		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-256-007	21		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-256-008	22		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-256-009	23		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-256-010	24		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-256-011	25		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-256-012	26		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-257-001	113		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-257-011	170		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-257-012	169		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-257-014	167		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-257-015	166		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-257-016	165		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-257-017	164		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-257-018	163		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-257-019	162		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-257-020	111		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-257-021	112		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-257-023	1		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-257-024	2		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-257-025	3		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-257-026	4		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-257-027	5		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-257-028	6		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-257-029	7		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-257-031	9		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-257-032	10		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-258-001	110		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-258-002	186		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-258-003	185		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-258-004	184		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-258-005	183		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-258-006	182		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-258-007	181		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-258-009	179		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-258-010	192		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-258-011	191		SFD	1	$2,574.00	$688.54	$1,885.46

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					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-258-012	190		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-258-013	189		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-258-014	188		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-258-015	187		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-258-016	109		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-259-001	91		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-275-001	27		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-275-002	28		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-275-003	29		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-275-004	30		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-275-005	31		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-275-006	32		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-275-007	33		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-275-008	34		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-275-009	35		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-275-010	36		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-275-011	37		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-277-002	107		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-277-003	106		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-277-004	105		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-277-005	104		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-277-006	93		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-277-007	92		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-352-004	173		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-352-006	171		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-353-001	178		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-353-003	176		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-353-005	197		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-353-006	196		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-353-007	195		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-353-008	194		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-353-009	193		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-354-001	90		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-354-002	89		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-354-003	88		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-354-004	198		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-354-005	199		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-354-006	200		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-354-007	201		SFD	1	$2,574.00	$688.54	$1,885.46

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					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-354-008	202		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-354-009	78		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-354-010	79		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-354-011	80		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-358-001	77		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-478-001	87		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-478-002	86		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-478-003	85		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-478-004	84		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-478-005	83		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-478-006	82		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-478-007	81		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-479-001	76		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-479-002	75		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-479-003	74		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-479-004	73		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-479-005	72		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-479-006	71		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-479-007	70		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-479-008	69		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-479-009	68		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-479-010	67		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-479-011	66		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-480-001	94		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-480-002	95		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-480-003	96		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-480-004	97		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-480-005	98		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-480-006	99		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-480-007	100		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-480-008	101		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-480-009	102		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-480-010	103		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-001	38		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-002	39		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-003	40		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-004	41		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-005	42		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-006	43		SFD	1	$2,574.00	$688.54	$1,885.46

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					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-481-007	44		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-008	45		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-009	46		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-010	47		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-011	48		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-012	49		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-013	50		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-014	51		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-015	52		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-016	53		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-017	54		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-018	55		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-019	56		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-020	57		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-021	58		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-022	59		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-023	60		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-024	61		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-025	62		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-026	63		SFD	1	$2,574.00	$688.54	$1,885.46
02-22-481-027	64		SFD	1	$2,574.00	$688.54	$1,885.46
			Subtotal	**333**	**$857,142.00**	**$229,283.82**	**$627,858.18**
Townhome Property							
02-22-230-004	227	1	THM	1	$2,189.00	$585.56	$1,603.44
02-22-230-005	227	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-230-006	227	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-230-007	227	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-230-008	227	5	THM	1	$2,189.00	$585.56	$1,603.44
02-22-230-010	226	1	THM	1	$2,189.00	$585.56	$1,603.44
02-22-230-011	226	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-230-012	226	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-230-013	226	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-230-014	226	5	THM	1	$2,189.00	$585.56	$1,603.44
02-22-351-003	149	1	THM	1	$2,189.00	$585.56	$1,603.44
02-22-351-004	149	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-351-005	149	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-351-006	149	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-351-007	149	5	THM	1	$2,189.00	$585.56	$1,603.44
02-22-351-008	149	6	THM	1	$2,189.00	$585.56	$1,603.44
02-22-351-010	150	1	THM	1	$2,189.00	$585.56	$1,603.44

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Levy Year 2024

PIN	Lot	Unit	Land Use	# of Units	2024 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-351-011	150	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-351-012	150	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-351-013	150	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-351-014	150	5	THM	1	$2,189.00	$585.56	$1,603.44
02-22-351-015	150	6	THM	1	$2,189.00	$585.56	$1,603.44
02-22-352-007	151	1	THM	1	$2,189.00	$585.56	$1,603.44
02-22-352-008	151	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-352-009	151	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-352-010	151	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-352-012	152	1	THM	1	$2,189.00	$585.56	$1,603.44
02-22-352-013	152	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-352-014	152	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-352-015	152	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-355-005	225	1	THM	1	$2,189.00	$585.56	$1,603.44
02-22-355-006	225	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-355-007	225	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-355-008	225	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-355-009	225	5	THM	1	$2,189.00	$585.56	$1,603.44
02-22-355-011	224	1	THM	1	$2,189.00	$585.56	$1,603.44
02-22-355-012	224	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-355-013	224	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-355-014	224	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-355-015	224	5	THM	1	$2,189.00	$585.56	$1,603.44
02-22-355-018	223	a	THM	1	$2,189.00	$585.56	$1,603.44
02-22-355-020	223	b	THM	1	$2,189.00	$585.56	$1,603.44
02-22-355-025	222	a	THM	1	$2,189.00	$585.56	$1,603.44
02-22-355-027	222	b	THM	1	$2,189.00	$585.56	$1,603.44
02-22-355-028	222	c	THM	1	$2,189.00	$585.56	$1,603.44
02-22-355-030	222	d	THM	1	$2,189.00	$585.56	$1,603.44
02-22-355-031	222	e	THM	1	$2,189.00	$585.56	$1,603.44
02-22-355-033	223	c	THM	1	$2,189.00	$585.56	$1,603.44
02-22-355-034	223	d	THM	1	$2,189.00	$585.56	$1,603.44
02-22-355-035	223	e	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-009	218	1	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-010	218	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-011	218	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-012	218	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-013	218	5	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-014	218	6	THM	1	$2,189.00	$585.56	$1,603.44

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
Levy Year 2024

PIN	Lot	Unit	Land Use	# of Units	2024 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-356-016	217	1	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-017	217	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-018	217	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-019	217	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-020	217	5	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-021	217	6	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-023	216	1	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-024	216	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-025	216	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-026	216	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-027	216	5	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-029	215	1	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-030	215	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-031	215	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-032	215	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-033	215	5	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-036	214	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-038	214	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-042	220	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-043	220	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-044	220	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-045	220	5	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-046	220	6	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-048	219	1	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-049	219	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-050	219	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-051	219	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-052	219	5	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-053	219	6	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-055	221	1	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-056	221	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-057	221	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-356-058	221	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-012	204	1	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-013	204	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-014	204	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-015	204	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-016	204	5	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-018	206	1	THM	1	$2,189.00	$585.56	$1,603.44

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
Levy Year 2024

PIN	Lot	Unit	Land Use	# of Units	2024 Special Tax Levy		
					Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-357-019	206	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-020	206	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-021	206	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-022	206	5	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-024	205	1	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-025	205	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-026	205	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-027	205	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-028	205	5	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-030	207	1	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-031	207	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-032	207	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-033	207	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-034	207	5	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-036	208	1	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-037	208	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-038	208	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-039	208	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-040	208	5	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-042	209	1	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-043	209	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-044	209	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-045	209	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-046	209	5	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-048	210	1	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-049	210	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-050	210	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-051	210	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-052	210	5	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-054	211	1	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-055	211	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-056	211	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-057	211	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-058	211	5	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-059	211	6	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-062	212	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-063	212	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-064	212	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-065	212	5	THM	1	$2,189.00	$585.56	$1,603.44

United City of Yorkville
Special Services Area No. 2005-108
(Autumn Creek)
Levy Year 2024

PIN	Lot	Unit	Land Use	# of Units	2024 Special Tax Levy Original Amount Levied	Amount to be Abated	Amount to be Collected
02-22-357-069	213	2	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-070	213	3	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-071	213	4	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-075	203	a	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-077	203	b	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-079	203	c	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-080	203	d	THM	1	$2,189.00	$585.56	$1,603.44
02-22-357-081	203	e	THM	1	$2,189.00	$585.56	$1,603.44
			Subtotal	**142**	**$310,838.00**	**$83,149.52**	**$227,688.48**
Prepaid Single Family Property							
02-15-376-012	335		PREPAYS	1	$2,574.00	$2,574.00	$0.00
02-15-376-014	338		PREPAYS	1	$2,574.00	$2,574.00	$0.00
02-22-103-005	323		PREPAYS	1	$2,574.00	$2,574.00	$0.00
02-22-126-015	315		PREPAYS	1	$2,574.00	$2,574.00	$0.00
02-22-128-001	349		PREPAYS	1	$2,574.00	$2,574.00	$0.00
02-22-174-015	264		PREPAYS	1	$2,574.00	$2,574.00	$0.00
02-22-176-012	235		PREPAYS	1	$2,574.00	$2,574.00	$0.00
			Subtotal	**7**	**$18,018.00**	**$18,018.00**	**$0.00**
			GRAND TOTALS	**482**	**$1,185,998.00**	**$330,451.34**	**$855,546.66**
				(# 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 2024)

2024 AMENDED SSA NO. 2005-109 SPECIAL TAX ROLL

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 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	$2,780.00	$683.18	$2,096.82
02-04-328-028	1239	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-328-029	1238	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-328-030	1237	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-328-031	1236	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-328-032	1235	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-328-033	1234	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-328-034	1233	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-328-035	1232	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-328-036	1231	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-328-037	1230	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-328-038	1229	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-328-039	1228	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-328-040	1227	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-328-041	1226	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-328-042	1225	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-332-001	1210	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-332-002	1211	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-332-003	1212	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-333-001	1253	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-333-002	1252	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-333-003	1251	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-333-004	1250	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-333-005	1245	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-333-006	1244	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-333-007	1243	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-333-008	1242	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-333-009	1241	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-404-002	1213	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-404-003	1214	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-404-004	1215	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-404-005	1216	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-404-006	1217	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-404-007	1218	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-404-008	1219	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-404-009	1220	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-404-010	1221	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-404-011	1222	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-404-012	1223	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-404-013	1224	SFD	1	$2,780.00	$683.18	$2,096.82

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-405-001	1249	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-405-002	1248	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-405-003	1247	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-405-004	1246	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-406-003	1093	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-406-004	1094	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-406-005	1095	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-406-006	1096	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-406-007	1097	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-406-008	1098	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-406-009	1099	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-406-010	1100	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-406-011	1101	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-407-002	1092	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-407-003	1091	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-407-004	1090	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-407-005	1089	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-407-006	1088	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-407-007	1087	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-407-008	1086	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-407-009	1085	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-407-010	1084	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-408-001	1131	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-408-002	1132	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-408-003	1133	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-408-004	1134	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-408-005	1135	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-408-006	1136	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-408-007	1137	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-408-008	1138	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-408-009	1123	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-408-010	1124	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-408-011	1125	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-408-012	1126	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-408-013	1127	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-408-014	1128	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-408-015	1129	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-408-016	1130	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-409-002	977	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-409-003	978	SFD	1	$2,780.00	$683.18	$2,096.82

United City of Yorkville
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PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-409-004	979	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-409-005	980	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-409-006	981	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-409-007	982	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-409-008	983	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-409-009	984	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-409-010	985	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-409-011	986	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-410-001	1012	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-410-002	1013	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-410-003	1014	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-410-004	1015	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-410-005	1016	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-410-006	1017	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-410-007	1018	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-410-008	1019	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-410-009	1023	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-410-010	1024	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-410-011	1025	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-410-012	1026	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-410-013	1027	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-411-001	1011	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-411-002	1010	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-411-003	1009	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-411-004	1008	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-411-005	1007	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-411-006	1006	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-411-007	1005	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-411-008	1004	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-411-009	1003	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-411-010	1002	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-411-011	1001	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-411-012	1000	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-411-013	999	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-411-014	998	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-425-001	1102	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-425-002	1103	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-425-003	1104	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-425-004	1105	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-426-001	1116	SFD	1	$2,780.00	$683.18	$2,096.82

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PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-426-002	1117	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-426-003	1118	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-426-004	1119	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-426-005	1120	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-426-006	1121	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-426-007	1122	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-426-008	1106	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-426-009	1107	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-426-010	1108	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-426-011	1109	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-426-012	1110	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-426-013	1111	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-426-014	1112	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-426-015	1113	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-426-016	1114	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-426-017	1115	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-427-002	1028	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-427-004	1030	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-427-005	1031	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-427-006	1032	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-427-007	1033	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-427-008	1034	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-427-009	1035	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-427-010	1036	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-427-011	1037	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-427-012	1038	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-427-014	1039	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-427-015	1040	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-427-016	1041	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-429-001	987	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-429-002	988	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-429-003	989	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-429-004	990	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-429-005	991	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-429-006	992	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-429-007	993	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-429-008	994	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-429-010	996	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-429-011	997	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-430-001	1022	SFD	1	$2,780.00	$683.18	$2,096.82

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				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-430-002	1021	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-430-003	1020	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-452-001	1163	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-452-002	1162	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-452-003	1161	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-452-004	1160	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-452-005	1159	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-452-006	1158	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-452-007	1157	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-452-008	1156	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-452-009	1147	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-452-010	1146	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-452-011	1145	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-452-012	1144	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-452-013	1143	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-452-014	1142	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-452-015	1141	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-452-016	1140	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-452-017	1139	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-453-001	1209	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-453-002	1208	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-453-003	1207	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-453-004	1206	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-453-005	1205	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-453-007	1203	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-453-008	1202	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-454-001	1083	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-454-002	1082	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-454-003	1081	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-454-004	1080	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-454-005	1079	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-454-006	1078	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-476-001	1155	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-476-002	1154	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-476-003	1148	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-476-004	1149	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-476-005	1150	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-476-007	1152	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-476-008	1153	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-477-001	1197	SFD	1	$2,780.00	$683.18	$2,096.82

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				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-477-002	1198	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-477-003	1199	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-477-004	1200	SFD	1	$2,780.00	$683.18	$2,096.82
02-04-477-005	1201	SFD	1	$2,780.00	$683.18	$2,096.82
		Subtotal	**204**	**$567,120.00**	**$139,368.72**	**$427,751.28**
First Series - Townhome Property						
		THM	-1	-$2,253.00	-$2,253.00	$0.00
02-04-325-002	421	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-003	422	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-004	423	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-005	424	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-007	420	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-008	419	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-009	418	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-010	417	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-012	413	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-013	414	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-014	415	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-015	416	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-017	412	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-018	411	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-019	410	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-020	409	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-022	405	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-023	406	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-024	407	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-025	408	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-027	404	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-028	403	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-029	402	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-030	401	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-032	397	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-033	389	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-034	399	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-035	400	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-037	396	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-038	395	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-039	394	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-040	393	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-042	392	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-043	391	THM	1	$2,253.00	$553.66	$1,699.34

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02-04-325-044	390	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-045	389	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-047	388	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-048	387	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-049	386	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-050	385	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-051	384	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-052	383	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-054	382	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-055	381	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-056	380	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-057	379	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-059	375	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-060	376	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-061	377	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-062	378	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-064	374	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-065	373	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-066	372	THM	1	$2,253.00	$553.66	$1,699.34
02-04-325-067	371	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-002	313	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-003	314	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-004	315	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-005	316	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-006	317	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-007	318	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-009	319	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-010	320	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-011	321	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-012	322	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-013	323	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-014	324	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-016	325	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-017	326	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-018	327	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-019	328	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-021	329	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-022	330	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-023	331	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-024	332	THM	1	$2,253.00	$553.66	$1,699.34

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				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-326-026	333	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-027	334	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-028	335	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-029	336	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-030	337	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-031	338	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-033	339	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-034	340	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-035	341	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-036	342	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-038	346	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-039	345	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-040	344	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-041	343	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-043	350	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-044	349	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-045	348	THM	1	$2,253.00	$553.66	$1,699.34
02-04-326-046	347	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-002	430	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-003	429	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-004	428	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-005	427	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-006	426	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-007	425	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-009	431	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-010	432	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-011	433	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-012	434	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-013	435	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-014	436	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-016	437	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-017	438	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-018	439	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-019	440	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-020	441	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-021	442	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-023	446	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-024	445	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-025	444	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-026	443	THM	1	$2,253.00	$553.66	$1,699.34

United City of Yorkville
Special Servces Area No. 2005-109
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PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-327-028	450	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-029	449	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-030	448	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-031	447	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-033	454	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-034	453	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-035	452	THM	1	$2,253.00	$553.66	$1,699.34
02-04-327-036	451	THM	1	$2,253.00	$553.66	$1,699.34
02-04-328-002	351	THM	1	$2,253.00	$553.66	$1,699.34
02-04-328-003	352	THM	1	$2,253.00	$553.66	$1,699.34
02-04-328-004	353	THM	1	$2,253.00	$553.66	$1,699.34
02-04-328-005	354	THM	1	$2,253.00	$553.66	$1,699.34
02-04-328-007	355	THM	1	$2,253.00	$553.66	$1,699.34
02-04-328-008	356	THM	1	$2,253.00	$553.66	$1,699.34
02-04-328-009	357	THM	1	$2,253.00	$553.66	$1,699.34
02-04-328-010	358	THM	1	$2,253.00	$553.66	$1,699.34
02-04-328-012	359	THM	1	$2,253.00	$553.66	$1,699.34
02-04-328-013	360	THM	1	$2,253.00	$553.66	$1,699.34
02-04-328-014	361	THM	1	$2,253.00	$553.66	$1,699.34
02-04-328-015	362	THM	1	$2,253.00	$553.66	$1,699.34
02-04-328-017	363	THM	1	$2,253.00	$553.66	$1,699.34
02-04-328-018	364	THM	1	$2,253.00	$553.66	$1,699.34
02-04-328-019	365	THM	1	$2,253.00	$553.66	$1,699.34
02-04-328-020	366	THM	1	$2,253.00	$553.66	$1,699.34
02-04-328-022	367	THM	1	$2,253.00	$553.66	$1,699.34
02-04-328-023	368	THM	1	$2,253.00	$553.66	$1,699.34
02-04-328-024	369	THM	1	$2,253.00	$553.66	$1,699.34
02-04-328-025	370	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-002	175	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-003	176	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-004	177	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-005	178	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-006	179	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-007	180	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-009	181	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-010	182	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-011	183	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-012	184	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-013	185	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-014	186	THM	1	$2,253.00	$553.66	$1,699.34

United City of Yorkville
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PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-329-016	187	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-017	188	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-018	189	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-019	190	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-021	191	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-022	192	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-023	193	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-024	194	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-025	195	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-026	196	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-028	197	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-029	198	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-030	199	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-031	200	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-033	201	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-034	202	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-035	203	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-036	204	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-038	205	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-039	206	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-040	207	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-041	208	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-043	209	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-044	210	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-045	211	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-046	212	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-048	213	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-049	214	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-050	215	THM	1	$2,253.00	$553.66	$1,699.34
02-04-329-051	216	THM	1	$2,253.00	$553.66	$1,699.34
02-04-330-002	312	THM	1	$2,253.00	$553.66	$1,699.34
02-04-330-003	311	THM	1	$2,253.00	$553.66	$1,699.34
02-04-330-004	310	THM	1	$2,253.00	$553.66	$1,699.34
02-04-330-005	309	THM	1	$2,253.00	$553.66	$1,699.34
02-04-330-006	308	THM	1	$2,253.00	$553.66	$1,699.34
02-04-330-007	307	THM	1	$2,253.00	$553.66	$1,699.34
02-04-330-009	275	THM	1	$2,253.00	$553.66	$1,699.34
02-04-330-010	276	THM	1	$2,253.00	$553.66	$1,699.34
02-04-330-011	277	THM	1	$2,253.00	$553.66	$1,699.34
02-04-330-012	278	THM	1	$2,253.00	$553.66	$1,699.34

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PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-330-021	303	THM	1	$2,253.00	$553.66	$1,699.34
02-04-330-022	304	THM	1	$2,253.00	$553.66	$1,699.34
02-04-330-023	305	THM	1	$2,253.00	$553.66	$1,699.34
02-04-330-024	306	THM	1	$2,253.00	$553.66	$1,699.34
02-04-331-002	274	THM	1	$2,253.00	$553.66	$1,699.34
02-04-331-003	273	THM	1	$2,253.00	$553.66	$1,699.34
02-04-331-004	272	THM	1	$2,253.00	$553.66	$1,699.34
02-04-331-005	271	THM	1	$2,253.00	$553.66	$1,699.34
02-04-331-007	270	THM	1	$2,253.00	$553.66	$1,699.34
02-04-331-008	269	THM	1	$2,253.00	$553.66	$1,699.34
02-04-331-009	268	THM	1	$2,253.00	$553.66	$1,699.34
02-04-331-010	267	THM	1	$2,253.00	$553.66	$1,699.34
02-04-331-011	266	THM	1	$2,253.00	$553.66	$1,699.34
02-04-331-012	265	THM	1	$2,253.00	$553.66	$1,699.34
02-04-401-002	217	THM	1	$2,253.00	$553.66	$1,699.34
02-04-401-003	218	THM	1	$2,253.00	$553.66	$1,699.34
02-04-401-004	219	THM	1	$2,253.00	$553.66	$1,699.34
02-04-401-005	220	THM	1	$2,253.00	$553.66	$1,699.34
02-04-401-007	221	THM	1	$2,253.00	$553.66	$1,699.34
02-04-401-008	222	THM	1	$2,253.00	$553.66	$1,699.34
02-04-401-009	223	THM	1	$2,253.00	$553.66	$1,699.34
02-04-401-010	224	THM	1	$2,253.00	$553.66	$1,699.34
02-04-401-033		THM	8	$18,024.00	$4,429.28	$13,594.72
02-04-402-019	299	THM	1	$2,253.00	$553.66	$1,699.34
02-04-402-020	300	THM	1	$2,253.00	$553.66	$1,699.34
02-04-402-021	301	THM	1	$2,253.00	$553.66	$1,699.34
02-04-402-022	302	THM	1	$2,253.00	$553.66	$1,699.34
02-04-402-040		THM	18	$40,554.00	$9,965.88	$30,588.12
02-04-403-076		THM	35	$78,855.00	$19,378.10	$59,476.90
		Subtotal	**280**	**$630,840.00**	**$153,325.46**	**$477,514.54**
First Series - Condominium Property						
02-04-390-018	1628	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-019	1628	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-020	1628	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-021	1628	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-022	1628	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-023	1628	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-024	1628	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-025	1628	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-026	1628	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-027	1628	CND	1	$1,899.00	$466.66	$1,432.34

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PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-028	1628	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-029	1628	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-030	1628	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-031	1628	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-032	1628	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-033	1628	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-036	1629	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-037	1629	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-038	1629	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-039	1629	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-040	1629	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-041	1629	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-043	1629	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-044	1629	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-045	1629	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-046	1629	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-047	1629	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-048	1629	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-049	1629	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-050	1629	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-052	1630	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-053	1630	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-054	1630	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-055	1630	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-056	1630	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-057	1630	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-059	1630	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-060	1630	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-061	1630	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-062	1630	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-063	1630	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-064	1630	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-065	1630	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-066	1630	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-067	1630	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-069	1631	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-070	1631	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-071	1631	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-072	1631	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-073	1631	CND	1	$1,899.00	$466.66	$1,432.34

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				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-074	1631	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-075	1631	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-076	1631	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-077	1631	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-078	1631	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-079	1631	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-080	1631	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-081	1631	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-082	1631	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-083	1631	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-084	1631	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-087	1632	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-088	1632	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-089	1632	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-090	1632	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-091	1632	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-092	1632	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-093	1632	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-094	1632	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-095	1632	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-096	1632	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-097	1632	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-098	1632	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-099	1632	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-100	1632	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-101	1632	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-228	1633	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-229	1633	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-230	1633	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-231	1633	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-232	1633	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-234	1633	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-235	1633	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-236	1633	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-237	1633	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-238	1633	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-239	1633	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-240	1633	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-241	1633	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-242	1633	CND	1	$1,899.00	$466.66	$1,432.34

United City of Yorkville
Special Servces Area No. 2005-109
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PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-243	1633	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-245	1660	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-246	1660	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-247	1660	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-248	1660	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-249	1660	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-250	1660	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-251	1660	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-252	1660	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-253	1660	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-254	1660	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-255	1660	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-256	1660	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-258	1660	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-259	1660	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-260	1660	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-262	1659	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-263	1659	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-265	1659	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-266	1659	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-267	1659	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-268	1659	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-269	1659	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-270	1659	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-271	1659	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-272	1659	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-273	1659	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-274	1659	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-275	1659	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-276	1659	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-277	1659	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-312	1657	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-313	1657	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-314	1657	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-315	1657	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-316	1657	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-317	1657	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-318	1657	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-320	1657	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-321	1657	CND	1	$1,899.00	$466.66	$1,432.34

United City of Yorkville
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PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-322	1657	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-323	1657	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-324	1657	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-325	1657	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-326	1657	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-327	1657	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-329	1658	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-330	1658	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-331	1658	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-332	1658	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-333	1658	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-334	1658	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-335	1658	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-336	1658	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-337	1658	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-338	1658	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-339	1658	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-340	1658	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-341	1658	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-342	1658	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-343	1658	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-344	1658	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-377	1656	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-378	1656	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-379	1656	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-380	1656	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-381	1656	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-382	1656	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-383	1656	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-384	1656	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-385	1656	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-386	1656	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-387	1656	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-388	1656	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-389	1656	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-390	1656	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-391	1656	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-392	1656	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-411	1655	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-412	1655	CND	1	$1,899.00	$466.66	$1,432.34

United City of Yorkville
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PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-413	1655	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-414	1655	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-415	1655	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-416	1655	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-417	1655	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-418	1655	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-420	1655	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-421	1655	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-422	1655	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-423	1655	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-424	1655	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-425	1655	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-426	1655	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-437	1654	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-438	1654	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-439	1654	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-440	1654	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-441	1654	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-442	1654	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-443	1654	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-444	1654	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-445	1654	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-446	1654	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-447	1654	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-448	1654	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-449	1654	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-450	1654	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-451	1654	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-452	1654	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-479	1653	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-480	1653	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-481	1653	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-482	1653	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-483	1653	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-484	1653	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-485	1653	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-486	1653	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-487	1653	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-488	1653	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-489	1653	CND	1	$1,899.00	$466.66	$1,432.34

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PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-390-490	1653	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-491	1653	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-492	1653	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-493	1653	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-494	1653	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-513	1651	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-514	1651	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-515	1651	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-516	1651	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-517	1651	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-518	1651	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-519	1651	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-520	1651	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-521	1651	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-522	1651	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-523	1651	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-524	1651	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-525	1651	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-527	1651	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-528	1651	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-547	1652	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-548	1652	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-549	1652	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-550	1652	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-551	1652	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-552	1652	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-553	1652	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-554	1652	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-555	1652	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-556	1652	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-557	1652	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-558	1652	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-559	1652	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-560	1652	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-561	1652	CND	1	$1,899.00	$466.66	$1,432.34
02-04-390-562	1652	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-003	1634	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-004	1634	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-005	1634	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-007	1634	CND	1	$1,899.00	$466.66	$1,432.34

United City of Yorkville
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PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-451-008	1634	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-009	1634	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-010	1634	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-011	1634	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-012	1634	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-013	1634	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-014	1634	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-015	1634	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-016	1634	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-017	1634	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-018	1634	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-020	1635	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-021	1635	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-022	1635	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-023	1635	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-024	1635	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-025	1635	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-026	1635	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-027	1635	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-028	1635	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-029	1635	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-031	1635	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-032	1635	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-033	1635	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-034	1635	CND	1	$1,899.00	$466.66	$1,432.34
02-04-451-035	1635	CND	1	$1,899.00	$466.66	$1,432.34
		Subtotal	**276**	**$524,124.00**	**$128,798.16**	**$395,325.84**
Prepaid Single Family Property						
02-04-427-003	1029	PREPAYS	1	$2,780.00	$2,780.00	$0.00
02-04-453-006	1204	PREPAYS	1	$2,780.00	$2,780.00	$0.00
02-04-476-006	1151	PREPAYS	1	$2,780.00	$2,780.00	$0.00
		Subtotal	**3**	**$8,340.00**	**$8,340.00**	**$0.00**
Prepaid Condominium Property						
02-04-390-035	1629	PREPAYC	1	$1,899.00	$1,899.00	$0.00
02-04-390-042	1629	PREPAYC	1	$1,899.00	$1,899.00	$0.00
02-04-390-058	1630	PREPAYC	1	$1,899.00	$1,899.00	$0.00
02-04-390-086	1632	PREPAYC	1	$1,899.00	$1,899.00	$0.00
02-04-390-233	1633	PREPAYC	1	$1,899.00	$1,899.00	$0.00
02-04-390-264	1659	PREPAYC	1	$1,899.00	$1,899.00	$0.00
02-04-390-419	1655	PREPAYC	1	$1,899.00	$1,899.00	$0.00
02-04-390-526	1651	PREPAYC	1	$1,899.00	$1,899.00	$0.00

United City of Yorkville
Special Servces Area No. 2005-109
(Bristol Bay)
Levy Year 2024

PIN	Lot	Land Use	# of Units	2024 Special Tax Levy		
				Original Amount Levied	Amount to be Abated	Amount to be Collected
02-04-451-030	1635	PREPAYC	1	$1,899.00	$1,899.00	$0.00
		Subtotal	**9**	**$17,091.00**	**$17,091.00**	**$0.00**
		GRAND TOTALS	**772**	**$1,747,515.00**	**$446,923.34**	**$1,300,591.66**
			(# of units)	(maximum taxes)	(taxes abated)	(taxes levied)



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IRVINE, CA 92612
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Public Finance
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Reviewed By:	
Legal	☐
Finance	■
Engineer	☐
City Administrator	■
Community Development	☐
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Administration Committee #4

Tracking Number

ADM 2024-53

Agenda Item Summary Memo

Title: Fox Hill SSA Tax Levy Ordinance

Meeting and Date: City Council – November 26, 2024

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: ADM – 11/20/24 Action Taken: Moved forward to City Council agenda.

Item Number: ADM 2024-53

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 13, 2024
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 maintained a positive fund balance of $50,776 at the close of Fiscal Year 2024 (Exhibit B-1), primarily due to residual proceeds from the $22,000 sale of the subdivision's entrance sign in FY 2016. This sign was purchased by IDOT as part of the US Route 34 expansion project. These sale proceeds continue to elevate the fund balance, which would otherwise approximate $29,000 at the end of FY 2024.

In the current fiscal year (FY 2025) fund balance in the SSA is expected to increase by an estimated $10,360, 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 2026. After extensive negotiations with IDOT to resolve right-of-way considerations for the sign's placement, staff is pleased to report that these issues are now resolved. Staff is currently collaborating with the developer on a sign design that will complement the adjacent senior living housing. Upon completion of the trail maintenance and entrance sign, SSA fund balance is expected to decrease to approximately $20,000 by the end of FY 2026. Post-FY 2026, the fund balance is anticipated to grow by about $9,000 annually through FY 2029 before declining to approximately $19,000 by the end of FY 2031, as trail maintenance will again be required, estimated at $40,000.

In previous levy years, one-time expenditures for trail maintenance, initially incurred in FY 2016 (Levy Year 2014), along with annual mowing, tree removal and replacement costs, were financed over a ten-year period concluding in the current fiscal year (FY 2025 / Levy Year 2023). Moving forward, in order to finance future operational expenses (including the periodic crack filling and sealing of the trails every five years), maintain the Funds positive equity position and allow for a reasonable cash reserve for any unanticipated expenditures, staff recommends that the Fox Hill SSA levy be held steady at $24,000 for the 2024 levy (FY 2026) and remain at that level for the foreseeable future (FY 2027 - 2030).

Taken in aggregate, the 2024 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 2024 levy presented this year remains unchanged from the year prior, as aggegate Fox Hill SSA property tax amounts for the 2024 levy (FY 2026) would remain at $24,000, which equates to $108.60 on a per parcel basis. For levy year's 2025 (FY 2027) and beyond, levy amounts are currently projected to hold at $108.60 per parcel (Exhibit B-1), which mirrors what was proposed in 2023 ($108.60 – Exhibit B-2).

- 2024 levy (FY 2026) – $108.60 (2024) v. $108.60 (2023) – no change
- 2025 levy (FY 2027) – $108.60 (2024) v. $108.60 (2023) – no change
- 2026 levy (FY 2028) - $108.60 (2024) v. $108.60 (2023) – no change
- 2027 levy FY 2029) - $108.60 (2024) v. $108.60 (2023) – no change

Recommendation

Staff recommends approval of the 2024 Fox Hill HOA SSA levy ordinance (tax roll attached as Exhibit A).

ORDINANCE NO. 2024 - ___

AN ORDINANCE FOR THE AMENDED LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2025 AND ENDING APRIL 30, 2026 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, 2025 and ending April 30, 2026.

	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 _____, 2024.

_____
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	

2024 Levy Presentation
Current Year

Exhibit B-1

Account Number	Description		FY 2023 Actual	FY 2024 Actual	FY 2025 Adopted	FY 2025 Projected	FY 2026 Proposed	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected
	updated 11/8/24	Percentage Increase	196.03%	11.70%	-0.07%	-0.07%	0.00%	0.00%	0.00%	0.00%	0.00%
Fox Hill SSA		Per Unit $ Amount	$ 97.29	$ 108.67	$ 108.60	$ 108.60	$ 108.60	$ 108.60	$ 108.60	$ 108.60	$ 108.60
		Change in $ Per Unit	$ 36.74	$ 11.38	$ (0.08)	$ (0.08)	$ -	$ -	$ -	$ -	$ -
Fox Hill SSA - 11											
11-000-40-00-4000	PROPERTY TAXES		$ 21,501	$ 24,017	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000
		Revenue	**$ 21,501**	**$ 24,017**	**$ 24,000**	**$ 24,000**	**$ 24,000**	**$ 24,000**	**$ 24,000**	**$ 24,000**	**$ 24,000**
11-111-54-00-5495	OUTSIDE REPAIR & MAINTENANCE		$ 6,043	$ 10,275	$ 60,640	$ 13,640	$ 65,640	$ 15,368	$ 15,368	$ 15,368	$ 17,442
		Expenditures	**$ 6,043**	**$ 10,275**	**$ 60,640**	**$ 13,640**	**$ 65,640**	**$ 15,368**	**$ 15,368**	**$ 15,368**	**$ 17,442**
		Surplus(Deficit)	**15,458**	**13,742**	**(36,640)**	**10,360**	**(41,640)**	**8,632**	**8,632**	**8,632**	**6,558**
		Fund Balance	**$ 37,034**	**$ 50,776**	**$ 10,771**	**$ 61,136**	**$ 19,496**	**$ 28,128**	**$ 36,760**	**$ 45,392**	**$ 51,950**
			612.84%	*494.17%*	*17.76%*	*448.21%*	*29.70%*	*183.03%*	*239.20%*	*295.37%*	*297.84%*

2023 Levy Presentation
Prior Year

Exhibit B-2

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%*

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

Agenda Item Number

Administration Committee #5

Tracking Number

ADM 2024-54

Agenda Item Summary Memo

Title: Sunflower SSA Tax Levy Ordinance

Meeting and Date: City Council – November 26, 2024

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: ADM – 11/20/24 Action Taken: Moved forward to City Council agenda.

Item Number: ADM 2024-54

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 13, 2024
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 2024 with positive fund balance of $13,131, 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 (2025) the SSA is budgeted to incur annual costs for mowing of the common areas, tree trimming and pond maintenance, currently estimated at $18,640.

In previous levy years, one-time expenses for pond naturalization, as well as recurring costs for mowing, tree trimming, and pond maintenance, were amortized over a ten-year period that concluded in the current fiscal year (FY 2025 / Levy Year 2023). In the upcoming fiscal year (FY 2026), the Fund will need to incur an additional $25,000 in expenditures to cover the removal of landscaping from the boulevard median, replacement of landscaping at both entrances, and tree removal around the pond. These costs are in addition to the ongoing annual expenses for mowing, tree trimming, and pond maintenance. To fund these expenditures, staff recommends a five-year repayment plan, which will result in temporary negative fund balance at the close of FY 2026, with a gradual return to a positive equity position by the end of FY 2030. To achieve this, Exhibit B-1 outlines a marginal annual increase of $1,000 in the Sunflower SSA levy through FY 2028, which should ensure the Fund's recovery by FYE 2030.

Based on the recommendation above, per unit Sunflower SSA property tax amounts for the 2024 levy (FY 2026) would nominally increase by $8.55, from $179.49 to $188.03. Taken in aggregate, the recommended 2024 levy would increase by $1,000, from $21,000 ($179.49 per parcel) to $22,000 ($188.03 per parcel) and would be comprised as follows:

- $4,000 for Pond Maintenance
- $6,000 for Tree Trimming and Replacement
- $12,000 for Mowing and Landscaping

Compared to last year's Sunflower SSA levy presentation, the future per-unit SSA property taxes are projected to increase slightly for the 2024 levy (FY 2026) and continue through the 2026 levy (FY 2028), with an annual increase of $8.55, as illustrated in Exhibits B-1 and B-2.

- 2024 levy (FY 2026) – $188.03 (2024) v. $179.49 (2023) – increase of $8.55
- 2025 levy (FY 2027) – $196.58 (2024) v. $179.49 (2023) – increase of $17.09
- 2026 levy (FY 2028) – $205.13 (2024) v. $179.49 (2023) – increase of $25.64
- 2027 levy (FY 2029) – $205.13 (2024) v. $179.49 (2023) – increase of $25.64

Recommendation

Staff recommends approval of the 2024 Sunflower Estates HOA SSA levy ordinance (tax roll attached as Exhibit A).

ORDINANCE NO. 2024 - ___

AN ORDINANCE FOR THE AMENDED LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2025 AND ENDING APRIL 30, 2026 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-two thousand dollars ($22,000.00).

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, 2025 and ending April 30, 2026.

	Budget	Income From Other Sources	To Be Raised By Taxation
Mowing	$12,000.00	$0.00	$12,000.00
Tree Trimming	6,000.00	0.00	6,000.00
Pond Maintenance	4,000.00	0.00	4,000.00
TOTAL SUNFLOWER SSA EXPENDITURES	**$ 22,000.00**	**$0.00**	**$ 22,000.00**

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-two thousand dollars ($22,000.00) 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 _____, 2024.

_____
Mayor

ATTEST:

[SEAL]

_____
City Clerk

EXHIBIT A

SUNFLOWER ESTATES SSA TAX ROLL REPORT

$22,000.00 Levy Amount

PIN #	Levy	
05-05-440-002	$188.03	1
05-05-440-003	$188.03	2
05-05-440-004	$188.03	3
05-05-440-005	$188.03	4
05-05-440-006	$188.03	5
05-05-440-007	$188.03	6
05-05-440-008	$188.03	7
05-05-440-009	$188.03	8
05-05-440-010	$188.03	9
05-05-440-011	$188.03	10
05-05-440-012	$188.03	11
05-05-440-013	$188.03	12
05-05-440-014	$188.03	13
05-05-440-015	$188.03	14
05-05-440-016	$188.03	15
05-05-440-017	$188.03	16
05-05-440-018	$188.03	17
05-05-440-019	$188.03	18
05-05-440-020	$188.03	19
05-05-440-021	$188.03	20
05-05-440-022	$188.03	21
05-05-440-023	$188.03	22
05-05-475-001	$188.03	23
05-05-475-002	$188.03	24
05-05-475-003	$188.03	25
05-05-475-004	$188.03	26
05-05-475-005	$188.03	27
05-05-475-006	$188.03	28
05-05-475-007	$188.03	29
05-05-475-008	$188.03	30
05-05-475-009	$188.03	31
05-05-475-010	$188.03	32
05-05-475-011	$188.03	33
05-05-475-012	$188.03	34
05-05-475-013	$188.03	35
05-05-475-014	$188.03	36
05-05-475-015	$188.03	37
05-05-475-016	$188.03	38
05-05-475-017	$188.03	39
05-05-475-018	$188.03	40
05-05-475-019	$188.03	41
05-05-443-001	$188.03	42
05-05-443-002	$188.03	43
05-05-443-003	$188.03	44
05-05-443-004	$188.03	45
05-05-443-005	$188.03	46

SUNFLOWER ESTATES SSA TAX ROLL REPORT

$22,000.00 Levy Amount

05-05-443-006	$188.03	47
05-05-443-007	$188.03	48
05-05-443-008	$188.03	49
05-05-441-001	$188.03	50
05-05-441-002	$188.03	51
05-05-441-003	$188.03	52
05-05-441-004	$188.03	53
05-05-441-005	$188.03	54
05-05-441-006	$188.03	55
05-05-441-007	$188.03	56
05-05-441-008	$188.03	57
05-05-441-009	$188.03	58
05-05-441-010	$188.03	59
05-05-441-011	$188.03	60
05-05-441-012	$188.03	61
05-05-442-001	$188.03	62
05-05-442-002	$188.03	63
05-05-442-003	$188.03	64
05-05-442-004	$188.03	65
05-05-442-005	$188.03	66
05-05-442-006	$188.03	67
05-05-442-007	$188.03	68
05-05-442-008	$188.03	69
05-05-442-009	$188.03	70
05-05-442-010	$188.03	71
05-05-442-011	$188.03	72
05-05-442-012	$188.03	73
05-05-442-013	$188.03	74
05-05-442-014	$188.03	75
05-05-442-015	$188.03	76
05-05-442-016	$188.03	77
05-05-442-017	$188.03	78
05-05-442-018	$188.03	79
05-05-442-019	$188.03	80
05-05-442-020	$188.03	81
05-05-442-021	$188.03	82
05-05-442-022	$188.03	83
05-05-442-023	$188.03	84
05-05-442-024	$188.03	85
05-05-442-025	$188.03	86
05-05-442-026	$188.03	87
05-05-442-027	$188.03	88
05-05-442-028	$188.03	89
05-05-442-029	$188.03	90
05-05-442-030	$188.03	91
05-05-445-001	$188.03	92
05-05-445-002	$188.03	93

SUNFLOWER ESTATES SSA TAX ROLL REPORT

$22,000.00 Levy Amount

05-05-445-003	$188.03		94
05-05-445-004	$188.03		95
05-05-444-001	$188.03		96
05-05-444-002	$188.03		97
05-05-444-003	$188.03		98
05-05-444-004	$188.03		99
05-05-444-005	$188.03		100
05-05-444-006	$188.03		101
05-05-443-009	$188.03		102
05-05-443-010	$188.03		103
05-05-443-011	$188.03		104
05-05-443-012	$188.03		105
05-05-443-013	$188.03		106
05-05-443-014	$188.03		107
05-05-443-015	$188.03		108
05-05-443-016	$0.00	***	109
05-05-476-001	$188.03		110
05-05-476-002	$188.03		111
05-05-476-003	$188.03		112
05-05-477-001	$188.03		113
05-05-477-002	$188.03		114
05-05-477-003	$188.03		115
05-05-477-004	$188.03		116
05-05-477-005	$188.03		117
05-05-477-006	$188.03		118
05-05-330-001	$0.00	***	119
05-05-330-002	$0.00	***	120
05-05-440-001	$0.00	***	121

$22,000.00

***These are City owned properties - which are not included on the SSA tax levy

2024 Levy Presentation
Current Year

Exhibit B-1

Account Number	Description		FY 2023 Actual	FY 2024 Actual	FY 2025 Adopted	FY 2025 Projected	FY 2026 Proposed	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected
	updated 11/8/24	Percentage Increase	2.66%	0.07%	-0.07%	-0.07%	4.76%	4.55%	4.35%	0.00%	0.00%
Sunflower SSA		Per Unit $ Amount	$ 179.49	$ 179.62	$ 179.49	$ 179.49	$ 188.03	$ 196.58	$ 205.13	$ 205.13	$ 205.13
		Change in $ Per Unit	$ 24.44	$ 0.13	$ (0.13)	$ (0.13)	$ 8.55	$ 8.55	$ 8.55	$ -	$ -
Sunflower SSA - 12											
12-000-40-00-4000	PROPERTY TAXES		21,000	21,015	21,000	21,000	22,000	23,000	24,000	24,000	24,000
		Revenue	**21,000**	**21,015**	**21,000**	**21,000**	**22,000**	**23,000**	**24,000**	**24,000**	**24,000**
12-112-54-00-5416	POND MAINTENANCE		5,160	2,580	5,000	5,000	5,000	5,000	5,000	5,000	5,000
12-112-54-00-5495	OUTSIDE REPAIR & MAINTENANCE		6,440	17,090	$ 18,640	18,640	38,640	$ 15,368	$ 15,368	$ 15,368	$ 17,442
		Expenditures	**11,600**	**19,670**	**23,640**	**23,640**	**43,640**	**20,368**	**20,368**	**20,368**	**22,442**
		Surplus(Deficit)	**9,400**	**1,345**	**(2,640)**	**(2,640)**	**(21,640)**	**2,632**	**3,632**	**3,632**	**1,558**
		Fund Balance	**11,786**	**13,131**	**9,161**	**10,491**	**(11,149)**	**(8,517)**	**(4,885)**	**(1,253)**	**305**
			101.60%	*66.76%*	*38.75%*	*44.38%*	*-25.55%*	*-41.82%*	*-23.98%*	*-6.15%*	*1.36%*

2023 Levy Presentation
Prior 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%*

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 2024-27 & EDC 2024-79

Agenda Item Summary Memo

Title: Grande Reserve Units 18 & 25 – Final Plat of Subdivision

Meeting and Date: City Council – November 26, 2024

Synopsis: Proposed Plat of Subdivision of Units 18 & 25 in Grande Reserve Subdivision

Council Action Previously Taken:

Date of Action: CC – 6/13/06 & CC – 12/26/06 Action Taken: Approval of Final Plats for Units 18 & 28

Item Number:

Type of Vote Required:

Council Action Requested:

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

Agenda Item Notes:

See attached memorandum.

Memorandum

To: City Council
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Planner I
Date: November 15, 2024
Subject: **PZC 2024-27 Grande Reserve – Units 18 & 25 (Final Plat)**
Proposed Approval of 164 Townhomes in 2 New Units of Grande Reserve

---

REQUEST SUMMARY:

The petitioner, Cesar Cruz on behalf of GR Yorkville Residential, LLC, owner, is seeking Final Plat approval for an approximately 22-acre site consisting of 164 new residential townhome lots and four (4) open space outlots located north of the BNSF railroad and east of Tuscany Trail in Yorkville. These lots will complete Neighborhood 3 and this quadrant of the Grande Reserve development.

The proposed 164 units will represent a slight decrease of one (1) unit in the originally planned and approved PUD for this neighborhood in the 2003 annexation agreement. Additionally, the petitioner is seeking approval of architectural design standards for the townhome building facades within the proposed final platted areas, as mandated by both the original annexation agreement and a subsequent 2021 economic incentive agreement.

PROPOSED FINAL PLAT OF SUBDIVISION:

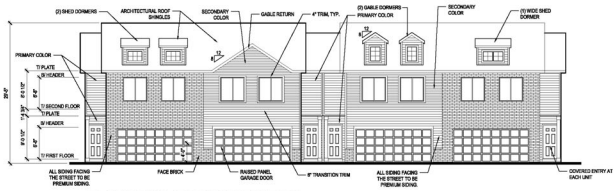
For Unit 18, which covers 8.861 acres, the proposal includes 68 units arranged in groups of four townhomes, fronting the extension of Preston Drive. Unit 25, spanning 13.157 acres, proposes 96 townhomes, also grouped in fours, fronting Preston Drive as well as Collins Court and Whiteside Court cul-de-sacs. Both units will feature common open space lots designated for public utility and drainage easements.

APPEARANCE STANDARDS

In the original Annexation Agreement (Ord. 2003-44), Architectural Design Standards for townhome development were established, along with conceptual building elevations provided in Exhibit "D2". Per the 2021 economic incentive agreement for Grande Reserve, areas not yet platted must submit architectural standards at the time of final plat submission. GR Yorkville Residential, LLC has submitted plan elevations prepared by Abby Properties, LLC for the townhome model proposed in Units 18 and 25.

The townhome building will feature architectural shingles, shed and gable-style decorative dormers, vinyl siding, face brick, cementious based premium siding on front elevations, covered porches and transom windows on the front doors. The two-story townhomes have front-loaded garages with four (4) units per building, each with approximately 1,700 square feet per unit. The provided data table below compares and calculates the elevations to ensure compliance with these UDO Appearance Standards:

Townhome Elevation Plans (Units 18 & 25)		
Appearance Code Requirements		***Proposed Elevation***
Masonry product	75% of total buildings	31 of 41 buildings will have min. 50% masonry on façade (75%)
Premium Siding	50% on front façade – excluding openings	48% Premium Siding Material
Masonry Siding	25% of premium siding	52% Masonry Siding
Credit for major architectural feature	10% each	**20% credit** (dormers = yellow; covered porches = red) *Meets Minimum 30% of premium siding requirement

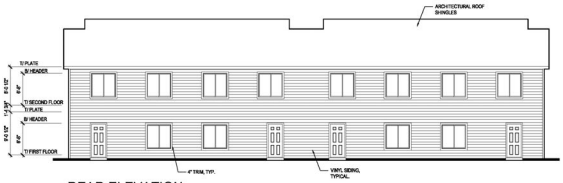


ELEVATION - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION



REAR ELEVATION

SCALE: 1/8" = 1'-0"







ELEVATIONS

GRAND RESERVE - UNIT 18 & 25 TOWNHOMES
YORKVILLE, IL | 2

ABBY PROPERTIES, LLC

EDC Comments:

While the proposed elevations satisfy the minimum appearance standards set by the Unified Development Ordinance, feedback at the Economic Development Committee meeting recommended the petitioner incorporate additional architectural details to the windows. As illustrated in the image to the right, the petitioner has agreed to add a masonry header detail above the windows on the front façade of the townhome units.



Staff Comments:

The proposed Final Plat of Resubdivision has been reviewed by the City's engineering consultant, Engineering Enterprises Inc., for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments dated October 9, 2024 was provided to the applicant (see attached). Based upon the review of the proposed Final Plat of Subdivision of Grande Reserve Units 18 and 25, the City Engineer has found the plats to be acceptable with regards to the current subdivision control regulations.

Planning & Zoning Commission Action:

The Planning and Zoning Commission reviewed the request for final plat and architectural elevation approval at a meeting held on November 13, 2024 and made the following action on the motion below:

In consideration of the proposed Final Plat of Subdivision of Grande Reserve Units 18 and 25, the Planning and Zoning Commission recommends approval of the plats and architectural elevations to

the City Council as presented by the Petitioner in plans prepared by Manhard Consulting, Ltd. dated last revised 09/18/24.

Action:
Millen – aye; Williams – aye; Crouch – aye; Vinyard – aye; Forristall – aye; Hyett – aye; Linnane – aye: **7 ayes; 0 no**.

Attachments:

1. Draft Ordinance
2. PZC Memo dated November 5, 2024
3. Copy of Petitioner's Application
4. Final Plat of Subdivision of Grande Reserve Unit 18 prepared by Manhard Consulting Ltd., dated last revised 09/18/24.
5. Final Plat of Subdivision of Grande Reserve Unit 25 prepared by Manhard Consulting Ltd., dated last revised 09/18/2024.
6. Grande Reserve – Unit 18 & 25 Townhomes Elevations prepared by Abby Properties, LLC.
7. EEI Letter to the City dated October 9, 2024.
8. Plan Council – October 10, 2024

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

Ordinance No. 2024-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING THE FINAL PLAT OF SUBDIVISIONS FOR *GRANDE RESERVE UNITS 18 & 25*

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, GR Yorkville Residential, LLC, an Illinois limited liability company (the "Petitioner") has filed an application and petition for approval of the Final Plat of Subdivision for Units 18 and 25 of the Grande Reserve development, generally located east of Tuscany Trail and north of the BNSF railroad, for a total of 164 new townhome residential lots and four (4) open space lots on approximately 22 acres; and

WHEREAS, the Planning and Zoning Commission convened and held a meeting on November 13, 2024, to consider the Final Plat of Subdivision for Grande Reserve Units 18 and 25 and approve architectural elevations for the proposed townhome residential lots; and

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Chapter 7 of Title 10 Subdivision Standards and Chapter 8 Section 8 of Title 10 Subdivision Procedures of the Yorkville Unified Development Ordinance and made a recommendation to the Mayor and City Council (the "Corporate Authorities") for approval of the Final Plat of Subdivision for Grande Reserve Units 18 and 25 and architectural elevations subject to the review comments provided by the City Engineer, EEI, Inc. dated October 9, 2024; and

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 Subdivision for Grande Reserve Units 18 and 25, for the property legally described and attached hereto and made a part hereof by reference as *Exhibit A*, as prepared by Manhard Consulting, Ltd., date last revised September 18, 2024, and elevations prepared by Abby Properties, LLC, 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, subject to the review comments provided in letters from City Engineer, EEI, Inc., dated October 9, 2024, attached hereto and made a part hereof as *Exhibit C*.

Section 3. That the City Clerk is hereby authorized pursuant to Section 10-8-6-C-7.e of the Yorkville Unified Development Ordinance to file a copy of this ordinance and the Final Plat of Subdivision for Grande Reserve Units 18 and 25 with the Kendall County Recorder of Deeds.

Section 4. That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2024.

_____

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. 2024.

_____

MAYOR

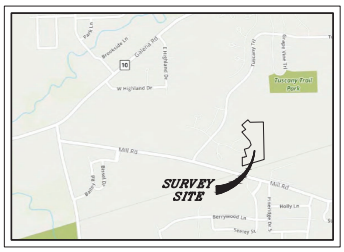
Attest:

_____

CITY CLERK

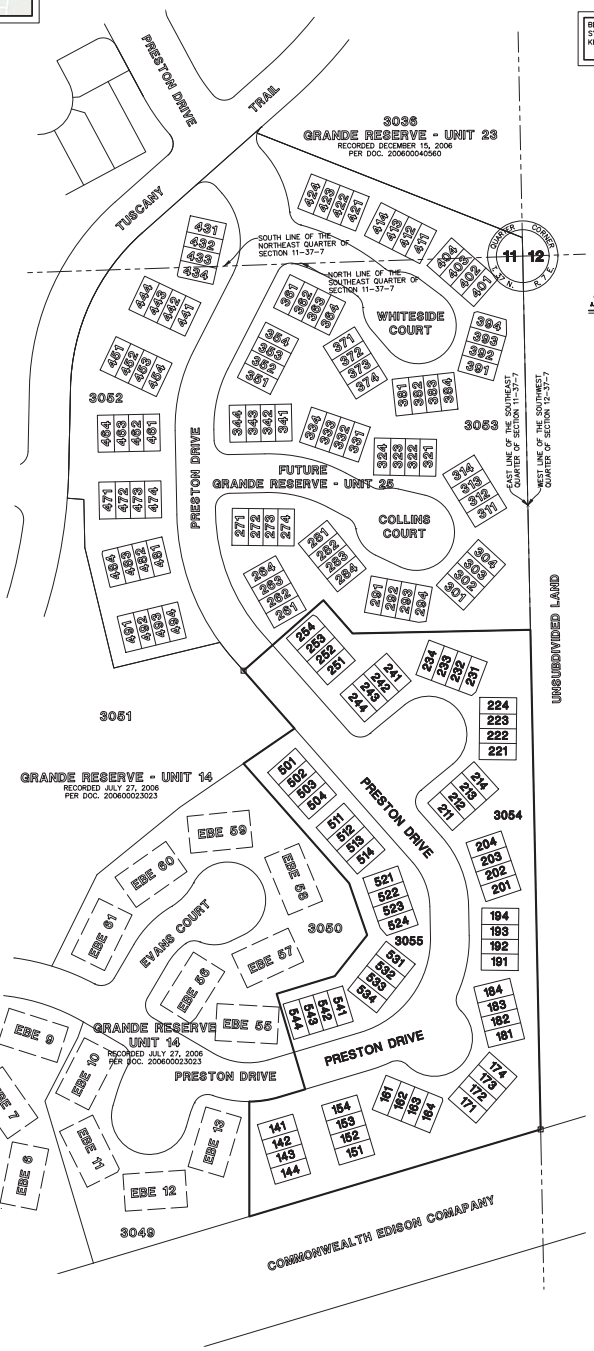
FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 18

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE

PIN
02-11-400-020





BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEY PREPARED FOR

ABBY PROPERTIES, LLC
12347 WOODVIEW STREET
PLANO, ILLINOIS 60545

SUBMITTED BY/RETURN TO:

MANHARD CONSULTING, LTD.
333 EAST BUTTERFIELD ROAD, SUITE 600
LOMBARD, ILLINOIS 60148

PROPERTY AREA

LOTS 141-144 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 151-154 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 161-164 =	6,673 SQ. FT.	(0.153 ACRES)
LOTS 171-174 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 181-184 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 191-194 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 201-204 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 211-214 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 221-224 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 231-234 =	6,658 SQ. FT.	(0.153 ACRES)
LOTS 241-244 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 251-254 =	6,670 SQ. FT.	(0.153 ACRES)
LOTS 501-504 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 511-514 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 521-524 =	6,627 SQ. FT.	(0.152 ACRES)
LOTS 531-534 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 541-544 =	6,678 SQ. FT.	(0.153 ACRES)
LOT 3054 =	140,779 SQ. FT.	(3.232 ACRES)
LOT 3055 =	39,442 SQ. FT.	(0.905 ACRES)
RIGHT-OF-WAY =	92,302 SQ. FT.	(2.120 ACRES)
TOTAL AREA =	385,965 SQ. FT.	(8.861 ACRES)

SURVEYOR'S NOTES

1. THIS SUBDIVISION CONSISTS OF 68 LOTS, 2 OUTLOTS AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF GRANDE RESERVE – UNIT 18 AND UNIT 25 SUBDIVISIONS.
2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67) ARE RECORD OR DEED VALUES.)
3. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
4. THIS SUBDIVISION MAY BE SUBJECT TO A CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPARATELY FROM THIS PLAT.
5. ⊡ DENOTES SET CONCRETE MONUMENTS
6. MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE IN ACCORDANCE WITH 765 ILCS 205/1 UPON THE RECORDATION OF THE FINAL PLAT OF SUBDIVISION. UNLESS OTHERWISE NOTED, MONUMENTS SET ARE 5/8" DIAMETER BY 24" LONG REBARS.
7. LOT 3054 AND LOT 3055 SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.
8. PUBLIC UTILITIES AND DRAINAGE EASEMENTS ARE HEREBY GRANTED OVER ALL OF LOT 3054 AND LOT 3055
9. INGRESS/EGRESS EASEMENTS ARE HEREBY GRANTED OVER ALL OF LOT 3054 AND LOT 3055.
10. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

SHEET INDEX

SHEET 1 OF 3	OVERALL BOUNDARY AND SURVEYOR'S NOTES
SHEET 2 OF 3	LOT DETAIL INFORMATION, SETBACKS, RIGHT-OF-WAY DIMENSIONS AND EASEMENTS
SHEET 3 OF 3	PROVISIONS, CERTIFICATIONS AND SIGNATURES

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SHEET 1 OF 3
APL.YVIL02

PROJ. MGR.: ARM
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 02/23/24
SCALE: 1"=100'

GRANDE RESERVE - UNIT 18
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

Manhard CONSULTING
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Communication Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
09/18/24	REVISED PER CITY COMMENTS	MGS
04/05/24	REVISED PER CITY COMMENTS	MGS

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 18

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

GRAPHIC SCALE
40 0 20 40 80 160
SCALE: 1"=40'

N

CALCULATED POSITION BY RECORDS IN SURVEYOR'S POSSESSION

CENTER SECTION 11 37 N 8 E

SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 11-37-7

NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11-37-7

S 88°04'53" W

CENTER CORNER SEC. 11 & 12

FOUND 1" IRON PIPE AT CORNER

POINT OF COMMENCING

632.16'

S 01°10'35" E

FOUND 1" IRON PIPE W/YPC "MTC LS 84-2917" AT CORNER

POINT OF BEGINNING

N 88°49'02" E 303.11'

3053
FUTURE GRANDE RESERVE - UNIT 25

S 41°16'24" E 75.41'

N 48°34'42" E 181.58'

FOUND BENT 1" IRON PIPE 0.27'N & 0.63'W

N 41°25'18" W 131.40'
(N41°15'57" W)

3051
GRANDE RESERVE - UNIT 14
RECORDED JULY 27, 2006
PER DOC. 2006000023023

FOUND 5/8" IRON ROD 0.11'S & 0.14'W

FOUND 1" IRON PIPE W/YPC "MTC LS 84-2917" AT CORNER

N 55°29'56" E (105.46') (N55°41'03"W)

N 41°25'18" W 435.86'

N 41°25'14" W 272.11' (272.11') (N41°25'14"W)

PRESTON DRIVE HEREBY DEDICATED

148.00'

3055
304.46'

ACCESS EASEMENT HEREBY GRANTED

PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED

FOUND 3/4" IRON PIPE W/YPC "MTC LS 84-2917" AT CORNER

N 00°01'02" W 69.10' (69.10') (S00°18'58"E)

N 73°06'04" E (103.50') 103.50'

FOUND 3/4" IRON PIPE W/YPC "MTC LS 84-2917" 0.13'N & 0.12'W

3050
GRANDE RESERVE - UNIT 14
RECORDED JULY 27, 2006
PER DOC. 2006000023023

3055
39,442 S.F.
0.905 AC

N 00°01'02" W 195.86' (195.86') (N00°08'36"W)

N 73°21'59" E 46.35' (46.35') (S73°31'37"W)

CH=N81°26'32"E 51.42'
R=183.00' L=51.59'
(R=183.00' L=51.59')

S 19°20'17"E 41.72'

S 45°09'00"E 39.19'

S 73°21'59" W 118.24'

PRESTON DRIVE HEREBY DEDICATED

R=200.00' L=60.20'
CH=N 64°54'57" E 59.98'

R=25.00' L=39.27'
CH=S 82°24'57" W 35.36'

R=233.00' L=34.78'
CH=S 69°05'25" W 34.75'

N45°35'54"W 1.18'

S45°35'54"E 1.18'

R=65.00'

S 19°43'41"W 23.66'

S 09°51'59" E 4.90'

S 67°57'54" E 103.41'

S 73°05'29" W 106.00' S 39°27'50" W 42.92'

S 73°21'24" W 518.26'

COMMONWEALTH EDISON COMPANY
RECORDED PER DOC. 1973000388

S 00°10'35" E 851.77'

UNSUBDIVIDED LAND

3054
PUBLIC UTILITY AND DRAINAGE EASEMENT AND ACCESS EASEMENT HEREBY GRANTED

3054
140,779 S.F.
3.232 AC

FOUND 1" IRON PIPE W/YPC "MTC LS 84-2917" AT CORNER

EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 11-37-7

WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12-37-7

EBE 59
EBE 60
EBE 61
EBE 67
EBE 68
EBE 66
EBE 65
EBE 10
EBE 11
EBE 12
EBE 13

EVANS COURT

GRANDE RESERVE - UNIT 14
RECORDED JULY 27, 2006
PER DOC. 2006000023023

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	LOT LINE	
	EASEMENT LINE	
	SETBACK LINE	
B.S.L.	BUILDING SETBACK LINE	
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT	
Y.P.C.	YELLOW PLASTIC CAP	
XXX.XX	MEASURED INFORMATION	
(XXX.XX)	RECORD INFORMATION	

© 2024 MANHARD CONSULTING, ALL RIGHTS RESERVED

SHEET 2 OF 3	PROJ. MGR.: BAS PROJ. ASSOC.: MGS DRAWN BY: MGS DATE: 02/23/24 SCALE: 1"=40'	GRANDE RESERVE - UNIT 18 UNITED CITY OF YORKVILLE, ILLINOIS FINAL PLAT OF SUBDIVISION

APL.YVIL02

Manhard CONSULTING
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Communication Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
09/18/24	REVISED PER VILLAGE COMMENTS	MGS
04/03/24	REVISED PER CITY COMMENTS	MGS

September 17, 2024 – 16:27 Dwg Name: P:\Apply802\dwg\Surv\Final Drawings\Plat of Subdivision\APLYVIL02-PS U18 01 03.dwg Updated By: MSchmitt

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 18

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

OWNER'S CONSENT

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR 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.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115 AND COMMUNITY COLLEGE DISTRICT 516.

DATED THIS _____ DAY OF _____, 202___.

OWNER:

BY: _____

_____
PRINTED NAME AND TITLE

OWNER'S ADDRESS

_____

_____

_____

NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 202___.

_____
NOTARY PUBLIC

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF KENDALL COUNTY, COUNTY, ILLINOIS, ON THIS _____ DAY OF _____ A.D., _____, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: _____, A.D., 202___.

BY: _____

_____
PRINTED NAME AND TITLE

ATTEST: _____

_____
PRINTED NAME AND TITLE

MORTGAGEE'S NAME AND ADDRESS

_____

_____

_____

_____

MORTGAGEE NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, A.D. 202___.

_____
NOTARY PUBLIC

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ____ DAY OF_____, 202___.

_____
CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ____ DAY OF_____, 202___.

_____
MAYOR

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ____ DAY OF_____, 202___.

_____
CITY ADMINISTRATOR

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
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_____, 202___.

_____
CITY ENGINEER

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
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_____, 202___.

_____
CITY CLERK

ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL PRESENT AND FUTURE OWNERS OF THE VARIOUS LOTS IN THIS SUBDIVISION, AND TO THE UNITED CITY OF YORKVILLE, AND LOT THE PUBLIC IN GENERAL, GRANTEES, TOGETHER WITH THERE RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE ACCESS, INGRESS AND EGRESS TO AND FROM THE PUBLIC STREET RIGHT-OF-WAYS, OVER AND ACROSS THAT PART OF THE PROPERTY WITHIN THE AREAS OF LAND DESIGNATED AS "ACCESS EASEMENT" AS SHOWN ON THE PLAT HEREON.

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO AT&T, NICOR, COMMONWEALTH EDISON, FRANCHISE CABLE COMPANY, 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" (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.

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS 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 THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 202___.

_____
JOSEPH M. IOVINELLI ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-069635
LICENSE EXPIRES NOVEMBER 30, 2025

JOSEPH M. IOVINELLI 062-069635 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

OWNER/ATTORNEY: _____

_____
PRINTED NAME AND TITLE

KENDALL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

THIS INSTRUMENT_____WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS_____DAY OF_____, A.D., 202___, AT_____O'CLOCK_____M., AND WAS RECORDED IN BOOK_____OF PLATS ON PAGE_____.

BY: _____
RECORDER OF DEEDS

KENDALL 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 ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE, ILLINOIS,

THIS_____DAY OF_____, A.D., 202___.

_____
COUNTY CLERK

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, MARCUS G. SCHMITT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS THE AUTHORITY TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2024. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS ____TH DAY OF _____, A.D. 202___.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004081
LICENSE EXPIRES NOVEMBER 30, 2024

MARCUS G. SCHMITT 4081 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 10 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 637.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 10 MINUTES 35 SECONDS EAST CONTINUING ALONG SAID EAST LINE, 851.77 FEET TO THE NORTH LINE OF COMMONWEALTH EDISON COMPANY TRACT RECORDED AS DOCUMENT 197300003089; THENCE SOUTH 73 DEGREES 21 MINUTES 21 SECONDS WEST ALONG SAID NORTH LINE, 518.26 FEET TO THE EASTERLY LINE OF GRANDE RESERVE – UNIT 14 RECORDED AS DOCUMENT 200600023023; THENCE ALONG SAID EASTERLY LINE FOR THE FOLLOWING TEN (10) COURSES: 1) THENCE NORTH 00 DEGREES 01 MINUTES 02 SECONDS WEST, 195.86 FEET TO A POINT ON A NON-TANGENT CURVE; 2) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 183.00 FEET, AN ARC DISTANCE OF 51.59 FEET, A CHORD BEARING NORTH 81 DEGREES 26 MINUTES 34 SECONDS EAST, AND A CHORD DISTANCE OF 51.42 FEET TO A POINT OF TANGENCY; 3) THENCE NORTH 73 DEGREES 21 MINUTES 59 SECONDS EAST, 46.35 FEET; 4) THENCE NORTH 16 DEGREES 38 MINUTES 01 SECONDS WEST, 169.95 FEET; 5) THENCE NORTH 73 DEGREES 06 MINUTES 04 SECONDS EAST, 103.50 FEET; 6) THENCE NORTH 38 DEGREES 18 MINUTES 44 SECONDS EAST, 89.10 FEET; 7) THENCE NORTH 19 DEGREES 08 MINUTES 07 SECONDS WEST, 93.56 FEET; 8) THENCE NORTH 41 DEGREES 25 MINUTES 14 SECONDS WEST, 272.11 FEET; 9) THENCE NORTH 55 DEGREES 29 MINUTES 56 SECONDS EAST, 105.46 FEET; 10) THENCE NORTH 41 DEGREES 25 MINUTES 18 SECONDS WEST, 131.40 FEET; THENCE NORTH 48 DEGREES 34 MINUTES 42 SECONDS EAST, 181.58 FEET; THENCE SOUTH 41 DEGREES 16 MINUTES 24 SECONDS EAST, 75.41 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 02 SECONDS EAST, 303.11 FEET TO THE POINT OF BEGINNING ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 8.861 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE 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 17093C0035H, DATED, JANUARY 8, 2014, ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

DATED THIS ___TH DAY OF _____, 202___.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004081
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY.

MARCUS G. SCHMITT 4081 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

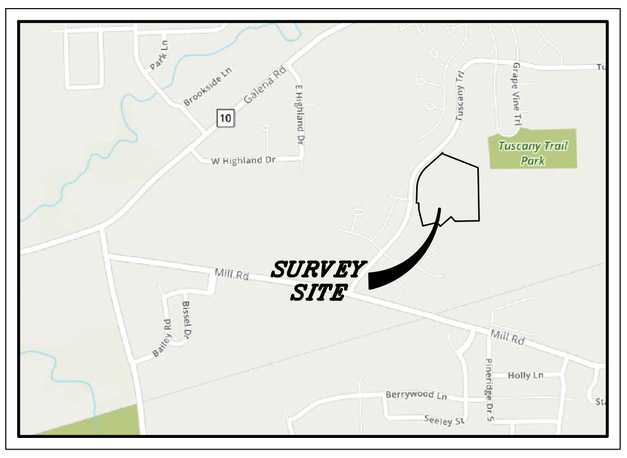
© 2024 MANHARD CONSULTING, ALL RIGHTS RESERVED

SHEET 3 OF 3	PROJ. MGR.: RAS PROJ. ASSOC.: MGS DRAWN BY: MGS DATE: 02/23/24 SCALE: --- APL.YVIL02	GRANDE RESERVE - UNIT 18 UNITED CITY OF YORKVILLE, ILLINOIS FINAL PLAT OF SUBDIVISION	Manhard CONSULTING Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
09/18/24	REVISED PER CITY COMMENTS	MGS
04/05/24	REVISED PER CITY COMMENTS	MGS

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 25

BEING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

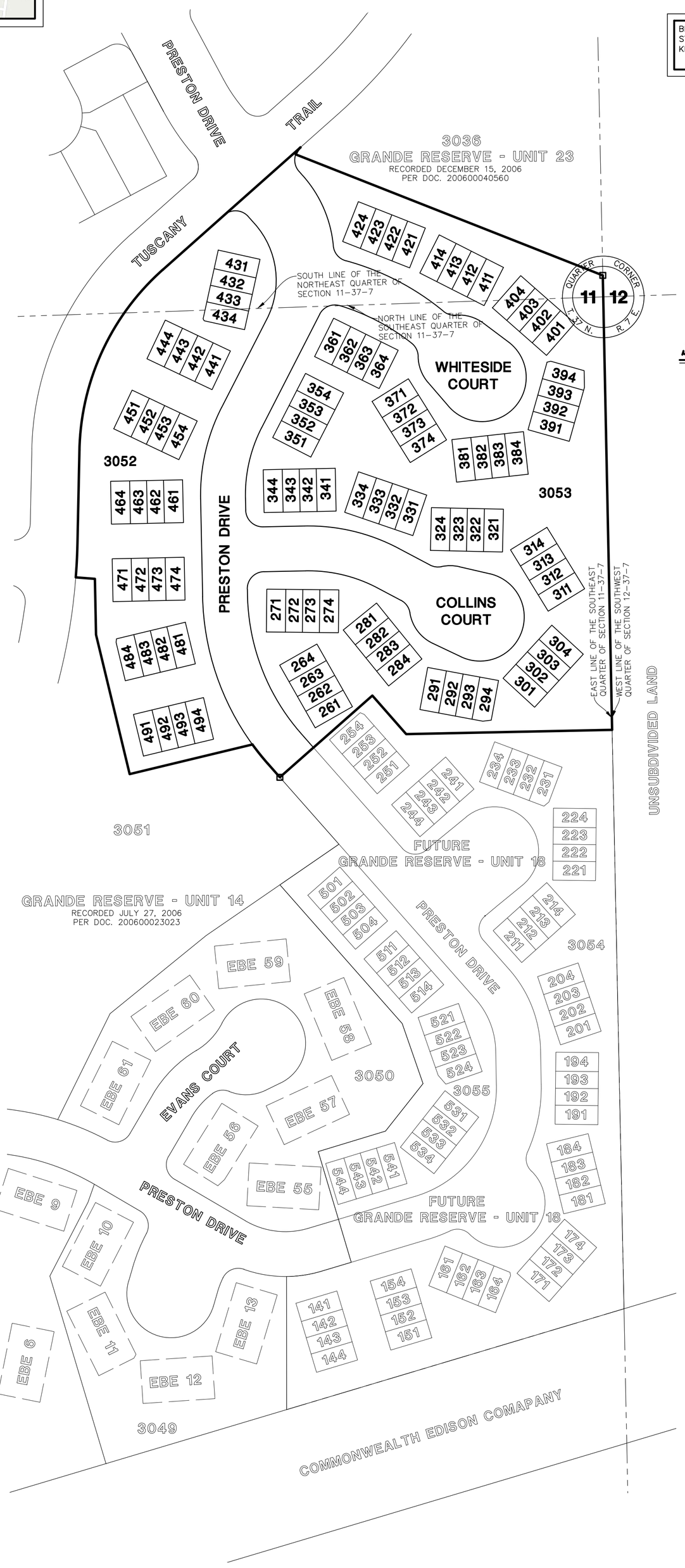


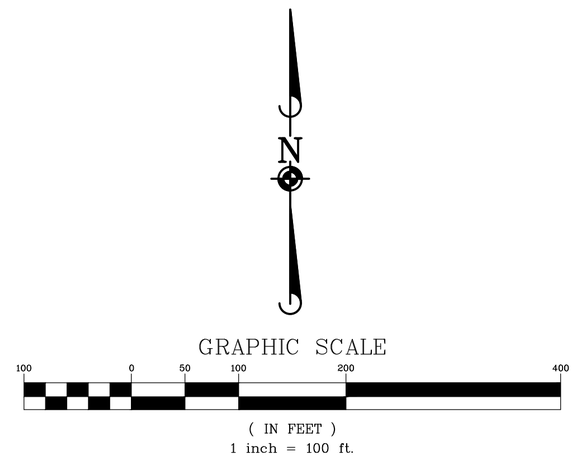
LOCATION MAP

NOT TO SCALE

PIN'S

02–11–230–002
PART OF 02–11–400–020





BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), AS ESTABLISHED BY A REAL–TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEY PREPARED FOR

ABBY PROPERTIES, LLC
12347 WOODVIEW STREET
PLANO, ILLINOIS 60545

SUBMITTED BY/RETURN TO:

MANHARD CONSULTING, LTD.
333 EAST BUTTERFIELD ROAD, SUITE 600
LOMBARD, ILLINOIS 60148

PROPERTY AREA

LOTS 261–264 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 271–274 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 281–284 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 291–294 =	6,656 SQ. FT.	(0.153 ACRES)
LOTS 301–304 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 311–314 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 321–324 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 331–334 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 341–344 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 351–354 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 361–364 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 371–374 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 381–384 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 391–394 =	6,589 SQ. FT.	(0.151 ACRES)
LOTS 401–404 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 411–414 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 421–424 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 431–434 =	6,675 SQ. FT.	(0.153 ACRES)
LOTS 441–444 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 451–454 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 461–464 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 471–474 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 481–484 =	6,674 SQ. FT.	(0.153 ACRES)
LOTS 491–494 =	6,678 SQ. FT.	(0.153 ACRES)
LOT 3052 =	95,267 SQ. FT.	(2.187 ACRES)
LOT 3053 =	186,069 SQ. FT.	(4.272 ACRES)
RIGHT–OF–WAY =	131,643 SQ. FT.	(3.028 ACRES)
TOTAL AREA =	573,133 SQ. FT.	(13.157 ACRES)

SURVEYOR'S NOTES

1. THIS SUBDIVISION CONSISTS OF 96 LOTS, 2 OUTLOTS AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF GRANDE RESERVE – UNIT 18 AND UNIT 25 SUBDIVISIONS.
2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
3. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE–EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
4. THIS SUBDIVISION MAY BE SUBJECT TO A CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPARATELY FROM THIS PLAT.
5. ◘ DENOTES SET CONCRETE MONUMENTS
6. MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE IN ACCORDANCE WITH 765 ILCS 205/1 UPON THE RECORDATION OF THE FINAL PLAT OF SUBDIVISION. UNLESS OTHERWISE NOTED, MONUMENTS SET ARE 5/8" DIAMETER BY 24" LONG REBARS.
7. LOT 3052 AND LOT 3053 SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.
8. PUBLIC UTILITIES AND DRAINAGE EASEMENTS ARE HEREBY GRANTED OVER ALL PORTIONS OF LOT 3052 AND LOT 3053.
9. ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PORTIONS OF LOT 3052 AND LOT 3053.
10. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

SHEET INDEX

SHEET 1 OF 3	OVERALL BOUNDARY AND SURVEYOR'S NOTES
SHEET 2 OF 3:	LOT DETAIL INFORMATION, SETBACKS, RIGHT–OF–WAY DIMENSIONS AND EASEMENTS
SHEET 3 OF 3:	PROVISIONS, CERTIFICATIONS AND SIGNATURES

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SHEET 1 OF 3
APL.YVIL02

PROJ. MGR.: ARM
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 02/23/24
SCALE: 1"=100'

GRANDE RESERVE - UNIT 25

UNITED CITY OF YORKVILLE, ILLINOIS

FINAL PLAT OF SUBDIVISION

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
09/18/24	REVISED PER CITY COMMENTS	MGS
04/05/24	REVISED PER CITY COMMENTS	MGS

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 25

BEING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	LOT LINE	
	EASEMENT LINE	
	SETBACK LINE	
	B.S.L.	BUILDING SETBACK LINE
	P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
	Y.P.C.	YELLOW PLASTIC CAP
	XXX.XX	MEASURED INFORMATION
	(XXX.XX)	RECORD INFORMATION

N

GRAPHIC SCALE

40 0 20 40 80 160

SCALE: 1"=40'

PRESTON DRIVE
HERETOFORE DEDICATED
PER DOC. 200600040560

TUSCANY TRAIL
HERETOFORE DEDICATED
PER DOC. 200600040560

70.00'

(CH=N34°15'24"E)
CH=S33°59'21"W 12.44'
R=25.00' L=12.57'
(R=25.00') (L=12.47')

L=26.70
S 41°36'27" E
8.78'

CH=S 03°23'32" W 35.36'
R=25.00' L=39.27'

3037
GRANDE RESERVE - UNIT 26
RECORDED NOVEMBER 23, 2020
PER DOC. 20200023790

(N48°33'46"E)
(146.12')
146.11'
N48°23'32"E 271.11'

TUSCANY TRAIL
HERETOFORE DEDICATED
PER DOC. 200600035289

121.30'

(125.00')
125.00'

75.00'

38.35'
S 41°36'27" E

74.81'

CH=N86°23'28"W 35.22'
R=25.00' L=39.08'
S 41°36'27" E
14.50

52.39'
N 09°55'55" E

25'B.S.L.

30'B.S.L.

3036
GRANDE RESERVE - UNIT 23
RECORDED DECEMBER 15, 2006
PER DOC. 200600040560
PUBLIC UTILITY AND DRAINAGE EASEMENT AND STORMWATER MANAGEMENT EASEMENT GRANTED ALL OVER 3036 PER DOC. 200600040560

(N68°19'43"W)
S68°30'06"E 485.59'
(485.63')

CH=N23°25'36"W 112.33'
R=180.00' L=114.23'

30'B.S.L.
20'B.S.L.

424 1,764 S.F.
423 1,575 S.F.
422 1,575 S.F.
421 1,764 S.F.
414 1,764 S.F.
413 1,575 S.F.
412 1,575 S.F.
411 1,764 S.F.
404 1,764 S.F.
403 1,575 S.F.
402 1,575 S.F.
401 1,764 S.F.

N 21°29'54" E 63.00'
S 68°30'06" E 106.00'
S 21°29'54" E 63.00'
N 68°30'06" W 106.00'
S 63°53'54" E 22.72'
S 09°29'57" E 28.76'
S 63°05'58" E 106.00'
N 26°54'02" E 63.00'
N 63°05'58" W 106.00'
S 64°36'24" E 28.14'
S 26°54'02" W 63.00'
N 41°20'09" E 63.00'
S 48°39'51" E 106.00'
N 48°39'51" W 106.00'
S 41°20'09" W 63.00'

3053

CH=S40°02'17"E 28.53'
R=25.00' L=30.36'

CH=N62°37'59"W 161.84'
R=383.00' L=163.07'

EAST LINE OF THE NORTHEAST QUARTER OF SECTION 11-37-7
WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12-37-7

(N01°00'27"W)
S01°11'07"E
31.62' (31.62')

CALCULATED POSITION BY RECORDS IN SURVEYOR'S POSSESSION

CENTER SECTION 11 T. 37 N. R. 7 E.

SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 11-37-7

NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11-37-7

35.00' 35.00'

3052
95,267 S.F.
2.187 AC
PUBLIC UTILITY AND DRAINAGE EASEMENT AND ACCESS EASEMENT HEREBY GRANTED

431 1,764 S.F.
432 1,575 S.F.
433 1,575 S.F.
434 1,761 S.F.

S 77°35'25" E 63.00'
N 12°24'35" E 103.54'
S 12°24'35" W 106.00'
N29°31'43"W 3.30'
N 77°35'25" W 60.79'
S64°33'11"W 36.41'

S 88°04'53" W

R=150.00' L=179.90'
CH=N 07°14'58" W 169.31'
L=19.77'
R=125.00'
CH=N7°14'58"W 14.08'
L=14.09'
L=60.12'

S 83°54'42" E
7.96'

R=350.00' L=214.79'
CH=S 64°29'56" E 211.44'

3053
3053
186,069 S.F.
4.272 AC

N30°12'13"E 26.26'

CH=S66°55'19"W 32.01'
R=25.00' L=34.74'

CH=N62°23'35"W 119.58'
R=317.00' L=120.30'

N 26°00'04" E 20.50'

33.00' 66.00' 33.00'

CH=S72°30'58"E 18.79'
R=25.00' L=19.27'

CH=N73°50'31"W 42.53'
R=60.00' L=43.47'

S 53°05'04" E 46.26'

S 46°55'04" E 84.34'

CH=N26°10'15"W 21.41'
R=25.00' L=22.12'

R65.00'

WHITESIDE COURT
HEREBY DEDICATED

CH=S43°04'56"W 129.25'
R=65.00' L=218.20'

N05°35'29"W 49.27'

N 11°11'06" W 71.15'

30'B.S.L.

FOUND 1" IRON PIPE AT CORNER

POINT OF BEGINNING

S 74°14'51" E 51.11'

394 1,675 S.F. 63.00' 4.69'
393 1,575 S.F.
392 1,575 S.F.
391 1,764 S.F.

N 75°14'26" E 103.16'
N 15°45'09" E 82.69'
S 15°45'09" W 82.69'
N 74°14'51" W 63.00'

S 01°08'17" E 24.36'

N 83°39'43" E 106.00'
381 1,764 S.F.
382 1,575 S.F.
383 1,575 S.F.
384 1,764 S.F.
N 06°20'17" W 63.00'
S 06°20'17" E 63.00'
S 83°39'43" W 106.00'

N 51°19'19" E 77.41'

CH=S12°57'46"W 138.32'
R=283.00' L=138.74'

R=250.00' L=123.44'
CH=N 12°57'46" E 122.19'

CH=N 21°18'08" W 240.78'
R=350.00' L=245.81'

R=317.00' L=222.63'
CH=S21°18'08"E 218.08'

R=383.00' L=268.96'
CH=S 21°18'08" E 263.49'

L=233.40'

3053

N 60°26'45" E 63.00'
S 29°33'15" E 106.00'
N 29°33'15" W 106.00'
S 60°26'45" W 63.00'
N 60°53'18" E 33.55'
N 05°01'04" E 29.18'
N 41°25'18" W 27.00'

264 1,764 S.F.
263 1,575 S.F.
262 1,575 S.F.
261 1,764 S.F.

N 62°53'31" W 63.00'
S 62°53'31" E 63.00'
N 27°06'29" W 106.00'
S 27°06'29" E 106.00'
N 89°23'30" W 106.00'
N 62°15'32" E 35.71'

354 1,764 S.F.
353 1,575 S.F.
352 1,575 S.F.
351 1,764 S.F.

S 65°19'34" E 39.54'

S 81°23'57" E 34.66'

N 88°49'02" E 106.00'
S 88°49'02" W 106.00'
N 01°10'58" W 63.00'
S 01°10'58" E 63.00'

344 1,764 S.F.
343 1,575 S.F.
342 1,575 S.F.
341 1,764 S.F.

S 04°04'33" W 21.09'

N 88°49'02" E 61.11'

CH=S46°10'58"E 35.36'
R=25.00' L=39.27'

CH=N76°37'52"W 142.21'
R=283.00' L=143.75'

334 1,764 S.F.
333 1,575 S.F.
332 1,575 S.F.
331 1,764 S.F.

S 71°08'36" E 106.00'
N 71°08'36" W 106.00'
N 18°51'24" E 63.00'
S 18°51'24" W 63.00'

N 20°44'44" W 19.70'

PUBLIC UTILITY AND DRAINAGE EASEMENT AND ACCESS EASEMENT HEREBY GRANTED

324 1,764 S.F.
323 1,575 S.F.
322 1,575 S.F.
321 1,764 S.F.

S 88°44'00" E 106.00'
N 88°44'00" W 106.00'
N 01°16'00" E 63.00'
S 01°16'00" W 63.00'

S 67°20'34" E 69.37'

S 01°43'11" W 21.50'

CH=S82°08'21"E 17.15'
R=25.00' L=17.51'

S 76°53'55" E 46.26'

CH=N89°33'09"W 26.28'
R=60.00' L=26.49'

CH=S43°49'02"W 35.36'
R=25.00' L=39.27'

CH=N76°37'52"W 109.04'
R=217.00' L=110.22'

CH=N35°30'52"W 22.36'
R=25.00' L=23.18'

N 04°03'49" E 22.15'

S 62°04'46" W 39.12'

S 62°04'46" E 153.12'

R65.00'

314 1,764 S.F.
313 1,575 S.F.
312 1,575 S.F.
311 1,764 S.F.

N 58°25'42" E 63.00'
S 58°25'42" W 63.00'
S 31°34'18" E 106.00'
N 31°34'18" W 106.00'

S 14°23'40" E 21.31'

N 88°49'02" E 119.11'

S 88°49'02" W 61.11'

N 09°14'10" W 25.96'

S 89°23'30" E 106.00'
N 89°23'30" W 106.00'
N 00°36'30" E 63.00'
S 00°36'30" W 63.00'

271 1,764 S.F.
272 1,575 S.F.
273 1,575 S.F.
274 1,764 S.F.

S 28°26'23" W 28.15'
S 28°53'53" W 21.61'

281 1,764 S.F.
282 1,575 S.F.
283 1,575 S.F.
284 1,764 S.F.

N 50°58'22" E 63.00'
S 50°58'22" W 63.00'
S 39°01'38" E 106.00'
N 39°01'38" W 106.00'
S 60°39'47" W 8.23'

S 11°40'23" W 36.22'

46.26'
N 64°33'48" W

S 79°30'17" E 106.00'
N 79°30'17" W 94.21'
S 10°29'43" W 63.00'
N 10°29'43" E 59.32'

291 1,764 S.F.
292 1,575 S.F.
293 1,575 S.F.
294 1,742 S.F.

N 73°22'56" E 66.66'

N 83°10'27" E 12.35'

S 29°09'59" W 41.45'

S 52°59'52" W 57.62'

S 47°26'39" E 63.00'
N 47°26'39" W 63.00'
N 42°33'21" E 106.00'
S 42°33'21" W 106.00'

304 1,764 S.F.
303 1,575 S.F.
302 1,575 S.F.
301 1,764 S.F.

S01°10'35"E 637.16'

UNSUBDIVIDED LAND

EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11-37-7
WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12-37-7

FOUND 1" IRON PIPE W/YPC "MTC LS 84-2917" AT CORNER

S88°49'02"W 303.11'

CH=N02°49'54"E 49.48'
R=885.00' L=49.49'
(R=885.00')

N01°13'47"E 138.04'
(S01°24'00"W) (138.04')

FOUND 5/8" IRON ROD 0.19'E

30'B.S.L.

N 40°41'35" E 38.95'

FOUND 5/8" IRON ROD AT CORNER

(82.19')
N85°33'59"W 82.19'
(28.23')

FOUND 5/8" IRON ROD AT CORNER

(S01°00'45"E)
N01°10'58"W 210.95'
(210.95')

N 06°57'13" E 5.16'

N 76°26'26" E 104.19'

N 13°33'34" W 58.17'

S 13°33'34" E 63.00'

484 1,760 S.F.
483 1,575 S.F.
482 1,575 S.F.
481 1,764 S.F.

S 76°26'26" W 106.00'

N 78°35'20" W 30.67'

N 13°33'34" W 51.00'

3052

N 76°26'26" E 106.00'
N 13°33'34" W 63.00'
S 13°33'34" E 63.00'

491 1,764 S.F.
492 1,575 S.F.
493 1,575 S.F.
494 1,764 S.F.

S 76°26'26" W 106.00'

S 82°15'49" E 57.82'

S 37°30'38" W 33.42'

S76°26'26"W 185.87'
(N76°36'39"E) (185.87')
FOUND 1" IRON PIPE
0.39'N & 0.40'W

(CH=N38°34'02"E)
CH=N38°44'15"W 35.87'
R=383.00' L=35.89'
(R=383.00') (L=35.89')
(S41°15'05"E)
N41°25'18"W 27.00'
FOUND BENT 1" IRON PIPE
0.27'N & 0.63'W

S48°34'42"W 181.58'

N41°16'24"W 75.41'

3054
FUTURE
GRANDE RESERVE - UNIT 18

254 253 252 251
241 242 243
234 233 232 231

3051
GRANDE RESERVE - UNIT 14
RECORDED JULY 27, 2006
PER DOC. 200600023023

PRESTON DRIVE
HEREBY DEDICATED

143.78'
S 01°10'58" E
N 01°10'58" W 143.78'
67.78'
75.99'

COLLINS COURT
HEREBY DEDICATED

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SHEET 2 OF 3
APL.YVIL02

PROJ. MGR.: ARM
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 02/23/24
SCALE: 1"=40'

GRANDE RESERVE - UNIT 25

UNITED CITY OF YORKVILLE, ILLINOIS

FINAL PLAT OF SUBDIVISION

Manhard CONSULTING™
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
09/18/24	REVISED PER VILLAGE COMMENTS	MGS
04/05/24	REVISED PER CITY COMMENTS	MGS

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 25

BEING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

OWNER'S CONSENT

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR 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.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115 AND COMMUNITY COLLEGE DISTRICT 516.

DATED THIS _____ DAY OF _____, 202__.

OWNER:

BY: _____

_____
PRINTED NAME AND TITLE

OWNER'S ADDRESS

_____

_____

_____

NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 202__.

_____
NOTARY PUBLIC

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, A.D., _____, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: _____, A.D., 202__.

BY: _____

_____
PRINTED NAME AND TITLE

ATTEST: _____

_____
PRINTED NAME AND TITLE

MORTGAGEE'S NAME AND ADDRESS

_____

_____

_____

_____

MORTGAGEE NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ AND _____

OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, A.D. 202__.

_____
NOTARY PUBLIC

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ____ DAY OF_____, 202__.

_____
CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ____ DAY OF_____, 202__.

_____
MAYOR

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ____ DAY OF_____, 202__.

_____
CITY ADMINISTRATOR

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
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_____, 202__.

_____
CITY ENGINEER

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
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_____, 202__.

_____
CITY CLERK

ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL PRESENT AND FUTURE OWNERS OF THE VARIOUS LOTS IN THIS SUBDIVISION, AND TO THE UNITED CITY OF YORKVILLE, AND LOT THE PUBLIC IN GENERAL, GRANTEES, TOGETHER WITH THERE RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE ACCESS, INGRESS AND EGRESS TO AND FROM THE PUBLIC STREET RIGHT-OF-WAYS, OVER AND ACROSS THAT PART OF THE PROPERTY WITHIN THE AREAS OF LAND DESIGNATED AS "ACCESS EASEMENT" AS SHOWN ON THE PLAT HEREON.

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO AT&T, NICOR, COMMONWEALTH EDISON, FRANCHISE CABLE COMPANY, 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" (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.

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS 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 THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 202__.

_____
JOSEPH M. IOVINELLI ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-069635
LICENSE EXPIRES NOVEMBER 30, 2025

JOSEPH M. IOVINELLI 062-069635 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

OWNER/ATTORNEY: _____

_____
PRINTED NAME AND TITLE

KENDALL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

THIS INSTRUMENT_____WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS_____DAY OF_____, A.D., 202__, AT_____O'CLOCK_____.M., AND WAS RECORDED IN BOOK_____OF PLATS ON PAGE_____.

BY: _____
RECORDER OF DEEDS

KENDALL 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 ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE, ILLINOIS,

THIS_____DAY OF_____, A.D., 202__.

_____
COUNTY CLERK

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, MARCUS G. SCHMITT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS THE AUTHORITY TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2024. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS ___TH DAY OF _____, A.D. 202__.

FOR REVIEW ONLY
_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004081
LICENSE EXPIRES NOVEMBER 30, 2024

MARCUS G. SCHMITT 4081 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

THAT PART OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 10 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 637.16 FEET; THENCE SOUTH 88 DEGREES 49 MINUTES 02 SECONDS WEST, 303.11 FEET; THENCE NORTH 41 DEGREES 16 MINUTES 24 SECONDS WEST, 75.41 FEET; THENCE SOUTH 48 DEGREES 34 MINUTES 42 SECONDS WEST, 181.58 FEET TO THE EASTERLY LINE OF LOT 3051 IN GRANDE RESERVE – UNIT 14 RECORDED AS DOCUMENT 200600023023; THENCE ALONG SAID EASTERLY LINE FOR THE FOLLOWING SIX (6) COURSES: 1) THENCE NORTH 41 DEGREES 25 MINUTES 18 SECONDS WEST, 27.00 FEET TO A POINT OF CURVATURE; 2) THENCE NORTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 383.00 FEET, AN ARC DISTANCE OF 35.89 FEET, A CHORD BEARING NORTH 38 DEGREES 44 MINUTES 15 SECONDS WEST, AND A CHORD DISTANCE OF 35.87 FEET TO A POINT OF NON-TANGENCY; 3) THENCE SOUTH 76 DEGREES 26 MINUTES 26 SECONDS WEST, 185.87 FEET; 4) THENCE NORTH 13 DEGREES 33 MINUTES 34 SECONDS WEST, 210.95 FEET; 5) THENCE NORTH 01 DEGREES 10 MINUTES 58 SECONDS WEST, 82.19 FEET; 6) THENCE NORTH 85 DEGREES 33 MINUTES 59 SECONDS WEST, 28.23 FEET TO A POINT ON A NON-TANGENT CURVE BEING THE EAST LINE OF TUSCANY TRAIL AS DEDICATED PER DOCUMENT 200600035289; THENCE ALONG SAID EAST LINE OF TUSCANY TRAIL FOR THE FOLLOWING FOUR (4) COURSES: 1) THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 885.00 FEET, AN ARC DISTANCE OF 49.49 FEET, A CHORD BEARING NORTH 02 DEGREES 49 MINUTES 54 SECONDS EAST, AND A CHORD DISTANCE OF 49.48 FEET TO A POINT OF TANGENCY; 2) THENCE NORTH 01 DEGREES 13 MINUTES 47 SECONDS EAST, 138.04 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 365.00 FEET, AN ARC DISTANCE OF 300.45 FEET, A CHORD BEARING NORTH 24 DEGREES 48 MINUTES 40 SECONDS EAST, AND A CHORD DISTANCE OF 292.04 FEET TO A POINT OF TANGENCY; 4) THENCE NORTH 48 DEGREES 23 MINUTES 32 SECONDS EAST, 271.11 FEET TO A POINT OF CUSP, ON THE SOUTHERLY LINE OF LOT 3036 IN GRANDE RESERVE – UNIT 23 RECORDED AS DOCUMENT 200600040560; THENCE ALONG THE SOUTHERLY LINE OF LOT 3036 FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 12.57 FEET, A CHORD BEARING SOUTH 33 DEGREES 59 MINUTES 21 SECONDS WEST, AND A CHORD DISTANCE OF 12.44 FEET TO A POINT OF NON-TANGENCY; 2) THENCE SOUTH 68 DEGREES 30 MINUTES 06 SECONDS EAST, 485.59 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; 3) THENCE SOUTH 01 DEGREES 11 MINUTES 07 SECONDS EAST ALONG SAID EAST LINE, 31.62 FEET TO THE POINT OF BEGINNING, ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 13.157 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE 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 17093C0035H, DATED, JANUARY 8, 2014. ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

DATED THIS __TH DAY OF _____, 202__.

FOR REVIEW ONLY
_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004081
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY.

MARCUS G. SCHMITT 4081 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

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SHEET 3 OF 3
APL.YVIL02

PROJ. MGR.: BAS
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 02/23/24
SCALE: ---

GRANDE RESERVE - UNIT 25
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
09/18/24	REVISED PER CITY COMMENTS	MGS
04/05/24	REVISED PER CITY COMMENT	MGS



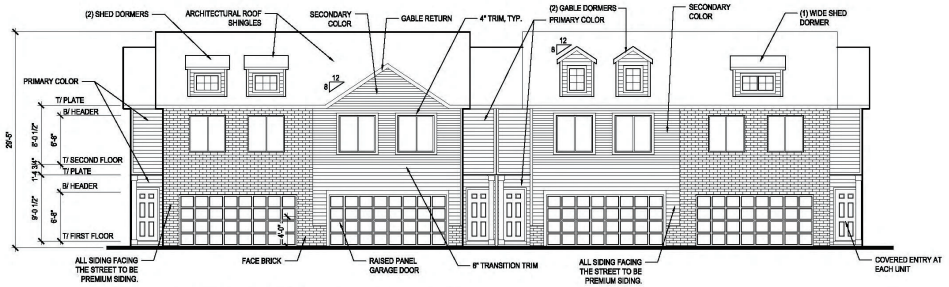
FIRST LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0" TOTAL AREA: 1,696 SF



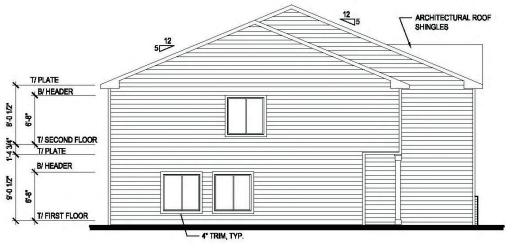
SECOND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0" TOTAL AREA: 1,696 SF

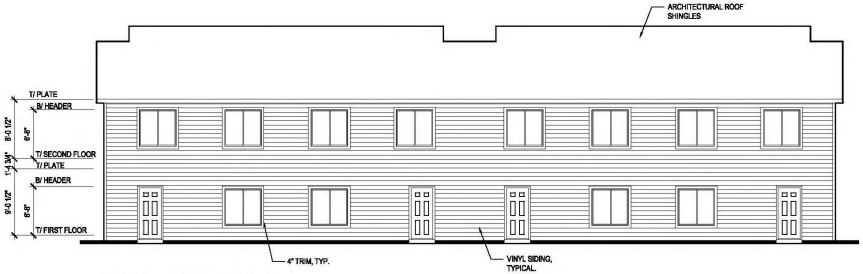


ELEVATION - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION



REAR ELEVATION

SCALE: 1/8" = 1'-0"





UNIT SUMMARY -
164 UNITS - (41) TOTAL BUILDINGS
(31) BUILDINGS WILL HAVE MIN 50% MASONRY
(41) BUILDINGS WILL UTILIZE 100% PREMIUM (CEMENTITIOUS) SIDING FACING STREET FRONTAGE

FACADE MATERIALS -
52% - MASONRY
48% - PREMIUM SIDING (CEMENTITIOUS)

October 9, 2024

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe
Yorkville, IL 60560

Re: Grande Reserve Units 18 & 25
Final Engineering Review – 5th Submittal
United City of Yorkville

Dear Krysti:

We have reviewed the following items for the above-referenced project:

- Final Engineering Plans (29 Sheets) dated September 18, 2024, prepared by Manhard Consulting.
- Final Plat of Subdivision – Unit 18 (3 Sheets) dated September 18, 2024, prepared by Manhard Consulting.
- Final Plat of Subdivision – Unit 25 (3 Sheets) dated September 18, 2024, prepared by Manhard Consulting.
- Engineer's Estimate of Probable Cost dated September 18, 2024, prepared by Manhard Consulting.

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering and land surveying 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 at the appropriate time.

    a. IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.

    b. IEPA Water and Sanitary Sewer Construction permits

    c. Fox Metro Water Reclamation District approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.

2. The IEPA Water and Sanitary permits have been received and have been routed to the City for signatures.

3. A signed stormwater permit application needs to be submitted. The unsigned permit application was previously submitted with the approved stormwater report.

4. Prior to the start of construction, the following items need to be addressed:

   a. A preconstruction meeting with City staff needs to be held.

   b. A construction guarantee equal to 120% of the public improvements and erosion control costs needs to be on file with the City.

Final Plat Unit 18

5. The plat has been reviewed and is found to be acceptable.

Final Plat Unit 25

6. The plat has been reviewed and is found to be acceptable.

Final Engineering Plans

7. The engineering plans have been reviewed and are found to be generally acceptable.

Engineer's Estimate of Probable Costs

8. We have reviewed the Engineer's Cost Opinion and find it to be acceptable. A performance guarantee in the amount of $2,938,867.80 (120% x $2,449,056.50) is to be on file with the City prior to the issuance of a building permit.

If you have any questions or require additional information, please call 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. Gina Nelson, Admin Assistant (via email)
Building Department (via email) Bzpermits@yorkville.il.us
Ms. Jori Behland, City Clerk (via email)
Mr. Joe Iovinelli, Manhard Consulting (via email)
TNP, PGW2, EEI (Via e-mail)

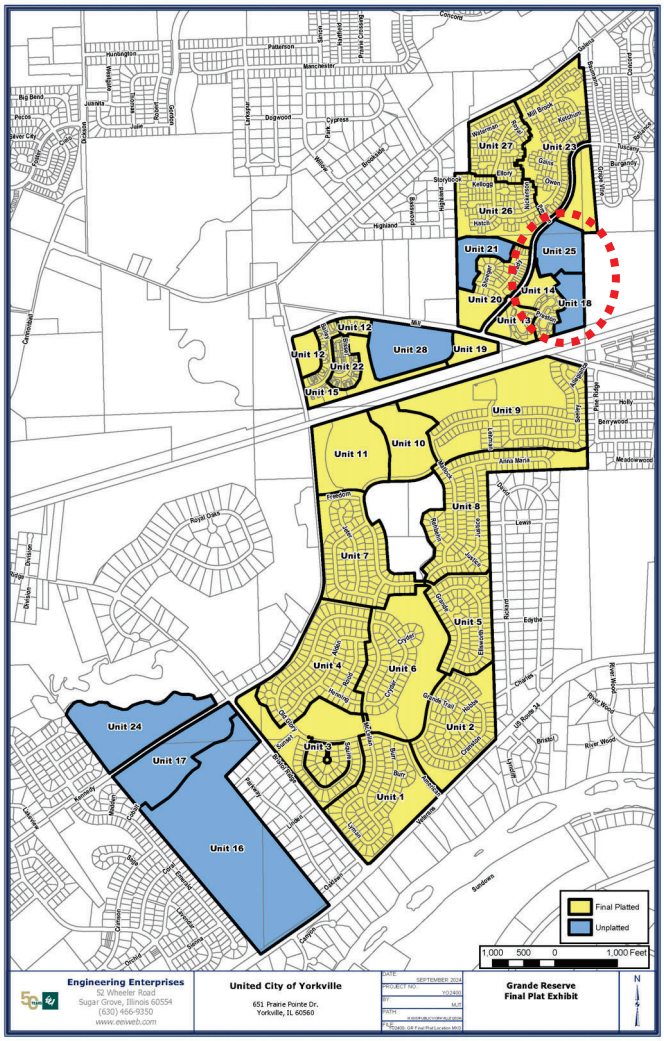
Memorandum

To: Planning & Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Planner I
Date: November 5, 2024
Subject: **PZC 2024-27 Grande Reserve – Units 18 & 25 (Final Plat)**
Proposed Approval of 164 Townhomes in 2 New Units of Grande Reserve

REQUEST SUMMARY:

The petitioner, Cesar Cruz on behalf of GR Yorkville Residents, LLC, owner, is seeking Final Plat approval for an approximately 22-acre site consisting of 164 new residential townhome lots and four (4) open space outlots located north of the BNSF railroad and east of Tuscany Trail in Yorkville. These lots will complete Neighborhood 3 and this quadrant of the Grande Reserve development (refer to map on the right).

The proposed 164 units will represent a slight decrease of one (1) unit in the originally planned and approved PUD for this neighborhood in the 2003 annexation agreement. Additionally, the petitioner is seeking approval of architectural design standards for the townhome building facades within the proposed final platted areas, as mandated by both the original annexation agreement and a subsequent 2021 economic incentive agreement.



ZONING AND LAND USE:

The subject property was annexed in 2003 and was zoned R-2 Single-Family Traditional Residence District with a special use for a Planned Unit Development (PUD). The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	Tuscany Trail R-2 Planned Unit Development (Grande Reserve)	Transportation Residential
South	Burlington Northern Santa Fe (BNSF) Railroad Commonwealth Edison Easement R-2 Planned Unit Development (Grande Reserve)	Transportation Utility Residential
East	R-2 Planned Unit Development (Grande Reserve) Open Space (Grande Reserve Park A)	Residential Park
West	R-4 General Residential PUD (Village of Oswego)	Residential (Undeveloped)

Note, the approximately 100-acre parcel located within the Village of Oswego to the west of the subject property is owned by Tuscany Station, LLC. This parcel was approved for a mixed-residential housing complex consisting of 480-unit apartments and 164 single-family detached homes in 2023 and will be developed by Abby Properties, an affiliate of the petitioner.[1]

PROPOSED FINAL PLAT OF SUBDIVISION:

The Preliminary/Final Plats for Units 18 and 25 were approved by the City Council in June and December of 2006, respectively, but they were never recorded and have since expired. The proposed Final Plat of Subdivision generally aligns with the originally approved plans but has slight differences in the number and distribution of units compared to the Concept PUD Plan.

For Unit 18, which covers 8.861 acres, the proposal includes 68 units arranged in groups of four townhomes, fronting the extension of Preston Drive. Unit 25, spanning 13.157 acres, proposes 96 townhomes, also grouped in fours, fronting Preston Drive as well as Collins Court and Whiteside Court cul-de-sacs. Both units will feature common open space lots designated for public utility and drainage easements.

According to Group Exhibit "D" of the Annexation Agreement (Ord. 2003-44), the "CITY, OWNERS and DEVELOPER acknowledge that the number of dwelling units on future preliminary and final plats may vary from the Concept Plan." Additionally, it notes that "any plan for a phase of development that does not exceed the total number of dwelling units allowed in the Neighborhoods shall be considered in substantial conformance with the Concept Plan."

Below is a comparison of the approved Concept Plan PUD dwelling unit count (Group Exhibit "C") and the proposed final plat unit count for each section in Neighborhood 3:

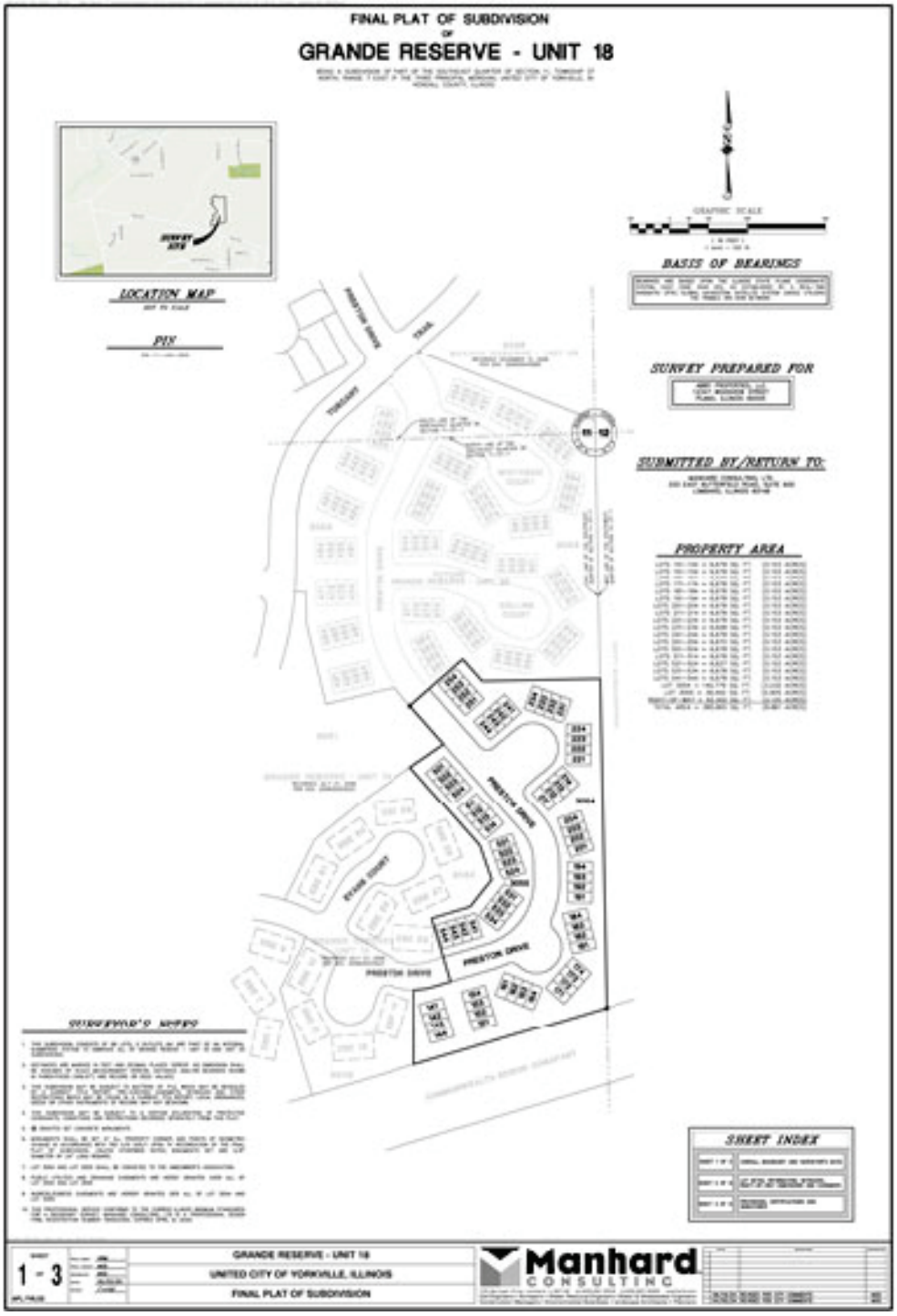
NEIGHBORHOOD 3 (UNIT)	UNIT TYPE	APPROVED DWELLING UNITS CONCEPT PUD PLAN	PROPOSED/APPROVED DWELLING UNITS FINAL PLAT
Unit 13	TH	36	36
Unit 14	TH	44	44
Unit 18	TH	82	68
Unit 25	TH	83	96
TOTAL		**245**	**244**

Per Exhibit "D7" of the Annexation Agreement, the overall approved maximum density for Neighborhood 3 is 6 units/acre (245 units on 43.2 acres). With the proposed reduction of one (1) dwelling unit in Neighborhood 3, the density remains unchanged.

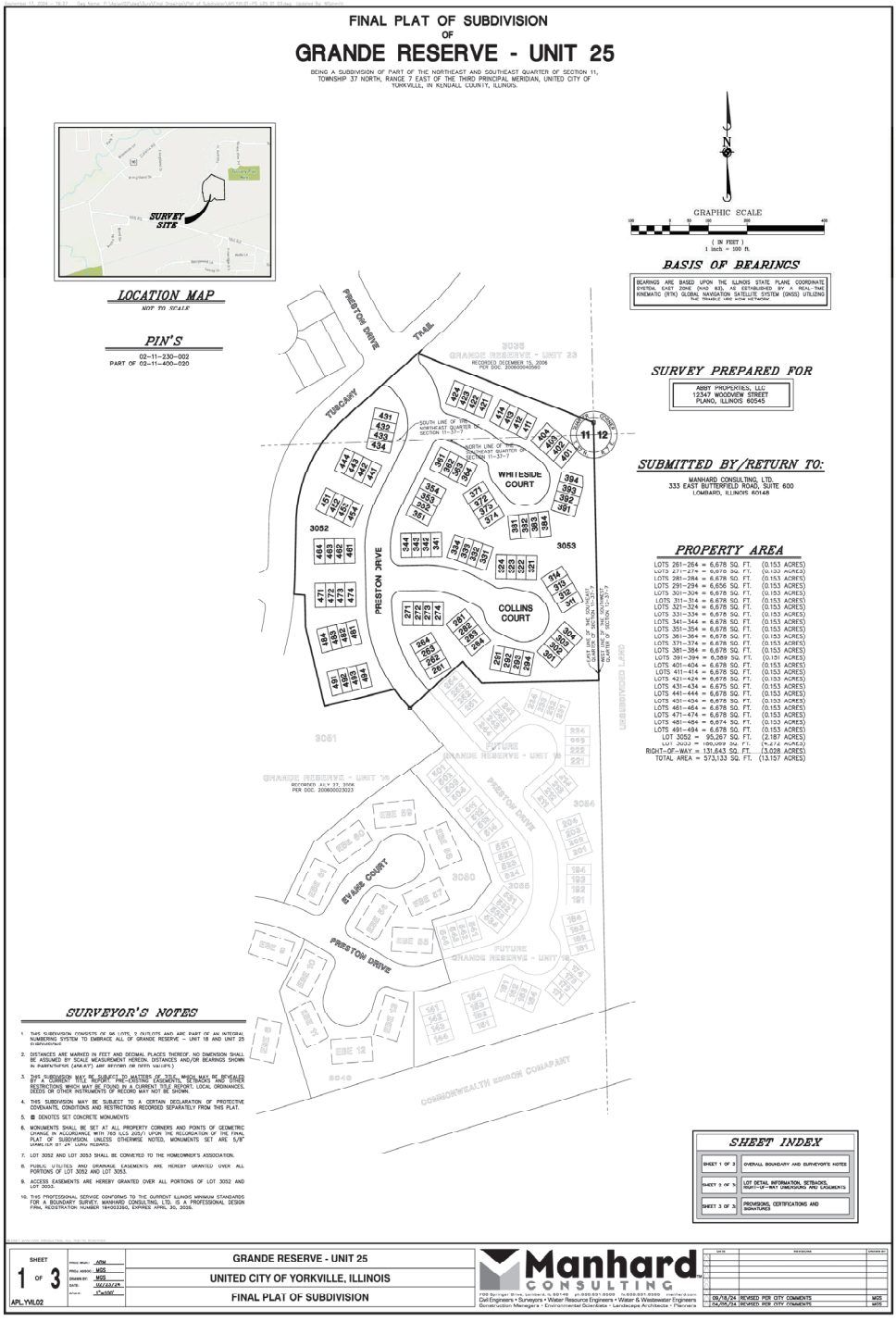
The area breakdown of the proposed final platted areas are as follows:

UNIT 18 - AREA SUMMARY		
Land Type	***Acres***	***Square Feet***
Lots	2.604	113,442
Public Utility & Drainage Easements	4.138	180,221
Dedicated Right of Way (Public Streets)	2.119	92,302
TOTAL	**8.861 Acres**	**385,965 SF**

[1] Source: https://www.shawlocal.com/kendall-county-now/2023/01/16/oswego-village-board-approves-subdivision-with-480-unit-apartment-complex-metra-station-lot-in-split-ballot/



UNIT 25 - AREA SUMMARY		
Land Type	***Acres***	***Square Feet***
Lots	3.676	160,154
Public Utility & Drainage Easements	6.459	281,336
Dedicated Right of Way (Public Streets)	3.022	131,643
TOTAL	**13.157 Acres**	**573,133 SF**


FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 25
BEING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.
SURVEY SITE
LOCATION MAP
NOT TO SCALE
PIN'S
02-11-230-002
PART OF 02-11-400-020
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
BASIS OF BEARINGS
BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK
SURVEY PREPARED FOR
ABBY PROPERTIES, LLC
12347 WOODVIEW STREET
PLANO, ILLINOIS 60545
SUBMITTED BY/RETURN TO:
MANHARD CONSULTING, LTD.
333 EAST BUTTERFIELD ROAD, SUITE 600
LOMBARD, ILLINOIS 60148
PROPERTY AREA
LOTS 261-264 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 271-274 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 281-284 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 291-294 = 6,656 SQ. FT. (0.153 ACRES)
LOTS 301-304 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 311-314 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 321-324 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 331-334 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 341-344 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 351-354 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 361-364 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 371-374 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 381-384 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 391-394 = 6,589 SQ. FT. (0.151 ACRES)
LOTS 401-404 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 411-414 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 421-424 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 431-434 = 6,675 SQ. FT. (0.153 ACRES)
LOTS 441-444 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 451-454 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 461-464 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 471-474 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 481-484 = 6,674 SQ. FT. (0.153 ACRES)
LOTS 491-494 = 6,678 SQ. FT. (0.153 ACRES)
LOT 3052 = 95,267 SQ. FT. (2.187 ACRES)
LOT 3053 = 100,059 SQ. FT. (2.296 ACRES)
RIGHT-OF-WAY = 131,643 SQ. FT. (3.028 ACRES)
TOTAL AREA = 573,133 SQ. FT. (13.157 ACRES)
SURVEYOR'S NOTES
1. THIS SUBDIVISION CONSISTS OF 94 LOTS, 3 OUTLOTS AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF GRANDE RESERVE – UNIT 18 AND UNIT 25 SUBDIVISIONS.
2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF, NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (ASM.R.T) ARE RECORD OR DEED VALUE(S.)
3. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
4. THIS SUBDIVISION MAY BE SUBJECT TO A CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPARATELY FROM THIS PLAT.
5. ⊠ DENOTES SET CONCRETE MONUMENTS
6. MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE IN ALIGNMENT WITH 765 ILCS 205/1 UPON THE RECORDATION OF THE FINAL PLAT OF SUBDIVISION. UNLESS OTHERWISE NOTED, MONUMENTS SET ARE 5/8" DIAMETER BY 24" LONG REBARS.
7. LOT 3052 AND LOT 3053 SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.
8. PUBLIC UTILITIES AND DRAINAGE EASEMENTS ARE HEREBY GRANTED OVER ALL PORTIONS OF LOT 3052 AND LOT 3053.
9. ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PORTIONS OF LOT 3052 AND LOT 3053.
10. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184002280, EXPIRES APRIL 30, 2026.
SHEET INDEX
SHEET 1 OF 3 OVERALL BOUNDARY AND SURVEYORS NOTES
SHEET 2 OF 3 LOT DETAIL INFORMATION, SETBACKS, RIGHT-OF-WAY DIMENSIONS AND EASEMENTS
SHEET 3 OF 3 PROVISIONS, CERTIFICATIONS AND SIGNATURES
PRESTON DRIVE
TRAIL
TUSCANY
WHITESIDE COURT
COLLINS COURT
EVANS COURT
PRESTON DRIVE
PRESTON DRIVE
3052
3053
3035
GRANDE RESERVE - UNIT 23
RECORDED DECEMBER 15, 2006
PER DOC. 200600040960
11-12
3061
GRANDE RESERVE - UNIT 18
RECORDED JULY 27, 2006
PER DOC. 200600023023
FUTURE
GRANDE RESERVE - UNIT 19
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ANNEXATION AGREEMENT

The original annexation agreement and the subsequent economic incentive agreement had provisions which apply to specific units within Grande Reserve and conditions for final plat approval. Below are applicable provisions to Units 18 and Unit 25 (Neighborhood 3).

Cul-de-Sacs

Per Ordinance the original annexation agreement, the homeowners' association (HOA) for these units are required to pay for and perform all snowplowing of cul-de-sacs, even though all roads within the units will be public roads. The HOA does not have the snowplowing obligation for other public roadways within the units. Unit 18 appears to have two (2) cul-de-sacs or "bump-outs" on Preston Drive. Staff has deferred to the City Engineer and Public Works Director if these qualify as cul-de-sacs. While Unit 25 has two (2) traditional cul-de-sacs, Collins Court, and Whiteside Court.

Declarations of CCRs

Group Exhibit "D", paragraph B of the Annexation Agreement requires that the developer submit a copy of the proposed Declaration of Covenants, Restrictions and Easements to be reviewed by the City. The declarations shall be recorded at the same time with the final plat for each phase. This portion of Grande Reserve will be included, upon recordation, within the existing Grande Reserve North Community Association, as amended and restated in a document recorded in 2020.

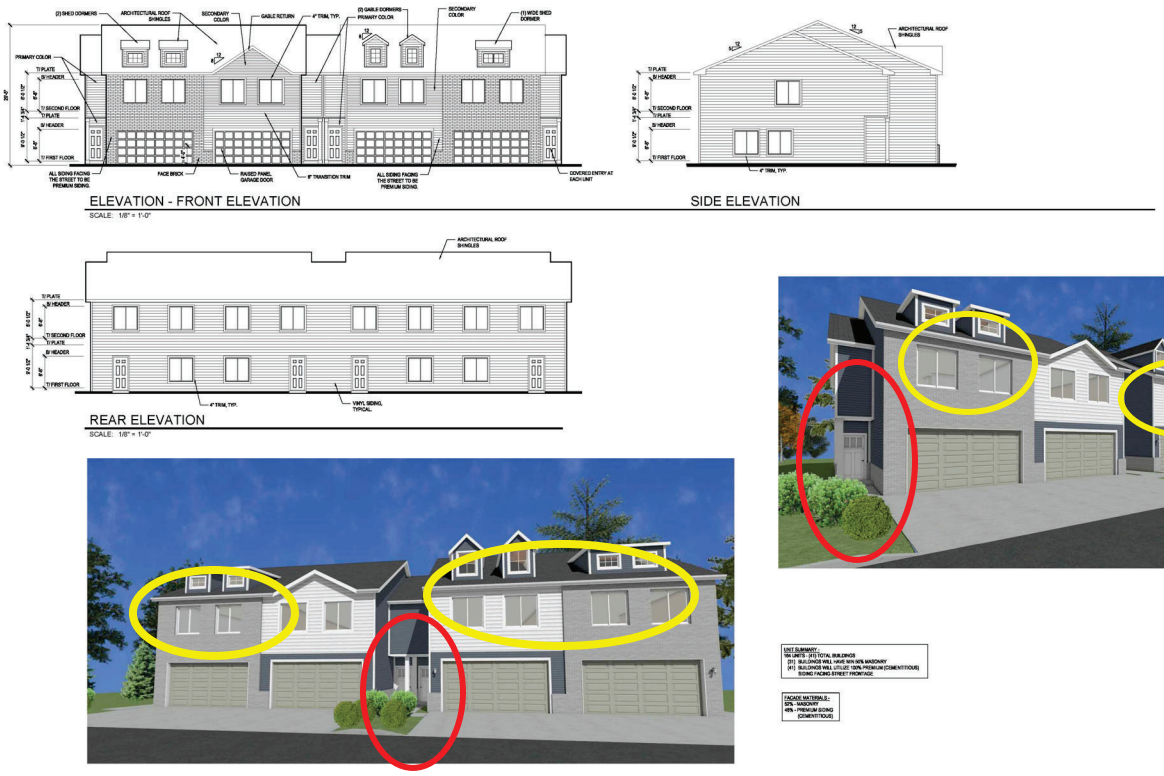
APPEARANCE STANDARDS

In the original Annexation Agreement (Ord. 2003-44), Architectural Design Standards for townhome development were established, along with conceptual building elevations provided in Exhibit "D2". Owners and developers must provide standards regulating façade materials, accessory structures, and other building restrictions for each neighborhood in Grande Reserve. The standards must meet or exceed the City's current appearance standards and also cover aspects such as color schemes, deck and patio specifications, fence specifications, restrictions on accessory buildings, housing styles, minimum square footage, building materials, and roof specifications. Areas not yet platted must submit architectural standards at the time of final plat submission.

GR Yorkville Residents, LLC has submitted plan elevations prepared by Abby Properties, LLC for the townhome model proposed in Units 18 and 25. The townhome building will feature architectural shingles, shed and gable-style decorative dormers, vinyl siding, face brick, cementious based premium siding on front elevations, covered porches and transom windows on the front doors. The two-story townhomes have front-loaded garages with four (4) units per building, each with approximately 1,700 square feet per unit.

According to Chapter 10-5-8 of the Unified Development Ordinance (UDO), the City's Appearance Standards mandate that at least 75% of the total buildings incorporate masonry products on their front facades. Additionally, these facades must include a minimum of 50% premium siding material. Of this premium siding requirement, at least 25% must be masonry products. Credit towards fulfilling the premium siding requirement can be earned by using major architectural features, with each feature providing a 10% credit. Premium siding materials encompass masonry products, cultured stone, natural wood siding, and synthetic stucco. The provided data table below compares and calculates the elevations to ensure compliance with these UDO Appearance Standards.

Townhome Elevation Plans (Units 18 & 25)		
Appearance Code Requirements		***Proposed Elevation***
Masonry product	75% of total buildings	31 of 41 buildings will have min. 50% masonry on façade (75%)
Premium Siding	50% on front façade – excluding openings	48% Premium Siding Material
Masonry Siding	25% of premium siding	52% Masonry Siding
Credit for major architectural feature	10% each	**20% credit** (dormers = yellow; covered porches = red) *Meets Minimum 30% of premium siding requirement

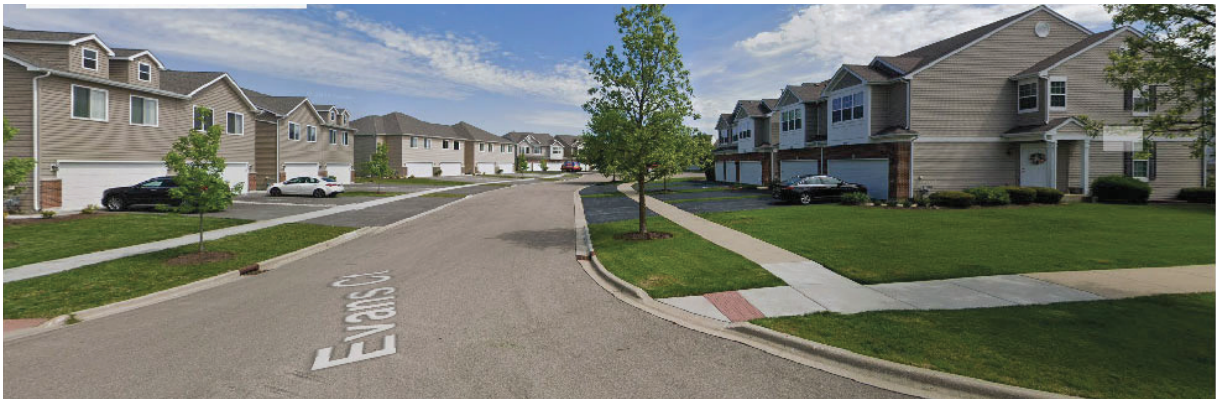


While the proposed elevations satisfy the minimum appearance standards set by the Unified Development Ordinance, staff offered feedback on the initial architectural design and materials. Some of these suggestions were incorporated into the current façade, such as the addition of more masonry on the front elevation. Staff also recommended adding window shutters to enhance architectural interest. However, the petitioner has expressed that their aesthetic vision for these townhome units is modern and sleek.

Below are images of other townhome units constructed in the adjacent unit to the west, Unit 14 between 2006 and present.







Staff Comments:

The proposed Final Plat of Resubdivision has been reviewed by the City's engineering consultant, Engineering Enterprises Inc., for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments dated October 9, 2024 was provided to the applicant (see attached). Based upon the review of the proposed Final Plat of Subdivision of Grande Reserve Units 18 and 25, the City Engineer has found the plats to be acceptable with regards to the current subdivision control regulations.

Proposed Motion:

In consideration of the proposed Final Plat of Subdivision of Grande Reserve Units 18 and 25, the Planning and Zoning Commission recommends approval of the plats and architectural elevations to the City Council as presented by the Petitioner in plans prepared by Manhard Consulting, Ltd. dated last revised 09/18/24 and further subject to {insert any additional conditions of the Planning and Zoning Commission}…

Attachments:

1. Copy of Petitioner's Application
2. Final Plat of Subdivision of Grande Reserve Unit 18 prepared by Manhard Consulting Ltd., dated last revised 09/18/24.
3. Final Plat of Subdivision of Grande Reserve Unit 25 prepared by Manhard Consulting Ltd., dated last revised 09/18/2024.
4. Grande Reserve – Unit 18 & 25 Townhomes Elevations prepared by Abby Properties, LLC.
5. EEI Letter to the City dated October 9, 2024.
6. Plan Council – October 10, 2024

Manhard CONSULTING LTD

Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

September 13, 2024

Ms. Kristi Barksdale Noble
Community Development Director
United City of Yorkville
651 Prairie Point Drive
Yorkville, IL 60560

SUBJECT: Grande Reserve – Units 18 & 25; Unit 21

Dear Ms. Noble:

Please find enclosed the following documents for your review and approval:

- Application for Final Plat/Replat for a Subdivision of Grande Reserve Unit 18 & 25 and $20,500 fee
- Application for Final Plat/Replat for a Subdivision of Grande Reserve Unit 21 and $20,500 fee
- (3) Final Plat of Subdivision of Grande Reserve Unit 18, prepared by Manhard Consulting, dated 02/23/24
- (3) Final Plat of Subdivision of Grande Reserve Unit 25, prepared by Manhard Consulting, dated 02/23/24
- (3) Final Plat of Subdivision of Grande Reserve Unit 21, prepared by Manhard Consulting, dated 01/17/24
- Legal Description for a Subdivision of Grande Reserve Unit 18:Exhibit A
- Legal Description for a Subdivision of Grande Reserve Unit 25:Exhibit A
- Legal Description for a Subdivision of Grande Reserve Unit 21:Exhibit A
- Proposed lot areas and dimensions for a Subdivision of Grande Reserve Unit 18:Exhibit B
- Proposed lot areas and dimensions for a Subdivision of Grande Reserve Unit 25:Exhibit B
- Proposed lot areas and dimensions for a Subdivision of Grande Reserve Unit 21:Exhibit B

Should you have any questions or require additional information, please feel free to reach out at jiovinelli@manhard.com or at (630) 925-1110.

Yours truly,
MANHARD CONSULTING, LTD.

Joe Iovinelli, P.E. – Senior Project Manager

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR FINAL PLAT/REPLAT

INVOICE & WORKSHEET PETITION APPLICATION

CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	$500.00	Total: $
AMENDMENT	☐ Annexation	$500.00	Total: $
	☐ Plan	$500.00	
	☐ Plat	$500.00	
	☐ P.U.D.	$500.00	
ANNEXATION	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
REZONING	☐ $200.00 + $10 per acre for each acre over 5 acres		Total: $
If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee			
_____ - 5 = _____ x $10 = _____ + $200 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
SPECIAL USE	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
ZONING VARIANCE	☐ $85.00 + $500.00 outside consultants deposit		Total: $
PRELIMINARY PLAN FEE	☐ $500.00		Total: $
PUD FEE	☐ $500.00		Total: $
FINAL PLAT FEE	☑ $500.00		Total: $ 500.00
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre	$5,000.00	Total: $ 15,000.00
	☐ Over 1 acre, less than 10 acres	$10,000.00	
	☑ Over 10 acres, less than 40 acres	$15,000.00	
	☐ Over 40 acres, less than 100 acres	$20,000.00	
	☐ Over 100 acres	$25,000.00	
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services*	For Annexation, Subdivision, Rezoning, and Special Use:		Total: $ 5,000.00
	☐ Less than 2 acres	$1,000.00	
	☐ Over 2 acres, less than 10 acres	$2,500.00	
	☑ Over 10 acres	$5,000.00	
TOTAL AMOUNT DUE:			$20,500.00

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR FINAL PLAT/REPLAT

DATE: 9/13/24	PZC NUMBER:	DEVELOPMENT NAME: Grande Reserve Units 18 & 25

PETITIONER INFORMATION

NAME: Cesar Cruz	COMPANY: G R Yorkville Residential, LLC
MAILING ADDRESS: 12347 Woodview Street	
CITY, STATE, ZIP: Plano, Illinois, 60545	TELEPHONE: ○ HOME ◉ BUSINESS 773-383-5826
EMAIL: Cesar@abbyproperties.llc	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE:

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS: Tuscany Trail and Preston Drive

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

North of Mill Road, East of Tuscany Trail, South of Galena Road, and West of Orchard Road

CURRENT ZONING CLASSIFICATION: R-2 SINGLE-FAMILY

TOTAL LOT ACREAGE: 22.018	TOTAL NUMBER OF LOTS TO BE CREATED: 168

PROPOSED LOT AREAS AND DIMENSIONS

LOT NUMBER	LOT DIMENSIONS (W x L, IN FEET)	LOT AREA (IN SQUARE FEET)
	See Exhibit "B"	

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR FINAL PLAT/REPLAT

ATTORNEY INFORMATION	
NAME: Mark C. Metzger	COMPANY: Law Office of Mark C. Metzger
MAILING ADDRESS: 1807 W. Diehl Road, Suite 105	
CITY, STATE, ZIP: Naperville, Illinois, 60563	TELEPHONE: 630-615-6380
EMAIL:	FAX:
ENGINEER INFORMATION	
NAME: Joe Iovinelli	COMPANY: Manhard Consulting
MAILING ADDRESS: 333 East Butterfield Road, Suite 600	
CITY, STATE, ZIP: Lombard, Illinois, 60148	TELEPHONE: 630-925-1110
EMAIL: jiovinelli@manhard.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Marcus G. Schmitt	COMPANY: Manhard Consulting
MAILING ADDRESS: 333 East Butterfield Road, Suite 600	
CITY, STATE, ZIP: Lombard, Illinois, 60148	TELEPHONE: 630-925-1108
EMAIL: mschmitt@manhard.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.

OFFICIAL SEAL
EDWIN ARREGUIN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES April 12,2027

Edwin Arreguin

PETITIONER SIGNATURE

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

OFFICIAL SEAL
EDWIN ARREGUIN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES April 12,2027

Luz Maria Padilla

Edwin Arreguin

OWNER SIGNATURE

United City of Yorkville
651 Prairie Pointe Drive
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:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: Tuscany Trail and Preston Drive

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 Padilla	COMPANY: G R Yorkville Residential, LLC
MAILING ADDRESS: 12347 Woodview Street	
CITY, STATE, ZIP: Plano, Illinois, 60545	TELEPHONE: 773-383-5826
EMAIL: Cesar@abbyproperties.llc	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

Owner
TITLE

Luz Maria Padilla
SIGNATURE*

10/31/24
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:	
Up to one (1) acre	$5,000
Over one (1) acre, but less than ten (10) acres	$10,000
Over ten (10) acres, but less than forty (40) acres	$15,000
Over forty (40) acres, but less than one hundred (100)	$20,000
In excess of one hundred (100.00) acres	$25,000

LEGAL DEPOSITS:	
Less than two (2) acres	$1,000
Over two (2) acres, but less than ten (10) acres	$2,500
Over ten (10) acres	$5,000

EXHIBIT A
Legal Description

Unit 18

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 10 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 637.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 10 MINUTES 35 SECONDS EAST CONTINUING ALONG SAID EAST LINE, 851.77 FEET TO THE NORTH LINE OF COMMONWEALTH EDISON COMPANY TRACT RECORDED AS DOCUMENT 19730003089; THENCE SOUTH 73 DEGREES 21 MINUTES 21 SECONDS WEST ALONG SAID NORTH LINE, 518.26 FEET TO THE EASTERLY LINE OF GRANDE RESERVE - UNIT 14 RECORDED AS DOCUMENT 200600023023; THENCE ALONG SAID EASTERLY LINE FOR THE FOLLOWING TEN (10) COURSES: 1) THENCE NORTH 00 DEGREES 01 MINUTES 02 SECONDS WEST, 195.86 FEET TO A POINT ON A NON-TANGENT CURVE; 2) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 183.00 FEET, AN ARC DISTANCE OF 51.59 FEET, A CHORD BEARING NORTH 81 DEGREES 26 MINUTES 34 SECONDS EAST, AND A CHORD DISTANCE OF 51.42 FEET TO A POINT OF TANGENCY; 3) THENCE NORTH 73 DEGREES 21 MINUTES 59 SECONDS EAST, 46.35 FEET; 4) THENCE NORTH 16 DEGREES 38 MINUTES 01 SECONDS WEST, 169.95 FEET; 5) THENCE NORTH 73 DEGREES 06 MINUTES 04 SECONDS EAST, 103.50 FEET; 6) THENCE NORTH 38 DEGREES 18 MINUTES 44 SECONDS EAST, 89.10 FEET; 7) THENCE NORTH 19 DEGREES 08 MINUTES 07 SECONDS WEST, 93.56 FEET; 8) THENCE NORTH 41 DEGREES 25 MINUTES 14 SECONDS WEST, 272.11 FEET; 9) THENCE NORTH 55 DEGREES 29 MINUTES 56 SECONDS EAST, 105.46 FEET; 10) THENCE NORTH 41 DEGREES 25 MINUTES 18 SECONDS WEST, 131.40 FEET; THENCE NORTH 48 DEGREES 34 MINUTES 42 SECONDS EAST, 181.58 FEET; THENCE SOUTH 41 DEGREES 16 MINUTES 24 SECONDS EAST, 75.41 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 02 SECONDS EAST, 303.11 FEET TO THE POINT OF BEGINNING ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 8.861 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Manhard CONSULTING LTD

EXHIBIT A
Legal Description

Unit 25

THAT PART OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 10 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 637.16 FEET; THENCE SOUTH 88 DEGREES 49 MINUTES 02 SECONDS WEST, 303.11 FEET; THENCE NORTH 41 DEGREES 16 MINUTES 24 SECONDS WEST, 75.41 FEET; THENCE SOUTH 48 DEGREES 34 MINUTES 42 SECONDS WEST, 181.58 FEET TO THE EASTERLY LINE OF LOT 3051 IN GRANDE RESERVE - UNIT 14 RECORDED AS DOCUMENT 200600023023; THENCE ALONG SAID EASTERLY LINE FOR THE FOLLOWING SIX (6) COURSES: 1) THENCE NORTH 41 DEGREES 25 MINUTES 18 SECONDS WEST, 27.00 FEET TO A POINT OF CURVATURE; 2) THENCE NORTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 383.00 FEET, AN ARC DISTANCE OF 35.89 FEET, A CHORD BEARING NORTH 38 DEGREES 44 MINUTES 15 SECONDS WEST, AND A CHORD DISTANCE OF 35.87 FEET TO A POINT OF NON-TANGENCY; 3) THENCE SOUTH 76 DEGREES 26 MINUTES 26 SECONDS WEST, 185.87 FEET; 4) THENCE NORTH 13 DEGREES 33 MINUTES 34 SECONDS WEST, 210.95 FEET; 5) THENCE NORTH 01 DEGREES 10 MINUTES 58 SECONDS WEST, 82.19 FEET; 6) THENCE NORTH 85 DEGREES 33 MINUTES 59 SECONDS WEST, 28.23 FEET TO A POINT ON A NON-TANGENT CURVE BEING THE EAST LINE OF TUSCANY TRAIL AS DEDICATED PER DOCUMENT 200600035289; THENCE ALONG SAID EAST LINE OF TUSCANY TRAIL FOR THE FOLLOWING FOUR (4) COURSES: 1) THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 885.00 FEET, AN ARC DISTANCE OF 49.49 FEET, A CHORD BEARING NORTH 02 DEGREES 49 MINUTES 54 SECONDS EAST, AND A CHORD DISTANCE OF 49.48 FEET TO A POINT OF TANGENCY; 2) THENCE NORTH 01 DEGREES 13 MINUTES 47 SECONDS EAST, 138.04 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 365.00 FEET, AN ARC DISTANCE OF 300.45 FEET, A CHORD BEARING NORTH 24 DEGREES 48 MINUTES 40 SECONDS EAST, AND A CHORD DISTANCE OF 292.04 FEET TO A POINT OF TANGENCY; 4) THENCE NORTH 48 DEGREES 23 MINUTES 32 SECONDS EAST, 271.11 FEET TO A POINT OF CUSP, ON THE SOUTHERLY LINE OF LOT 3036 IN GRANDE RESERVE - UNIT 23 RECORDED AS DOCUMENT 200600040560; THENCE ALONG THE SOUTHERLY LINE OF LOT 3036 FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 12.57 FEET, A CHORD BEARING SOUTH 33 DEGREES 59 MINUTES 21 SECONDS WEST, AND A CHORD DISTANCE OF 12.44 FEET TO A POINT OF NON-TANGENCY; 2) THENCE SOUTH 68 DEGREES 30 MINUTES 06 SECONDS EAST, 485.59 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; 3) THENCE SOUTH 01 DEGREES 11 MINUTES 07 SECONDS EAST ALONG SAID EAST LINE, 31.62 FEET TO THE POINT OF BEGINNING, ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 13.157 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Manhard CONSULTING LTD

EXHIBIT B
Lot Areas and Dimensions

Unit 18

LOTS 141-144 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 151-154 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 161-164 = 6,673 SQ. FT. (0.153 ACRES)
LOTS 171-174 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 181-184 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 191-194 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 201-204 = 6,678 SQ. FT. (0.153 ACRES)
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LOTS 231-234 = 6,658 SQ. FT. (0.153 ACRES)
LOTS 241-244 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 251-254 = 6,670 SQ. FT. (0.153 ACRES)
LOTS 501-504 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 511-514 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 521-524 = 6,627 SQ. FT. (0.152 ACRES)
LOTS 531-534 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 541-544 = 6,678 SQ. FT. (0.153 ACRES)
LOT 3054 = 104,779 SQ. FT. (3.232 ACRES)
LOT 3055 = 39,442 SQ. FT. (0.905 ACRES)
RIGHT-OF-WAY = 92,302 SQ. FT. (2.120 ACRES)
TOTAL AREA = 385,965 SQ. FT. (8.861 ACRES

Unit 25

LOTS 261-264 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 271-274 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 281-284 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 291-294 = 6,656 SQ. FT. (0.153 ACRES)
LOTS 301-304 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 311-314 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 321-324 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 331-334 = 6,678 SQ. FT. (0.153 ACRES)
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LOTS 351-354 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 361-364 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 371-374 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 381-384 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 391-394 = 6,589 SQ. FT. (0.151 ACRES)
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LOTS 471-474 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 481-484 = 6,674 SQ. FT. (0.153 ACRES)
LOTS 491-494 = 6,678 SQ. FT. (0.153 ACRES)
LOT 3052 = 95,267 SQ. FT. (2.187 ACRES)
LOT 3053 = 186,069 SQ. FT. (4.272 ACRES)
RIGHT-OF-WAY = 131,643 SQ. FT. (3.028 ACRES)
TOTAL AREA = 573,133 SQ. FT. (13.157 ACRES)

EXHIBIT A
Legal Description

Unit 18

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SUBDIVIDED PROPERTY CONTAINS 8.861 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Manhard CONSULTING LTD

EXHIBIT A
Legal Description

Unit 25

THAT PART OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

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Manhard CONSULTING LTD

EXHIBIT B
Lot Areas and Dimensions

Unit 18

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Unit 25

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LOT 3053 = 186,069 SQ. FT. (4.272 ACRES)
RIGHT-OF-WAY = 131,643 SQ. FT. (3.028 ACRES)
TOTAL AREA = 573,133 SQ. FT. (13.157 ACRES)

EXHIBIT A
Legal Description

Unit 18

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 10 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 637.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 10 MINUTES 35 SECONDS EAST CONTINUING ALONG SAID EAST LINE, 851.77 FEET TO THE NORTH LINE OF COMMONWEALTH EDISON COMPANY TRACT RECORDED AS DOCUMENT 19730003089; THENCE SOUTH 73 DEGREES 21 MINUTES 21 SECONDS WEST ALONG SAID NORTH LINE, 518.26 FEET TO THE EASTERLY LINE OF GRANDE RESERVE - UNIT 14 RECORDED AS DOCUMENT 200600023023; THENCE ALONG SAID EASTERLY LINE FOR THE FOLLOWING TEN (10) COURSES: 1) THENCE NORTH 00 DEGREES 01 MINUTES 02 SECONDS WEST, 195.86 FEET TO A POINT ON A NON-TANGENT CURVE; 2) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 183.00 FEET, AN ARC DISTANCE OF 51.59 FEET, A CHORD BEARING NORTH 81 DEGREES 26 MINUTES 34 SECONDS EAST, AND A CHORD DISTANCE OF 51.42 FEET TO A POINT OF TANGENCY; 3) THENCE NORTH 73 DEGREES 21 MINUTES 59 SECONDS EAST, 46.35 FEET; 4) THENCE NORTH 16 DEGREES 38 MINUTES 01 SECONDS WEST, 169.95 FEET; 5) THENCE NORTH 73 DEGREES 06 MINUTES 04 SECONDS EAST, 103.50 FEET; 6) THENCE NORTH 38 DEGREES 18 MINUTES 44 SECONDS EAST, 89.10 FEET; 7) THENCE NORTH 19 DEGREES 08 MINUTES 07 SECONDS WEST, 93.56 FEET; 8) THENCE NORTH 41 DEGREES 25 MINUTES 14 SECONDS WEST, 272.11 FEET; 9) THENCE NORTH 55 DEGREES 29 MINUTES 56 SECONDS EAST, 105.46 FEET; 10) THENCE NORTH 41 DEGREES 25 MINUTES 18 SECONDS WEST, 131.40 FEET; THENCE NORTH 48 DEGREES 34 MINUTES 42 SECONDS EAST, 181.58 FEET; THENCE SOUTH 41 DEGREES 16 MINUTES 24 SECONDS EAST, 75.41 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 02 SECONDS EAST, 303.11 FEET TO THE POINT OF BEGINNING ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 8.861 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Manhard CONSULTING LTD

EXHIBIT A
Legal Description

Unit 25

THAT PART OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 10 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 637.16 FEET; THENCE SOUTH 88 DEGREES 49 MINUTES 02 SECONDS WEST, 303.11 FEET; THENCE NORTH 41 DEGREES 16 MINUTES 24 SECONDS WEST, 75.41 FEET; THENCE SOUTH 48 DEGREES 34 MINUTES 42 SECONDS WEST, 181.58 FEET TO THE EASTERLY LINE OF LOT 3051 IN GRANDE RESERVE - UNIT 14 RECORDED AS DOCUMENT 200600023023; THENCE ALONG SAID EASTERLY LINE FOR THE FOLLOWING SIX (6) COURSES: 1) THENCE NORTH 41 DEGREES 25 MINUTES 18 SECONDS WEST, 27.00 FEET TO A POINT OF CURVATURE; 2) THENCE NORTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 383.00 FEET, AN ARC DISTANCE OF 35.89 FEET, A CHORD BEARING NORTH 38 DEGREES 44 MINUTES 15 SECONDS WEST, AND A CHORD DISTANCE OF 35.87 FEET TO A POINT OF NON-TANGENCY; 3) THENCE SOUTH 76 DEGREES 26 MINUTES 26 SECONDS WEST, 185.87 FEET; 4) THENCE NORTH 13 DEGREES 33 MINUTES 34 SECONDS WEST, 210.95 FEET; 5) THENCE NORTH 01 DEGREES 10 MINUTES 58 SECONDS WEST, 82.19 FEET; 6) THENCE NORTH 85 DEGREES 33 MINUTES 59 SECONDS WEST, 28.23 FEET TO A POINT ON A NON-TANGENT CURVE BEING THE EAST LINE OF TUSCANY TRAIL AS DEDICATED PER DOCUMENT 200600035289; THENCE ALONG SAID EAST LINE OF TUSCANY TRAIL FOR THE FOLLOWING FOUR (4) COURSES: 1) THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 885.00 FEET, AN ARC DISTANCE OF 49.49 FEET, A CHORD BEARING NORTH 02 DEGREES 49 MINUTES 54 SECONDS EAST, AND A CHORD DISTANCE OF 49.48 FEET TO A POINT OF TANGENCY; 2) THENCE NORTH 01 DEGREES 13 MINUTES 47 SECONDS EAST, 138.04 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 365.00 FEET, AN ARC DISTANCE OF 300.45 FEET, A CHORD BEARING NORTH 24 DEGREES 48 MINUTES 40 SECONDS EAST, AND A CHORD DISTANCE OF 292.04 FEET TO A POINT OF TANGENCY; 4) THENCE NORTH 48 DEGREES 23 MINUTES 32 SECONDS EAST, 271.11 FEET TO A POINT OF CUSP, ON THE SOUTHERLY LINE OF LOT 3036 IN GRANDE RESERVE - UNIT 23 RECORDED AS DOCUMENT 200600040560; THENCE ALONG THE SOUTHERLY LINE OF LOT 3036 FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 12.57 FEET, A CHORD BEARING SOUTH 33 DEGREES 59 MINUTES 21 SECONDS WEST, AND A CHORD DISTANCE OF 12.44 FEET TO A POINT OF NON-TANGENCY; 2) THENCE SOUTH 68 DEGREES 30 MINUTES 06 SECONDS EAST, 485.59 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; 3) THENCE SOUTH 01 DEGREES 11 MINUTES 07 SECONDS EAST ALONG SAID EAST LINE, 31.62 FEET TO THE POINT OF BEGINNING, ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 13.157 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Manhard CONSULTING LTD

EXHIBIT B
Lot Areas and Dimensions

Unit 18

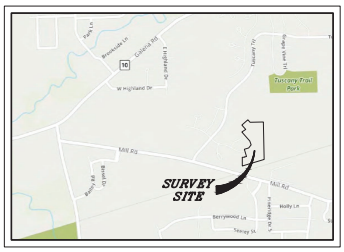
LOTS 141-144 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 151-154 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 161-164 = 6,673 SQ. FT. (0.153 ACRES)
LOTS 171-174 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 181-184 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 191-194 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 201-204 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 211-214 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 221-224 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 231-234 = 6,658 SQ. FT. (0.153 ACRES)
LOTS 241-244 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 251-254 = 6,670 SQ. FT. (0.153 ACRES)
LOTS 501-504 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 511-514 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 521-524 = 6,627 SQ. FT. (0.152 ACRES)
LOTS 531-534 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 541-544 = 6,678 SQ. FT. (0.153 ACRES)
LOT 3054 = 104,779 SQ. FT. (3.232 ACRES)
LOT 3055 = 39,442 SQ. FT. (0.905 ACRES)
RIGHT-OF-WAY = 92,302 SQ. FT. (2.120 ACRES)
TOTAL AREA = 385,965 SQ. FT. (8.861 ACRES

Unit 25

LOTS 261-264 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 271-274 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 281-284 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 291-294 = 6,656 SQ. FT. (0.153 ACRES)
LOTS 301-304 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 311-314 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 321-324 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 331-334 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 341-344 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 351-354 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 361-364 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 371-374 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 381-384 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 391-394 = 6,589 SQ. FT. (0.151 ACRES)
LOTS 401-404 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 411-414 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 421-424 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 431-434 = 6,675 SQ. FT. (0.153 ACRES)
LOTS 441-444 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 451-454 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 461-464 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 471-474 = 6,678 SQ. FT. (0.153 ACRES)
LOTS 481-484 = 6,674 SQ. FT. (0.153 ACRES)
LOTS 491-494 = 6,678 SQ. FT. (0.153 ACRES)
LOT 3052 = 95,267 SQ. FT. (2.187 ACRES)
LOT 3053 = 186,069 SQ. FT. (4.272 ACRES)
RIGHT-OF-WAY = 131,643 SQ. FT. (3.028 ACRES)
TOTAL AREA = 573,133 SQ. FT. (13.157 ACRES)

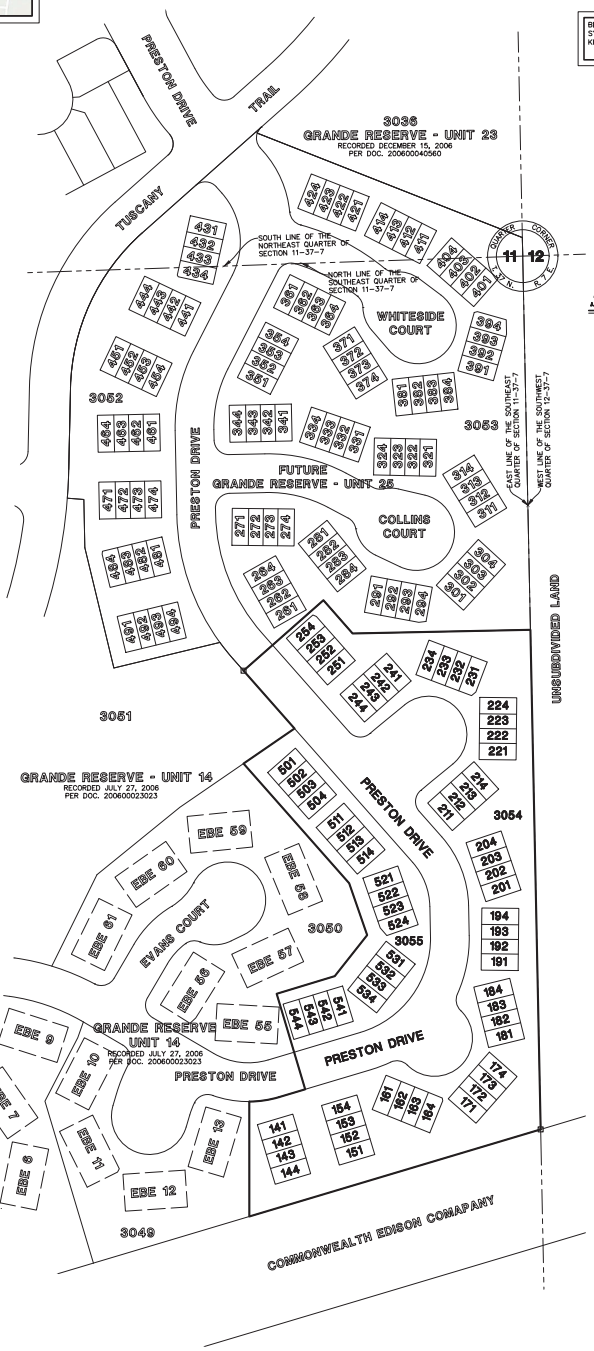
FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 18

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE

PIN
02-11-400-020





BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEY PREPARED FOR

ABBY PROPERTIES, LLC
12347 WOODVIEW STREET
PLANO, ILLINOIS 60545

SUBMITTED BY/RETURN TO:

MANHARD CONSULTING, LTD.
333 EAST BUTTERFIELD ROAD, SUITE 600
LOMBARD, ILLINOIS 60148

PROPERTY AREA

LOTS 141-144 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 151-154 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 161-164 =	6,673 SQ. FT.	(0.153 ACRES)
LOTS 171-174 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 181-184 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 191-194 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 201-204 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 211-214 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 221-224 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 231-234 =	6,658 SQ. FT.	(0.153 ACRES)
LOTS 241-244 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 251-254 =	6,670 SQ. FT.	(0.153 ACRES)
LOTS 501-504 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 511-514 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 521-524 =	6,627 SQ. FT.	(0.152 ACRES)
LOTS 531-534 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 541-544 =	6,678 SQ. FT.	(0.153 ACRES)
LOT 3054 =	140,779 SQ. FT.	(3.232 ACRES)
LOT 3055 =	39,442 SQ. FT.	(0.905 ACRES)
RIGHT-OF-WAY =	92,302 SQ. FT.	(2.120 ACRES)
TOTAL AREA =	385,965 SQ. FT.	(8.861 ACRES)

SURVEYOR'S NOTES

1. THIS SUBDIVISION CONSISTS OF 68 LOTS, 2 OUTLOTS AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF GRANDE RESERVE – UNIT 18 AND UNIT 25 SUBDIVISIONS.
2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67) ARE RECORD OR DEED VALUES.)
3. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
4. THIS SUBDIVISION MAY BE SUBJECT TO A CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPARATELY FROM THIS PLAT.
5. ⊡ DENOTES SET CONCRETE MONUMENTS
6. MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE IN ACCORDANCE WITH 765 ILCS 205/1 UPON THE RECORDATION OF THE FINAL PLAT OF SUBDIVISION. UNLESS OTHERWISE NOTED, MONUMENTS SET ARE 5/8" DIAMETER BY 24" LONG REBARS.
7. LOT 3054 AND LOT 3055 SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.
8. PUBLIC UTILITIES AND DRAINAGE EASEMENTS ARE HEREBY GRANTED OVER ALL OF LOT 3054 AND LOT 3055
9. INGRESS/EGRESS EASEMENTS ARE HEREBY GRANTED OVER ALL OF LOT 3054 AND LOT 3055.
10. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

SHEET INDEX

SHEET 1 OF 3	OVERALL BOUNDARY AND SURVEYOR'S NOTES
SHEET 2 OF 3	LOT DETAIL INFORMATION, SETBACKS, RIGHT-OF-WAY DIMENSIONS AND EASEMENTS
SHEET 3 OF 3	PROVISIONS, CERTIFICATIONS AND SIGNATURES

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SHEET 1 OF 3
APL.YVIL02

PROJ. MGR.: ARM
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 02/23/24
SCALE: 1"=100'

GRANDE RESERVE - UNIT 18
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

Manhard CONSULTING
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Communication Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
09/18/24	REVISED PER CITY COMMENTS	MGS
04/05/24	REVISED PER CITY COMMENTS	MGS

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 18

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

GRAPHIC SCALE
40 0 20 40 80 160
SCALE: 1"=40'

N

CALCULATED POSITION BY RECORDS IN SURVEYOR'S POSSESSION

CENTER SECTION 11 37 N 8 E

SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 11-37-7

NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11-37-7

S 88°04'53" W

CENTER CORNER SEC. 11 & 12

FOUND 1" IRON PIPE AT CORNER

POINT OF COMMENCING

632.16'

S 01°10'35" E

FOUND 1" IRON PIPE W/YPC "MTC LS 84-2917" AT CORNER

POINT OF BEGINNING

N 88°49'02" E 303.11'

3053
FUTURE GRANDE RESERVE - UNIT 25

S 41°16'24" E 75.41'

N 48°34'42" E 181.58'

FOUND BENT 1" IRON PIPE 0.27'N & 0.63'W

N 41°25'18" W 131.40'
(N41°15'57" W)

3051
GRANDE RESERVE - UNIT 14
RECORDED JULY 27, 2006
PER DOC. 2006000023023

FOUND 5/8" IRON ROD 0.11'S & 0.14'W

FOUND 1" IRON PIPE W/YPC "MTC LS 84-2917" AT CORNER

N 55°29'56" E (105.46') (N55°41'03"W)

N 41°25'18" W 435.86'

N 41°25'14" W 272.11' (272.11') (N41°25'14"W)

PRESTON DRIVE HEREBY DEDICATED

148.00'

3055
304.46'

ACCESS EASEMENT HEREBY GRANTED

PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED

FOUND 3/4" IRON PIPE W/YPC "MTC LS 84-2917" AT CORNER

N 00°01'02" W 69.10' (69.10') (S00°18'58"E)

N 73°06'04" E (103.50') 103.50'

FOUND 3/4" IRON PIPE W/YPC "MTC LS 84-2917" 0.13'N & 0.12'W

3050
GRANDE RESERVE - UNIT 14
RECORDED JULY 27, 2006
PER DOC. 2006000023023

3055
39,442 S.F.
0.905 AC

N 00°01'02" W 195.86' (195.86') (N00°08'36"W)

N 73°21'59" E 46.35' (46.35') (S73°31'37"W)

CH=N81°26'32"E 51.42'
R=183.00' L=51.59'
(R=183.00' L=51.59')

S 19°20'17"E 41.72'

S 45°09'00"E 39.19'

S 73°21'59" W 118.24'

PRESTON DRIVE HEREBY DEDICATED

R=200.00' L=60.20'
CH=N 64°54'57" E 59.98'

R=25.00' L=39.27'
CH=S 82°24'57" W 35.36'

R=233.00' L=34.78'
CH=S 69°05'25" W 34.75'

N45°35'54"W 1.18'

S45°35'54"E 1.18'

R=65.00'

S 19°43'41"W 23.66'

S 09°51'59" E 4.90'

S 67°57'54" E 103.41'

S 73°05'29" W 106.00' S 39°27'50" W 42.92'

S 73°21'24" W 518.26'

COMMONWEALTH EDISON COMPANY
RECORDED PER DOC. 1973000388

S 00°10'35" E 851.77'

UNSUBDIVIDED LAND

3054
PUBLIC UTILITY AND DRAINAGE EASEMENT AND ACCESS EASEMENT HEREBY GRANTED

3054
140,779 S.F.
3.232 AC

FOUND 1" IRON PIPE W/YPC "MTC LS 84-2917" AT CORNER

EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 11-37-7

WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12-37-7

EBE 59
EBE 60
EBE 61
EBE 67
EBE 68
EBE 66
EBE 65
EBE 10
EBE 11
EBE 12
EBE 13

EVANS COURT

GRANDE RESERVE - UNIT 14
RECORDED JULY 27, 2006
PER DOC. 2006000023023

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	LOT LINE	
	EASEMENT LINE	
	SETBACK LINE	
B.S.L.	BUILDING SETBACK LINE	
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT	
Y.P.C.	YELLOW PLASTIC CAP	
XXX.XX	MEASURED INFORMATION	
(XXX.XX)	RECORD INFORMATION	

© 2024 MANHARD CONSULTING, ALL RIGHTS RESERVED

SHEET 2 OF 3	PROJ. MGR.: BAS PROJ. ASSOC.: MGS DRAWN BY: MGS DATE: 02/23/24 SCALE: 1"=40'	GRANDE RESERVE - UNIT 18 UNITED CITY OF YORKVILLE, ILLINOIS FINAL PLAT OF SUBDIVISION

APL.YVIL02

Manhard CONSULTING
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Communication Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
09/18/24	REVISED PER VILLAGE COMMENTS	MGS
04/03/24	REVISED PER CITY COMMENTS	MGS

September 17, 2024 – 16:27 Dwg Name: P:\Apply802\dwg\Surv\Final Drawings\Plat of Subdivision\APLYVIL02-PS U18 01 03.dwg Updated By: MSchmitt

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 18

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

OWNER'S CONSENT

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR 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.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115 AND COMMUNITY COLLEGE DISTRICT 516.

DATED THIS _____ DAY OF _____, 202___.

OWNER:

BY: _____

_____
PRINTED NAME AND TITLE

OWNER'S ADDRESS

_____

_____

_____

NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 202___.

_____
NOTARY PUBLIC

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF KENDALL COUNTY, COUNTY, ILLINOIS, ON THIS _____ DAY OF _____ A.D., _____, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: _____, A.D., 202___.

BY: _____

_____
PRINTED NAME AND TITLE

ATTEST: _____

_____
PRINTED NAME AND TITLE

MORTGAGEE'S NAME AND ADDRESS

_____

_____

_____

_____

MORTGAGEE NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, A.D. 202___.

_____
NOTARY PUBLIC

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ____ DAY OF_____, 202___.

_____
CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ____ DAY OF_____, 202___.

_____
MAYOR

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ____ DAY OF_____, 202___.

_____
CITY ADMINISTRATOR

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
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_____, 202___.

_____
CITY ENGINEER

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
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_____, 202___.

_____
CITY CLERK

ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL PRESENT AND FUTURE OWNERS OF THE VARIOUS LOTS IN THIS SUBDIVISION, AND TO THE UNITED CITY OF YORKVILLE, AND LOT THE PUBLIC IN GENERAL, GRANTEES, TOGETHER WITH THERE RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE ACCESS, INGRESS AND EGRESS TO AND FROM THE PUBLIC STREET RIGHT-OF-WAYS, OVER AND ACROSS THAT PART OF THE PROPERTY WITHIN THE AREAS OF LAND DESIGNATED AS "ACCESS EASEMENT" AS SHOWN ON THE PLAT HEREON.

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO AT&T, NICOR, COMMONWEALTH EDISON, FRANCHISE CABLE COMPANY, 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" (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.

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS 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 THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 202___.

_____
JOSEPH M. IOVINELLI ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-069635
LICENSE EXPIRES NOVEMBER 30, 2025

JOSEPH M. IOVINELLI 062-069635 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

OWNER/ATTORNEY: _____

_____
PRINTED NAME AND TITLE

KENDALL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

THIS INSTRUMENT_____WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS_____DAY OF_____, A.D., 202___, AT_____O'CLOCK_____M., AND WAS RECORDED IN BOOK_____OF PLATS ON PAGE_____.

BY: _____
RECORDER OF DEEDS

KENDALL 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 ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE, ILLINOIS,

THIS_____DAY OF_____, A.D., 202___.

_____
COUNTY CLERK

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, MARCUS G. SCHMITT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS THE AUTHORITY TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2024. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS ____TH DAY OF _____, A.D. 202___.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004081
LICENSE EXPIRES NOVEMBER 30, 2024

MARCUS G. SCHMITT 4081 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 10 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 637.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 10 MINUTES 35 SECONDS EAST CONTINUING ALONG SAID EAST LINE, 851.77 FEET TO THE NORTH LINE OF COMMONWEALTH EDISON COMPANY TRACT RECORDED AS DOCUMENT 197300003089; THENCE SOUTH 73 DEGREES 21 MINUTES 21 SECONDS WEST ALONG SAID NORTH LINE, 518.26 FEET TO THE EASTERLY LINE OF GRANDE RESERVE – UNIT 14 RECORDED AS DOCUMENT 200600023023; THENCE ALONG SAID EASTERLY LINE FOR THE FOLLOWING TEN (10) COURSES: 1) THENCE NORTH 00 DEGREES 01 MINUTES 02 SECONDS WEST, 195.86 FEET TO A POINT ON A NON-TANGENT CURVE; 2) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 183.00 FEET, AN ARC DISTANCE OF 51.59 FEET, A CHORD BEARING NORTH 81 DEGREES 26 MINUTES 34 SECONDS EAST, AND A CHORD DISTANCE OF 51.42 FEET TO A POINT OF TANGENCY; 3) THENCE NORTH 73 DEGREES 21 MINUTES 59 SECONDS EAST, 46.35 FEET; 4) THENCE NORTH 16 DEGREES 38 MINUTES 01 SECONDS WEST, 169.95 FEET; 5) THENCE NORTH 73 DEGREES 06 MINUTES 04 SECONDS EAST, 103.50 FEET; 6) THENCE NORTH 38 DEGREES 18 MINUTES 44 SECONDS EAST, 89.10 FEET; 7) THENCE NORTH 19 DEGREES 08 MINUTES 07 SECONDS WEST, 93.56 FEET; 8) THENCE NORTH 41 DEGREES 25 MINUTES 14 SECONDS WEST, 272.11 FEET; 9) THENCE NORTH 55 DEGREES 29 MINUTES 56 SECONDS EAST, 105.46 FEET; 10) THENCE NORTH 41 DEGREES 25 MINUTES 18 SECONDS WEST, 131.40 FEET; THENCE NORTH 48 DEGREES 34 MINUTES 42 SECONDS EAST, 181.58 FEET; THENCE SOUTH 41 DEGREES 16 MINUTES 24 SECONDS EAST, 75.41 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 02 SECONDS EAST, 303.11 FEET TO THE POINT OF BEGINNING ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 8.861 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE 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 17093C0035H, DATED, JANUARY 8, 2014, ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

DATED THIS ___TH DAY OF _____, 202___.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004081
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY.

MARCUS G. SCHMITT 4081 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

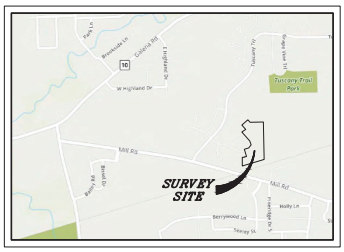
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SHEET 3 OF 3	PROJ. MGR.: RAS PROJ. ASSOC.: MGS DRAWN BY: MGS DATE: 02/23/24 SCALE: --- APL.YVIL02	GRANDE RESERVE - UNIT 18 UNITED CITY OF YORKVILLE, ILLINOIS FINAL PLAT OF SUBDIVISION	Manhard CONSULTING Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
09/18/24	REVISED PER CITY COMMENTS	MGS
04/05/24	REVISED PER CITY COMMENTS	MGS

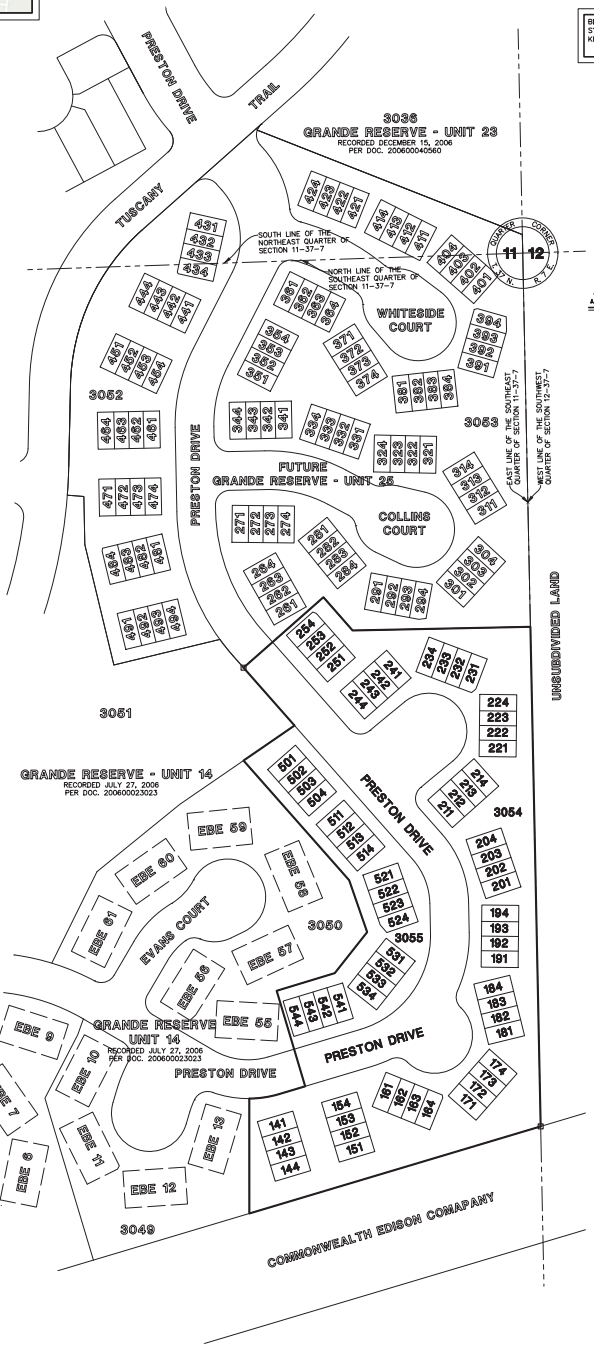
FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 18

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE

PIN
02-11-400-020



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

BASIS OF BEARINGS
BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEY PREPARED FOR
ABBY PROPERTIES, LLC
12347 WOODVIEW STREET
PLANO, ILLINOIS 60545

SUBMITTED BY/RETURN TO:
MANHARD CONSULTING, LTD.
333 EAST BUTTERFIELD ROAD, SUITE 600
LOMBARD, ILLINOIS 60148

PROPERTY AREA

LOTS 141-144 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 151-154 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 161-164 =	6,673 SQ. FT.	(0.153 ACRES)
LOTS 171-174 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 181-184 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 191-194 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 201-204 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 211-214 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 221-224 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 231-234 =	6,658 SQ. FT.	(0.153 ACRES)
LOTS 241-244 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 251-254 =	6,670 SQ. FT.	(0.153 ACRES)
LOTS 501-504 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 511-514 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 521-524 =	6,627 SQ. FT.	(0.152 ACRES)
LOTS 531-534 =	6,678 SQ. FT.	(0.153 ACRES)
LOTS 541-544 =	6,678 SQ. FT.	(0.153 ACRES)
LOT 3054 =	104,779 SQ. FT.	(3.232 ACRES)
LOT 3055 =	39,442 SQ. FT.	(0.905 ACRES)
RIGHT-OF-WAY =	92,302 SQ. FT.	(2.120 ACRES)
TOTAL AREA =	385,965 SQ. FT.	(8.861 ACRES)

SURVEYOR'S NOTES

1. THIS SUBDIVISION CONSISTS OF 68 LOTS, 2 OUTLOTS AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF GRANDE RESERVE – UNIT 18 AND UNIT 25 SUBDIVISIONS.
2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67) ARE RECORD OR DEED VALUES.)
3. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
4. THIS SUBDIVISION MAY BE SUBJECT TO A CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPARATELY FROM THIS PLAT.
5. ⊡ DENOTES SET CONCRETE MONUMENTS
6. MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE IN ACCORDANCE WITH 765 ILCS 205/1 UPON THE RECORDATION OF THE FINAL PLAT OF SUBDIVISION. UNLESS OTHERWISE NOTED, MONUMENTS SET ARE 5/8" DIAMETER BY 24" LONG REBARS.
7. LOT 3054 AND LOT 3055 SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.
8. PUBLIC UTILITIES AND DRAINAGE EASEMENTS ARE HEREBY GRANTED OVER ALL OF LOT 3054 AND LOT 3055
9. INGRESS/EGRESS EASEMENTS ARE HEREBY GRANTED OVER ALL OF LOT 3054 AND LOT 3055.
10. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

SHEET INDEX

SHEET 1 OF 3	OVERALL BOUNDARY AND SURVEYOR'S NOTES
SHEET 2 OF 3	LOT DETAIL INFORMATION, SETBACKS, RIGHT-OF-WAY DIMENSIONS AND EASEMENTS
SHEET 3 OF 3	PROVISIONS, CERTIFICATIONS AND SIGNATURES

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SHEET 1 OF 3
APL.YIL02

PROJ. MGR.: ARM
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 02/23/24
SCALE: 1"=100'

GRANDE RESERVE - UNIT 18
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

Manhard CONSULTING
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Communication Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
09/18/24	REVISED PER CITY COMMENTS	MGS
04/05/24	REVISED PER CITY COMMENTS	MGS

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 18

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

GRAPHIC SCALE
40 0 20 40 80 160
SCALE: 1"=40'

N

CALCULATED POSITION BY RECORDS IN SURVEYOR'S POSSESSION

CENTER SECTION 11 37 N 8 E

SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 11-37-7

NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11-37-7

S 88°04'53" W

CENTER CORNER SEC. 11 & 12

FOUND 1" IRON PIPE AT CORNER

POINT OF COMMENCING

632.16'

S 01°10'35" E

FOUND 1" IRON PIPE W/YPC "MTC LS 84-2917" AT CORNER

POINT OF BEGINNING

N 88°49'02" E 303.11'

3053
FUTURE GRANDE RESERVE - UNIT 25

S 41°16'24" E 75.41'

N 48°34'42" E 181.58'

FOUND BENT 1" IRON PIPE 0.27'N & 0.63'W

N 41°25'18" W 131.40'
(N41°15'57" W)

3051
GRANDE RESERVE - UNIT 14
RECORDED JULY 27, 2006
PER DOC. 2006000023023

FOUND 5/8" IRON ROD 0.11'S & 0.14'W

FOUND 1" IRON PIPE W/YPC "MTC LS 84-2917" AT CORNER

N 55°29'56" E (105.46') (N55°41'03"W)

N 41°25'18" W 435.86'

N 41°25'14" W 272.11' (272.11') (N41°25'14"W)

PRESTON DRIVE HEREBY DEDICATED

148.00'

3055
304.46'

ACCESS EASEMENT HEREBY GRANTED

PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED

FOUND 3/4" IRON PIPE W/YPC "MTC LS 84-2917" AT CORNER

N 00°01'02" W 69.10' (69.10') (S00°18'58"E)

N 73°06'04" E (103.50') 103.50'

FOUND 3/4" IRON PIPE W/YPC "MTC LS 84-2917" 0.13'N & 0.12'W

3050
GRANDE RESERVE - UNIT 14
RECORDED JULY 27, 2006
PER DOC. 2006000023023

3055
39,442 S.F.
0.905 AC

N 00°01'02" W 195.86' (195.86') (N00°08'36"W)

N 73°21'59" E 46.35' (46.35') (S73°31'37"W)

CH=N81°26'32"E 51.42'
R=183.00' L=51.59'
(R=183.00' L=51.59')

S 19°20'17"E 41.72'

S 45°09'00"E 39.19'

S 73°21'59" W 118.24'

PRESTON DRIVE HEREBY DEDICATED

R=200.00' L=60.20'
CH=N 64°54'57" E 59.98'

R=25.00' L=39.27'
CH=S 82°24'57" W 35.36'

R=233.00' L=34.78'
CH=S 69°05'25" W 34.75'

N45°35'54"W 1.18'

S45°35'54"E 1.18'

R=65.00'

S 19°43'41"W 23.66'

S 09°51'59" E 4.90'

S 67°57'54" E 103.41'

S 73°05'29" W 106.00' S 39°27'50" W 42.92'

S 73°21'24" W 518.26'

COMMONWEALTH EDISON COMPANY
RECORDED PER DOC. 1973000388

S 00°10'35" E 851.77'

UNSUBDIVIDED LAND

3054
PUBLIC UTILITY AND DRAINAGE EASEMENT AND ACCESS EASEMENT HEREBY GRANTED

3054
140,779 S.F.
3.232 AC

FOUND 1" IRON PIPE W/YPC "MTC LS 84-2917" AT CORNER

EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 11-37-7

WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12-37-7

EBE 59
EBE 60
EBE 61
EBE 67
EBE 68
EBE 66
EBE 65
EBE 10
EBE 11
EBE 12
EBE 13

EVANS COURT

GRANDE RESERVE - UNIT 14
RECORDED JULY 27, 2006
PER DOC. 2006000023023

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	LOT LINE	
	EASEMENT LINE	
	SETBACK LINE	
B.S.L.	BUILDING SETBACK LINE	
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT	
Y.P.C.	YELLOW PLASTIC CAP	
XXX.XX	MEASURED INFORMATION	
(XXX.XX)	RECORD INFORMATION	

© 2024 MANHARD CONSULTING, ALL RIGHTS RESERVED

SHEET 2 OF 3	PROJ. MGR.: BAS PROJ. ASSOC.: MGS DRAWN BY: MGS DATE: 02/23/24 SCALE: 1"=40'	GRANDE RESERVE - UNIT 18 UNITED CITY OF YORKVILLE, ILLINOIS FINAL PLAT OF SUBDIVISION

APL.YVIL02

Manhard CONSULTING
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Communication Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
09/18/24	REVISED PER VILLAGE COMMENTS	MGS
04/03/24	REVISED PER CITY COMMENTS	MGS

September 17, 2024 – 16:27 Dwg Name: P:\Apply802\dwg\Surv\Final Drawings\Plat of Subdivision\APLYVIL02-PS U18 01 03.dwg Updated By: MSchmitt

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 18

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

OWNER'S CONSENT

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR 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.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115 AND COMMUNITY COLLEGE DISTRICT 516.

DATED THIS _____ DAY OF _____, 202___.

OWNER:

BY: _____

_____
PRINTED NAME AND TITLE

OWNER'S ADDRESS

_____

_____

_____

NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 202___.

_____
NOTARY PUBLIC

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF KENDALL COUNTY, COUNTY, ILLINOIS, ON THIS _____ DAY OF _____ A.D., _____, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: _____, A.D., 202___.

BY: _____

_____
PRINTED NAME AND TITLE

ATTEST: _____

_____
PRINTED NAME AND TITLE

MORTGAGEE'S NAME AND ADDRESS

_____

_____

_____

_____

MORTGAGEE NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, A.D. 202___.

_____
NOTARY PUBLIC

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ____ DAY OF_____, 202___.

_____
CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ____ DAY OF_____, 202___.

_____
MAYOR

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ____ DAY OF_____, 202___.

_____
CITY ADMINISTRATOR

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
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_____, 202___.

_____
CITY ENGINEER

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
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_____, 202___.

_____
CITY CLERK

ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL PRESENT AND FUTURE OWNERS OF THE VARIOUS LOTS IN THIS SUBDIVISION, AND TO THE UNITED CITY OF YORKVILLE, AND LOT THE PUBLIC IN GENERAL, GRANTEES, TOGETHER WITH THERE RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE ACCESS, INGRESS AND EGRESS TO AND FROM THE PUBLIC STREET RIGHT-OF-WAYS, OVER AND ACROSS THAT PART OF THE PROPERTY WITHIN THE AREAS OF LAND DESIGNATED AS "ACCESS EASEMENT" AS SHOWN ON THE PLAT HEREON.

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO AT&T, NICOR, COMMONWEALTH EDISON, FRANCHISE CABLE COMPANY, 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" (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.

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS 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 THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 202___.

_____
JOSEPH M. IOVINELLI ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-069635
LICENSE EXPIRES NOVEMBER 30, 2025

JOSEPH M. IOVINELLI 062-069635 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

OWNER/ATTORNEY: _____

_____
PRINTED NAME AND TITLE

KENDALL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

THIS INSTRUMENT_____WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS_____DAY OF_____, A.D., 202___, AT_____O'CLOCK_____M., AND WAS RECORDED IN BOOK_____OF PLATS ON PAGE_____.

BY: _____
RECORDER OF DEEDS

KENDALL 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 ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE, ILLINOIS,

THIS_____DAY OF_____, A.D., 202___.

_____
COUNTY CLERK

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, MARCUS G. SCHMITT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS THE AUTHORITY TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2024. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS ____TH DAY OF _____, A.D. 202___.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004081
LICENSE EXPIRES NOVEMBER 30, 2024

MARCUS G. SCHMITT 4081 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 10 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 637.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 10 MINUTES 35 SECONDS EAST CONTINUING ALONG SAID EAST LINE, 851.77 FEET TO THE NORTH LINE OF COMMONWEALTH EDISON COMPANY TRACT RECORDED AS DOCUMENT 197300003089; THENCE SOUTH 73 DEGREES 21 MINUTES 21 SECONDS WEST ALONG SAID NORTH LINE, 518.26 FEET TO THE EASTERLY LINE OF GRANDE RESERVE – UNIT 14 RECORDED AS DOCUMENT 200600023023; THENCE ALONG SAID EASTERLY LINE FOR THE FOLLOWING TEN (10) COURSES: 1) THENCE NORTH 00 DEGREES 01 MINUTES 02 SECONDS WEST, 195.86 FEET TO A POINT ON A NON-TANGENT CURVE; 2) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 183.00 FEET, AN ARC DISTANCE OF 51.59 FEET, A CHORD BEARING NORTH 81 DEGREES 26 MINUTES 34 SECONDS EAST, AND A CHORD DISTANCE OF 51.42 FEET TO A POINT OF TANGENCY; 3) THENCE NORTH 73 DEGREES 21 MINUTES 59 SECONDS EAST, 46.35 FEET; 4) THENCE NORTH 16 DEGREES 38 MINUTES 01 SECONDS WEST, 169.95 FEET; 5) THENCE NORTH 73 DEGREES 06 MINUTES 04 SECONDS EAST, 103.50 FEET; 6) THENCE NORTH 38 DEGREES 18 MINUTES 44 SECONDS EAST, 89.10 FEET; 7) THENCE NORTH 19 DEGREES 08 MINUTES 07 SECONDS WEST, 93.56 FEET; 8) THENCE NORTH 41 DEGREES 25 MINUTES 14 SECONDS WEST, 272.11 FEET; 9) THENCE NORTH 55 DEGREES 29 MINUTES 56 SECONDS EAST, 105.46 FEET; 10) THENCE NORTH 41 DEGREES 25 MINUTES 18 SECONDS WEST, 131.40 FEET; THENCE NORTH 48 DEGREES 34 MINUTES 42 SECONDS EAST, 181.58 FEET; THENCE SOUTH 41 DEGREES 16 MINUTES 24 SECONDS EAST, 75.41 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 02 SECONDS EAST, 303.11 FEET TO THE POINT OF BEGINNING ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 8.861 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE 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 17093C0035H, DATED, JANUARY 8, 2014, ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

DATED THIS ___TH DAY OF _____, 202___.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004081
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY.

MARCUS G. SCHMITT 4081 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

© 2024 MANHARD CONSULTING, ALL RIGHTS RESERVED

SHEET 3 OF 3	PROJ. MGR.: RAS PROJ. ASSOC.: MGS DRAWN BY: MGS DATE: 02/23/24 SCALE: --- APL.YVIL02	GRANDE RESERVE - UNIT 18 UNITED CITY OF YORKVILLE, ILLINOIS FINAL PLAT OF SUBDIVISION	Manhard CONSULTING Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
09/18/24	REVISED PER CITY COMMENTS	MGS
04/05/24	REVISED PER CITY COMMENTS	MGS



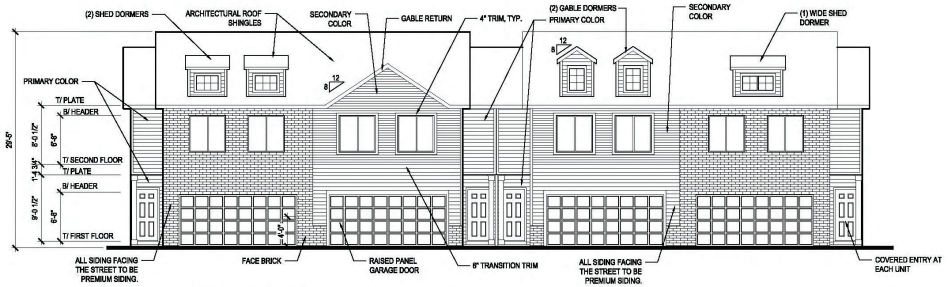
FIRST LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0" TOTAL AREA: 1,696 SF



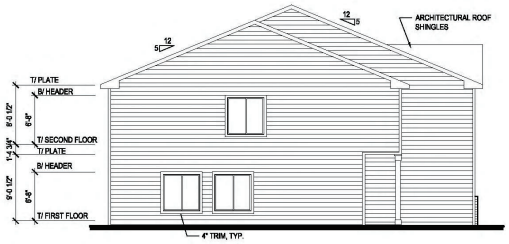
SECOND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0" TOTAL AREA: 1,696 SF

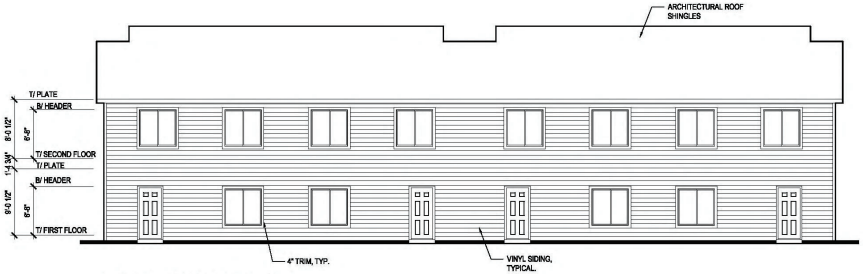


ELEVATION - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION



REAR ELEVATION

SCALE: 1/8" = 1'-0"





UNIT SUMMARY -
164 UNITS - (41) TOTAL BUILDINGS
(31) BUILDINGS WILL HAVE MIN 50% MASONRY
(41) BUILDINGS WILL UTILIZE 100% PREMIUM (CEMENTITIOUS) SIDING FACING STREET FRONTAGE

FACADE MATERIALS -
52% - MASONRY
48% - PREMIUM SIDING (CEMENTITIOUS)

Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: October 2, 2024
Subject: **PZC 2024-27 Grande Reserve – Units 18 & 25 (Final Plat)**
Proposal for 164 townhomes in 2 new units of Grande Reserve

I have reviewed the application for Final Plat of Subdivision of Grande Reserve Units 18 and 25 (Neighborhood 3) received September 13, 2024 and revised September 18, 2024, as submitted by Cesar Cruz on behalf of GR Yorkville Residents, LLC, owner/petitioner. The Final Plats were prepared by Manhard Consulting, Ltd and dated last revised 09/18/24.

The petitioner is seeking Final Plat approval for an approximately 22-acre site consisting of 164 new residential townhome lots and four (4) open space outlots located north of the BNSF railroad and east of Tuscany Trail in Yorkville. These lots will complete Neighborhood 3 and this quadrant of the Grande Reserve development. Based upon my review of the application documents and plans; I have compiled the following comments:

GENERAL ZONING/ANNEXATION AGREEMENT COMMENTS:

1. **ZONING** - The subject property was annexed in 2003 and was zoned R-2 Single-Family Traditional Residence District with a special use for a Planned Unit Development. The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	Tuscany Trail R-2 Planned Unit Development (Grande Reserve)	Transportation Residential
South	Burlington Northern Santa Fe (BNSF) Railroad Commonwealth Edison Easement R-2 Planned Unit Development (Grande Reserve)	Transportation Utility Residential
East	R-2 Planned Unit Development (Grande Reserve) Open Space (Grande Reserve Park A)	Residential Park
West	R-4 General Residential PUD (Village of Oswego)[1]	Residential (Undeveloped)

2. **ANNEXATION AGREEMENT** – Per Group Exhibit "D" of the Annexation Agreement (Ord. 2003-44) it is stated that the "CITY, OWNERS and DEVELOPER acknowledge that the number of dwelling units to be approved on future preliminary and final plats may be more than or less than that described in the Concept Plan…" Further it states, "Any plan for a phase of development that does not exceed the total number of dwelling units allowed in said Neighborhoods shall be deemed to be in substantial conformance with the Concept Plan."

[1] Approx. 100-acre parcel is owned by Tuscany Station, LLC which was approved for a 480-unit apartment complex and 164 single family development in 2023 and will be developed by Abby Properties, an affiliate of the petitioner. Source: https://www.shawlocal.com/kendall-county-now/2023/01/16/oswego-village-board-approves-subdivision-with-480-unit-apartment-complex-metra-station-lot-in-split-ballot/

Below is a comparison of the approved Concept Plan PUD dwelling unit count (Group Exhibit "C") and the proposed final plat dwelling unit count for each unit in Neighborhood 3:

NEIGHBORHOOD 3 (UNIT)	UNIT TYPE	APPROVED DWELLING UNITS CONCEPT PUD PLAN	PROPOSED/APPROVED DWELLING UNITS FINAL PLAT
Unit 13	TH	36	36
Unit 14	TH	44	44
Unit 18	TH	82	68
Unit 25	TH	83	96
TOTAL		**245**	**244**

- **Neighborhood 3 Density** – Per Exhibit "D7" of the Annexation Agreement, the overall approved maximum density for Neighborhood 3 is 6 units/acre (245 units on 43.2 acres). With the proposed reduction of one (1) dwelling unit in Neighborhood 3, the density remains unchanged.
- **Cul-de-sacs** – Per Ordinance 2003-44, Paragraph 19C, the Homeowners Associations (HOA) Neighborhood 3 is required to pay for and perform all snowplowing of cul-de-sacs, even though all roads within the neighborhoods will be public roads. The HOA does not have the snowplowing obligation for all other roadways within the neighborhoods.
    - Unit 18 appears to have two (2) cul-de-sacs or "bump-outs" on Preston Drive.
        - Staff defers to the City Engineer and Public Works Director if these qualify as cul-de-sacs.
    - Unit 25 has two (2) cul-de-sacs, Collins Court and Whiteside Court.
- **Declarations of CCRs** – Group Exhibit "D", paragraph B of the Annexation Agreement requires that the developer submit a copy of the proposed Declaration of Covenants, Restrictions and Easements to be reviewed by the City. The declarations shall be recorded at the same time with the final plat for each phase.
- **Dormant Special Service Area (SSA) –** Per paragraph 19D of the Annexation Agreement, the City may elect to establish a dormant special service area to act as a backup in the event the association fails to maintain the private common areas, detention ponds, perimeter landscaping features, and entrance signage within the development.

3. **BUILDING SETBACKS/VARIANCE SCHEDULE –** The following building setbacks are for parcels located in Neighborhood 3, per "Exhibit E-1 Grande Reserve Variance Schedule for Neighborhoods 2-19" of the Annexation Agreement:

BUILDING SETBACK	REQUIRED MINIMUM	PROPOSED SETBACK
Front	25'	25'
Side (Corner)	20'	20'
Perimeter	30'	30'
Side Building to Side Building Min.	20'	TBD
Side Building to Rear Building Min.	40'	TBD
Rear Building to Rear Building Min.	60'	TBD
Front Building to Side Building Min.	50'	TBD
Front Building to Front Building Min.	50'	TBD
Rear Building to Front Building Min.	100'	TBD

The proposed yard setbacks illustrated on the final plats meet the minimum requirements established in the original annexation agreement. The building-to-building separation requirements have been provided as reference for future layout of structures on the lots.

4. **APPEARANCE STANDARDS**
    - Per Exhibit "D5" in the original Annexation Agreement (Ord. 2003-44) Architectural Design Standards are established for townhome development and conceptual building elevations were provided in Exhibit "D2". Further it is stated that "all owners and developers agree to impose architectural design standards relating to façade materials, accessory structures, and other building restrictions at the time of final plat submittal for each unit.
        - These standards will be submitted for city review and approval prior to City Council approval of the final plat of subdivision, and must address the following:
            - Color Schemes
            - Deck & Patio Specifications
            - Fence Specifications
            - Restrictions on Accessory Buildings
            - Restrictions on Housing Styles
            - Minimum Square Footage
            - Building Materials
            - Roof Specifications
        - It is also stated in the Economic Incentive Agreement approved via ord. 2021-13, that currently not platted areas must submit architectural standards at time of final plat.

    - Per the City's Appearance Standards in Chapter 10-5-8 of the Unified Development Ordinance (UDO) Masonry products shall be incorporated on the front facade of at least seventy-five (75) percent of the total buildings and shall incorporate a minimum of fifty (50) percent premium siding material on the front facade. No less than half (twenty-five (25) percent of the total) of the minimum "premium siding" requirements must incorporate masonry products.
        - Credit toward the remaining "premium siding" requirement can be earned via the use of major architectural features. Each major architectural feature used will earn a credit of ten (10) percent towards the calculation of the minimum premium siding requirement.
        - Premium siding material includes masonry products, culture stone, natural wood siding and synthetic stucco.

    - Petitioner has not submitted elevations for townhomes in Units 18 and 25. **Building elevations/color renderings of all proposed townhome models must be provided and reviewed by staff before the request can advance to the nest scheduled meeting**.

FINAL PLAT OF SUBDIVISION COMMENTS:

1. **PREVIOUSLY APPROVED PRELIMINARY PLANS** – Preliminary/Final Plats for both Units 18 and 25 were approved by the City Council in June and December of 2006, respectively, but were never recorded and have since expired.

September 16, 2024

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe
Yorkville, IL 60560

Re: Grande Reserve Units 18 & 25
Final Engineering Review – 3rd Submittal
City of Yorkville

Dear Krysti:

We have reviewed the following items for the above-referenced project:

- Final Engineering Plans (29 Sheets) dated May 6, 2024, prepared by Manhard Consulting.
- Final Plat of Subdivision – Unit 18 (3 Sheets) dated April 5, 2024, prepared by Manhard Consulting.
- Final Plat of Subdivision – Unit 25 (3 Sheets) dated April 5, 2024, prepared by Manhard Consulting.
- Engineer's Estimate of Probable Cost dated April 3, 2024, prepared by Manhard Consulting.
- IEPA Water Permits
- IEPA Sanitary Sewer Permits

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering and land surveying 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 at the appropriate time.

    a. IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.

    b. IEPA Water and Sanitary Sewer Construction permits

    c. Fox Metro Water Reclamation District approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.

2. The IEPA Water and Sanitary permits have been received and have been routed to the City for signatures.

3. A signed stormwater permit application needs to be submitted. The unsigned permit application was previously submitted with the approved stormwater report.

Final Plat Unit 18

4. Label the BSL on the southwest side of Lot 211.

5. Show and Label the BSL along the north and west lines of Lot 3054, and along the west line of Lot 3055.

Final Plat Unit 25

6. Label the BSL on the west side of Lot 361, the west side of Lot 271, and the west side of Lots 261 through 264.

7. Show and label the BSL along the entire west line and south lines of Lot 3052 and along the south line of Lot 3053.

Final Engineering Plans

Sheet 11 – Grading Details

8. Cross Section A1-A1 – The elevations shown for Lot 42 do not match the Grading Plan.

Sheet 16 – Plan and Profile – Preston Drive – Sta 18+89 to 24+60

9. Add a sanitary extension and manhole toward unit 17 and eliminate long sanitary services and sanitary service bends.

Sheet 18 – Plan and Profile – Preston Drive – Sta 32+00 to 38+16

10. Add a note that the pavement patch for Tuscany Trail should be twice as thick as the existing pavement section.

Sheet 19 – Plan and Profile – Preston Drive – Cul-de-Sac

11. Utility crossing 8 is not shown on the actual crossing.

12. Eliminate sanitary sewer service bends.

Sheet 20 – Plan and Profile – Collins Court – Sta 0+00 to 4+74

13. The sidewalk crossing on the west side of Preston Drive at Collins Court can be removed.

Engineer's Estimate of Probable Costs

14. Confirm the quantity of sanitary manholes. All public sanitary sewers should be included.

15. Confirm the quantity of the storm sewer and structures. All public storm sewers should be included.

16. A performance guarantee of 120% of the approved estimate will be required.

If you have any questions or require additional information, please call 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. Gina Nelson, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Joe Iovinelli, Manhard Consulting (via email)
TNP, PGW2, EEI (Via e-mail)

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Date: September 23, 2024
To: Krysti Barksdale Noble, Community Development Director
From: James Jensen, Chief of Police
Reference: Plan Review — Grand Reserve Units 18 & 25 and Unit 21
List Project Name — Grand Reserve Units 18 & 25 and Unit 21
List Applicant Name
List Project Manager
List Project Number — PZC 2024-27 & 2024-28 Grande Reserve Units 18 & 25 And Unit 21 (Final Plat)

Please see comments listed below pertaining to the project referenced above:

Signage

Handicapped Signage Required: __X__ Yes ____ No

Comments: **Handicapped parking has been identified. Proper signage is required.**

***Signage must meet MUTCD Standards*
***Fine amount must be listed on sign*

Speed Limit Signage Required/Recommended ____ Yes __X__ No
School Zone Special Signage ____ Yes __X__ No
Special Speed Zone Signage Requested ____ Yes __X__ No
Comments: **N/A**

No Parking Signage Required? __X__ Yes ____ No
__X__ No Parking After 2" Snow Fall

Comments: **No parking after 2" snow fall on Preston Drive.**

No Parking Locations: **No parking locations should be clearly marked**

Dedicated parking signage needed? ____ Yes __X__ No
____ Located by Park
____ School

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Fax: 630-553-1141

____ Common Parking Area

Are there Street Name Conflicts? ____ Yes __X__ No

Comments: **Will Preston Drive be marked as Preston North or South?**

Building & Apartment Numbering

Exterior Building Signs Requested ON Building __X__ Yes ____ No

Comments: **For immediate emergency response having ON building or signage in front of each building identifying the building and townhome numbers would be helpful.**

Pedestrian/Bike Path Crossing Signage? __X__ Yes ____ No

Warning Ahead Signs are Required

Comments: **I assume this will connect to the bike path. Whatever signage we currently use in other developments for bike paths should be included (i.e. no motorized vehicles, stop signs, etc.). If violations of HOA rules are not police enforced then no signage is being requested.**

NO Construction Traffic Signage being requested? __X__ Yes ____ No

Location: **No construction traffic signs should be posted at the entrance to adjacent subdivision. Construction traffic should only use Preston (new development) and Tuscany Trail to Mill Road.**

****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 ____ No

Should parking be restricted to fire hydrant side? __X__ Yes ____ No

Comments: **On Preston Drive only.**

Center Roadway Medians: ____ Yes ____ No

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Fax: 630-553-1141

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? ____ Yes __X__ No
Comments: **N/A**

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 __X__ Yes ____ No

Comments: **Landscaping at the intersection of Tuscany and Preston should be limited for site line issues.**

****Landscaping located near the entrance/exits should include ONLY low growth or ground cover so as to not obstruct site lines****

Ingress / Egress

Entrance/Exits match up with adjacent driveways? __X__ Yes ____ No
Total Entrance/Exits for development? __2__

Are vehicle entrance/exits safe? __X__ Yes ____ No
Are warning signs for cross traffic requested? __X__ Yes ____ No
Comments: **Cross traffic signage should be posted on Tuscany Trail for North and South Preston.**

Raised Median & Signage for Right in & Right Out? ____ Yes __X__ No
Comments: **N/A**

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 and Access? ____ Yes ____ No

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Fax: 630-553-1141

Miscellaneous

Individual Mailboxes? ____ Yes ____ No
Cluster Mailbox Kiosks? __X__ Yes ____ No
Will this cause traffic choke points? ____ Yes ____ No

Comments: **Cluster mailboxes should be out of the way of general traffic flow.**

Are sidewalks being planned for the development? __X__ Yes ____ No
Comments: **N/A**

Are sidewalk crosswalks needed? __X__ Yes ____ No
Comments: **Only if crossing major roadway.**

Are there bike paths planned for the development? __X__ Yes ____ No
Comments: **N/A**

Proper Signage needed for bike paths __X__ Yes ____ No
____ Stop Signs ____ Yield Signs __X__ NO Motorized Vehicles
____ Trespassing ____ Other _____

Are there HOA Controlled Roadway OR Parking Areas? ____ Yes ____ No
Comments: **Is this area controlled by HOA or will police be able to enforce stopping, standing, parking related issues?**

Who is responsible for re-surfacing and re-striping? **N/A**

Security

Will security cameras be in use? ____ Yes ____ No
Comments: **Will security cameras be in use around the property? If requested will those in charge of the cameras work with the police department for video related evidence? Would Police Department access to the exterior cameras for emergency purposes be allowed?**

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Yorkville, Illinois 60560
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We assume access to the building will be controlled. Will the police department have access to the building for emergencies? ____ Yes ____ No

Comments: **N/A**

What are the business Hours of Operation? **N/A**

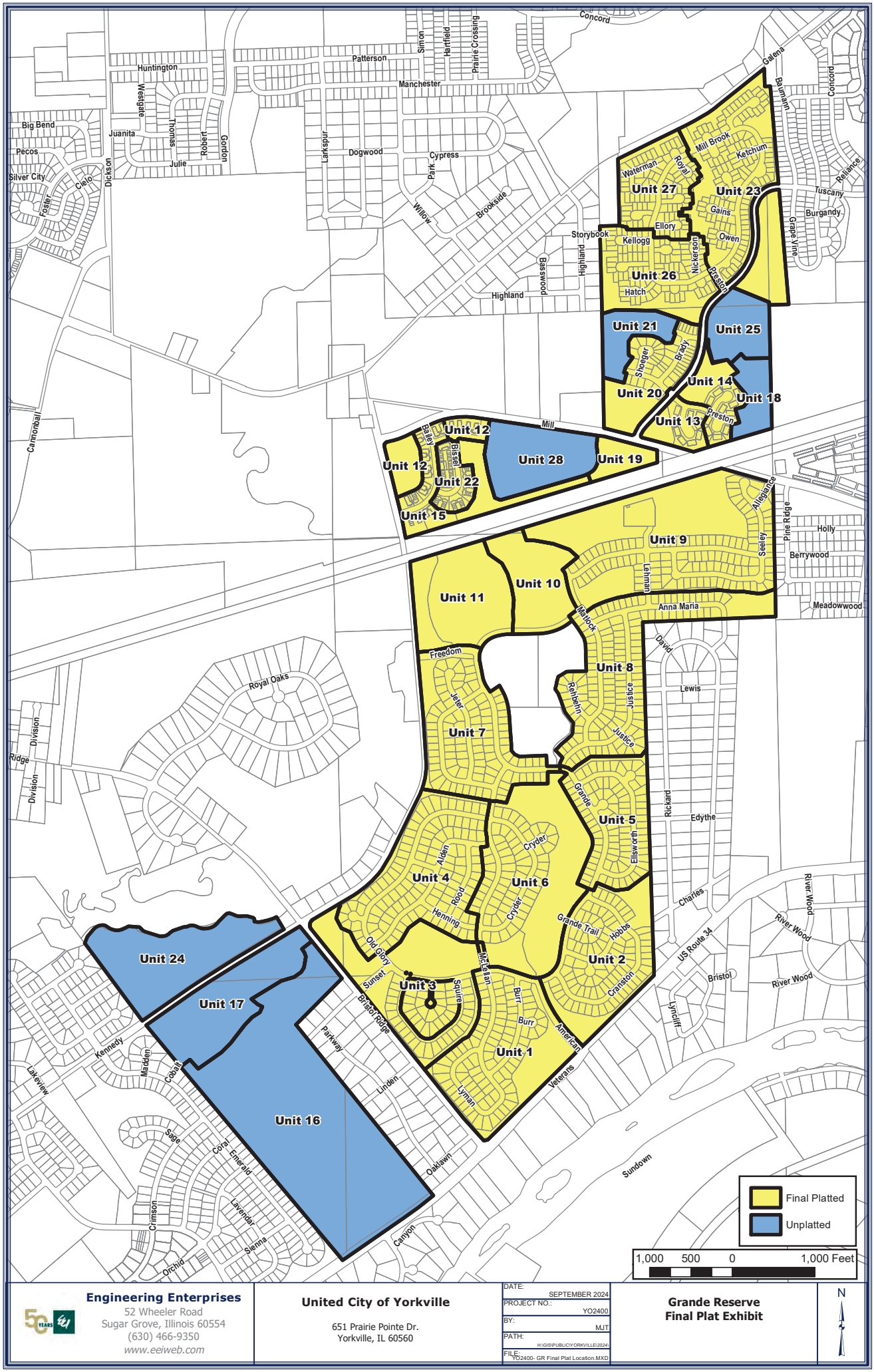
Will the property be alarmed? ____ Yes ____ No

Comments: **N/A**

Will you provide Floor Plans/Maps to the police department to be used for emergency purposes only? ____ Yes ____ No

Comments: **We would request a copy of the floor plans to be used for emergency purposes only.**

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.


Unit 1
Unit 2
Unit 3
Unit 4
Unit 5
Unit 6
Unit 7
Unit 8
Unit 9
Unit 10
Unit 11
Unit 12
Unit 12
Unit 13
Unit 14
Unit 15
Unit 16
Unit 17
Unit 18
Unit 19
Unit 20
Unit 21
Unit 22
Unit 23
Unit 24
Unit 25
Unit 26
Unit 27
Unit 28
Final Platted
Unplatted
1,000 500 0 1,000 Feet
N
Concord
Patterson
Manchester
Huntington
Big Bend
Pecos
Silver City
Juanita
Julie
Dogwood
Cypress
Highland
Storybook
Hatch
Mill
Bailey
Bissell
Freedom
Royal Oaks
Anna Maria
Lewis
Edythe
Bristol
Sundown
Oaklawn
Veterans
Parkway
Linden
Kennedy
Lakeview
Sage
Coral
Emerald
Lavender
Crimson
Sienna
Orchid
Canyon
Cashmbal
Division
Ridge
Pine Ridge
Holly
Berrywood
Meadowwood
Rickard
River Wood
Charles
US Route 34
Lyncliff
Reliance
Tuscany
Burgandy
Galena
Baumann
Concord
Mill Brook
Ketchum
Waterman
Royal
Gains
Ellory
Kellogg
Owen
Nickerson
Preston
Brady
Shoeger
Allegiance
Seeley
Lehmann
Mallock
David
Justice
Rehtbein
Jeter
Grande
Ellsworth
Cryder
Aiden
Rood
Henning
Old Glory
Sunset
Squire
McClellan
Burr
American
Cranston
Hobbs
Grande Trail
Bristol Ridge
Lyman
Engineering Enterprises
52 Wheeler Road
Sugar Grove, Illinois 60554
(630) 466-9350
www.eeiweb.com
United City of Yorkville
651 Prairie Pointe Dr.
Yorkville, IL 60560
DATE: SEPTEMBER 2024
PROJECT NO.: YO2400
BY: MJT
PATH: H:\GIS\PUBLIC\YORKVILLE\2024\
FILE: YO2400- GR Final Plat Location.MXD
Grande Reserve
Final Plat Exhibit

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. (2648 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.	80
13	Single Family	11,000	12,650	75 Ft.	80 Ft.	90
14	Single Family	12,000	13,800	80 Ft.	85 Ft.	116
15	Single Family	12,000	13,800	80 Ft.	85 Ft.	83
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.	56
19	Single Family	12,000	13,800	80 Ft.	85 Ft.	59
Total						2648

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	8.80	108.81	116.81	61.28	55.53
HOA Buffers	27.58	80.00	107.58	107.58	----
Stormwater Management	36.11	84.36	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	993
Total	2648



Group Exhibit "C"

Revisions 08-20-03 07-21-03	Job No. 3300	MPI – Yorkville	Concept Plan
	Scale 1"=400'	535 Plainfield Road Suite E	*GRANDE RESERVE*
	Date 08-23-03	Willowbrook, IL 60527	Yorkville, Illinois
		(630) 325-4500	

JEN LAND DESIGN, INC.
PLANNING + LANDSCAPE ARCHITECTURE
5917 N.Cumberland, Ste.806 Chicago,IL 60656 - 773/763-3320
Ph: 773.763.3320 Fax: 773.763.3325 Email: jeland@ameritech.net

DECOY
August 14, 2003



Townhome Neighborhood 3 & 6

GRANDE RESERVE

UCOV
August 14, 2003
MEI





UCOY
August 14, 2003
JTP

Duplex Neighborhoods 2 & 8

GRANDE RESERVE

EXHIBIT "D_5"

Architectural Design Standards

Architectural Design Standards for Two-Family, Townhome and Apartment Homes and Single Family Villas

Photographs included as Exhibit D2 are conceptual examples of building elevations that will be constructed in Grande Reserve.

The OWNERS and DEVELOPER agree to adhere to any city-wide architectural control ordinances that are in place at the time of final platting for each phase of development. Additionally, the OWNERS and DEVELOPER agree to impose architectural design standards relating to façade materials, accessory structures and other building restrictions at the time of final plat submittal for each unit. These standards, which may exceed the city-wide architectural control standards, will be submitted for city review and approval prior to City Council approval of the final plat of subdivision.

DEVELOPER established architectural design standards would address the following issues:

Architectural Design Standard	SF Villas	Two-Family	Townhomes	Apartments
Color Schemes	X	X	X	X
Deck & Patio Specifications	X	X	X	N/A
Fence Specifications	X	X	X	N/A
Restrictions on Accessory Bldgs.	X	X	X	N/A
Restrictions on Housing Styles	X	X	X	N/A
Minimum Square Footage	X	X	X	N/A
Building Materials	X	X	X	X
Roof Specifications	X	X	X	X

Architectural Design Standards for Commercial Area

All buildings located within the commercial area north of Neighborhood 5 shall be constructed 100% of brick/masonry materials on all sides.

BK
UCOY
August 14, 2003

GRAND RESERVE **EXHIBIT "D7"**

TRANSITIONAL AREA COMPREHENSIVE PLAN ANALYSIS

Description	Transitional Area Data
1 Detention Areas	85.4 Acres
2 School Areas	12.0 Acres
3 Park Area	96.6 Acres
4 Club Area	5.1 Acres
5 Municipal Sites	2.0 Acres
6 Buffer Areas	80.0 Acres
7 Total Open Space in Transitional Area	281.0 Acres
8 Total Transitional Area	770.9 Acres
9 Proposed # Of Dwelling Units in Transitional Area	2,220 Units
10 Overall Density in Transitional Area	**2.88 Units/Acre**
11 Maximum Density Allowed Under Comprehensive Plan	**3.20 Units/Acre**
12 Density Under Comprehensive Plan Requirements	0.32 Units/Acre
13 Percent of Density Under Comprehensive Plan Requirements	10.01%
14 Population Generated from Transitional Area (Per Ordinance Tables)	6,276 People
15 Divided by 1,000	1,000
16 Open Space Factor	6.276
17 Times 10 Acres/1,000 (As Required by Ordinance)	10
18 Open Space Donation	62.8 Acres
19 Gross Open Space	281.0 Acres
20 Less Detention Area	-85.4 Acres
21 Net Open Space in Transitional Area	195.6 Acres
22 Less 1/2 Open Space Donation (1/2 Cash Value Credited)	-31.4 Acres
23 Excess Open Space in Transitional Area	164.3 Acres
24 Total Acres in Transitional Area	770.9 Acres
25 Equals % Excess Open Space	**21.31%**
26 Excess Open Space/Comp Plan Required at 28% Attached Area	**21.00%**
27 Acres Above Comprehensive Plan Requirements	1.6 Acres
28 Percent Above Comprehensive Plan Requirements	0.31%
29 Neighborhood 2 Acres @ 6 units/acre (126 Units)	24.9 Acres
30 Neighborhood 3 Acres @ 6 units/acre (245 Units)	43.2 Acres
31 Neighborhood 4 Acres @ 6 units/acre (300 Units)	50.0 Acres
32 Neighborhood 5 Acres @ 6 units/acre (164 Units)	27.3 Acres
33 Neighborhood 6 Acres @ 6 units/acre (156 Units)	26.0 Acres
34 Neighborhood 7 Acres @ 6 units/acre (142 Units)	23.7 Acres
35 Neighborhood 8 Acres @ 6 units/acre (224 Units)	38.4 Acres
35 Total Attached Acres	233.5 Acres
36 Divided by Total Acres	770.9 Acres
37 Equals % Attached Area	**30.29%**
38 Area Limit %/Draft Comp Plan	**32.00%**
39 Percent Under Comprehensive Plan	1.71%

Transitional Area "Additional Open Space" Table

Additional Open Space	Max. Area within Dev. Of Single Family Attached	Maxmimum Overall Density Units per acre	Maxmimum Density of Single Family Attached Units per Acre
0%	**0%**	**2.25**	**N/A**
10%	**10%**	**2.50**	**6**
15%	**20%**	**3.00**	**6**
16%	22%	3.05	6
17%	24%	3.10	6
18%	26%	3.15	6
19%	28%	3.20	6
20%	30%	3.25	6
21%	32%	3.30	6
25%	**40%**	**3.50**	**6**
25%	**25%**	**3.50**	**8**

*Row in gray is an extrapolation of the categories between 15% and 25% additional open space

**Bolded rows are as they appear exactly in the Comprehensive Plan



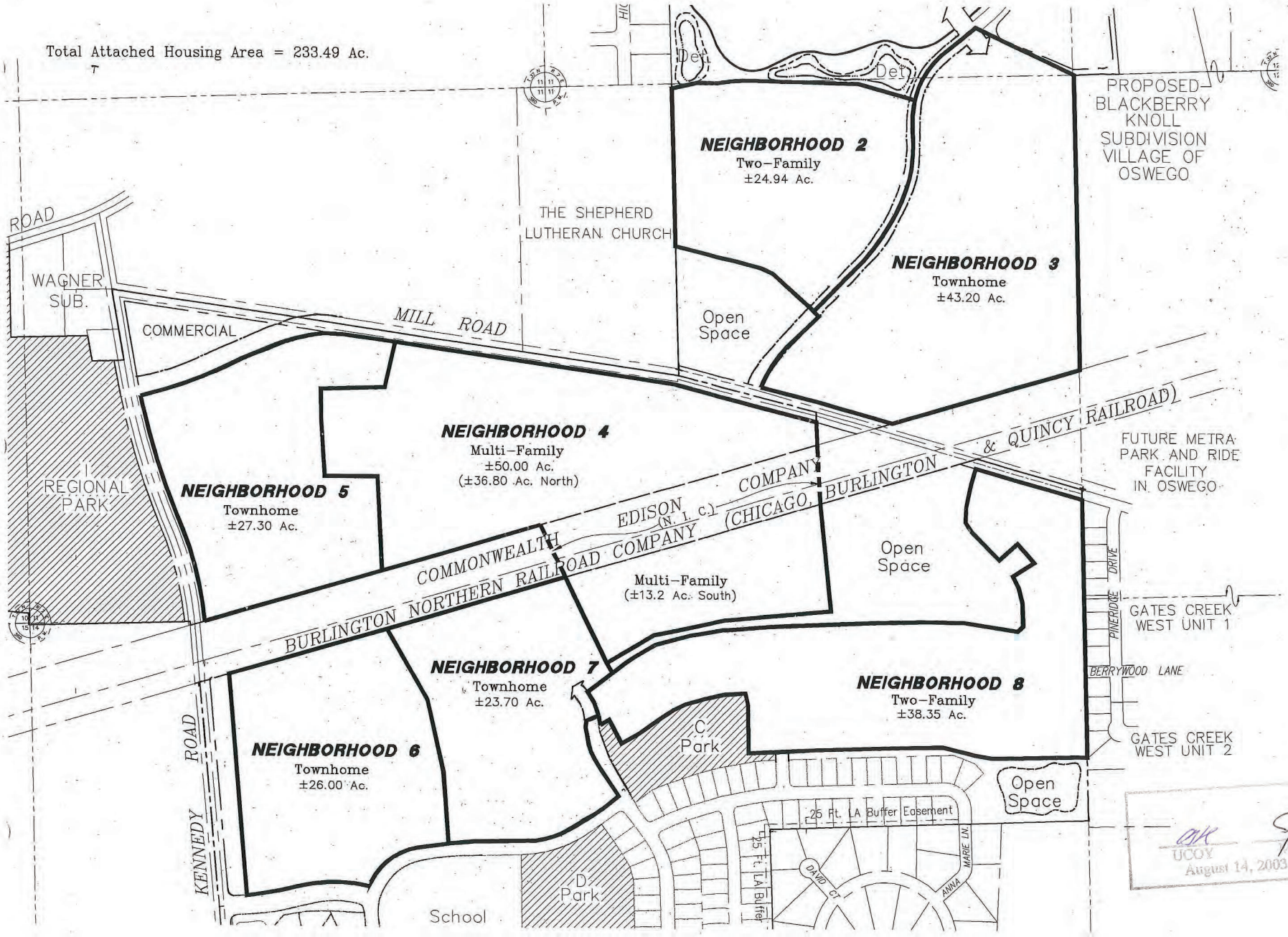


Exhibit "D8"

Transitional-Attached Housing Zoning Exhibit
(Neighborhoods 2-8)
GRANDE RESERVE
Yorkville, Illinois

MPI - Yorkville
535 Plainfield Road Suite E
Willowbrook, IL 60527
(630) 325-4500

Job No. 3300
Scale 1"=200'
Date 03-20-03

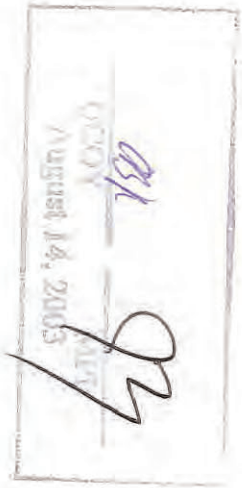
Revisions
06-20-03

DEN LAND DESIGN, INC.
PLANNING • LANDSCAPE ARCHITECTURE
5517 N. Cumberland, Suite 906 Chicago, IL 60656
Ph: 773.763.3320 Fax: 773.763.3325 Email: jmland@ameritech.net

EXHIBIT E1 - GRANDE RESERVE VARIANCE SCHEDULE NEIGHBORHOODS 2 - 19

	R-2 Residential Required	R-2 PUD	R-2 PUD	R-2 PUD	R-2 Duplex Required	R-2 PUD
Minimum Lot Size	12,000 sf	12,000 sf	11,000 sf	10,000 sf	15,000 sf	10,000 sf (4)
Minimum Lot Width	80 ft.	80' Min/85' Typ.	77' Min/82' Typ.	71' Min/75' Typ.	100 ft	75 ft. (4)
Average Lot Size	----	13,800 sf (6)	12,650 sf (6)	11,500 sf (6)	----	----
Yards						
Front	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Side (Corner)	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Side (Interior)	10 ft./ 10%>	10 ft.	10 ft.	10 ft.	10 ft./ 10%>	10 ft.
Rear	40 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Neighborhoods		14, 15, 17, 18 & 19	12, 13 & 16	9, 10 & 11		2 & 8

	R-3 General Residence Required	R-2 PUD	R-2 PUD	R-4 General Residence Required	R-2 PUD
Yards					
Front	30 ft.	25 ft.	25 ft.	30 ft.	25 ft.
Side (Corner)	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Perimeter	30 ft.	30 ft.	30 ft.	40 ft.	30 ft.
Building to Building					
Building Height	2 1/2 Stories or 25 ft.	3 1/2 Stories or 35 ft. (5)	3 1/2 Stories or 35 ft. (5)	2 1/2 Stories or 25 ft.	3 1/2 Stories or 35 ft. (5)
Side to Side	20 ft.	20 ft.	20 ft.	----	----
Side to Rear	40 ft.	40 ft.(1)	35 ft.	----	----
Rear to Rear	60 ft.	60 ft. (2)	60 ft. (2)	----	----
Front to Side	50 ft.	50 ft.	35 ft.	----	----
Front to Front	50 ft.	50 ft.	50 ft. (3)	----	----
Rear to Front	100 ft.	100 ft.	50 ft.	----	----
Garage to Garage	----	----	60 ft.	----	----
Bldg. To Parking	----	----	----	----	15 ft.
Bldg. To Bldg. (end)	----	----	----	----	30 ft.
Bldg. To Bldg. (rear to front)	----	----	----	----	60 ft.
Neighborhoods		3	4, 5, 6 & 7		4



Notes
1. If the structures are arranged in any way other than a parallel arrangement, a separation of 35 feet shall be allowed at the closest point between the structures as long as the average separation between the structures is 40 feet or more.
2. If the structures are arranged in any way other than a parallel arrangement, a separation of 50 feet shall be allowed at the closest point between the structures as long as the average separation between the structures is 60 feet or more.
3. If the structures are arranged in any way other than a parallel arrangement, a separation of 40 feet shall be allowed at the closest point between the structures as long as the average separation between the structures is 50 feet or more.
4. The proposed variances are for two-story duplexes only.
5. As measured from the rear yard.
6. The average lot size in each single family detached neighborhood shall be 115% of all listed minimum lot sizes.

October 9, 2024

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe
Yorkville, IL 60560

Re: Grande Reserve Units 18 & 25
Final Engineering Review – 5th Submittal
United City of Yorkville

Dear Krysti:

We have reviewed the following items for the above-referenced project:

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    b. IEPA Water and Sanitary Sewer Construction permits

    c. Fox Metro Water Reclamation District approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.

2. The IEPA Water and Sanitary permits have been received and have been routed to the City for signatures.

3. A signed stormwater permit application needs to be submitted. The unsigned permit application was previously submitted with the approved stormwater report.

4. Prior to the start of construction, the following items need to be addressed:

   a. A preconstruction meeting with City staff needs to be held.

   b. A construction guarantee equal to 120% of the public improvements and erosion control costs needs to be on file with the City.

Final Plat Unit 18

5. The plat has been reviewed and is found to be acceptable.

Final Plat Unit 25

6. The plat has been reviewed and is found to be acceptable.

Final Engineering Plans

7. The engineering plans have been reviewed and are found to be generally acceptable.

Engineer's Estimate of Probable Costs

8. We have reviewed the Engineer's Cost Opinion and find it to be acceptable. A performance guarantee in the amount of $2,938,867.80 (120% x $2,449,056.50) is to be on file with the City prior to the issuance of a building permit.

If you have any questions or require additional information, please call 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. Gina Nelson, Admin Assistant (via email)
Building Department (via email) Bzpermits@yorkville.il.us
Ms. Jori Behland, City Clerk (via email)
Mr. Joe Iovinelli, Manhard Consulting (via email)
TNP, PGW2, EEI (Via e-mail)

Manhard CONSULTING

ENGINEER'S OPINION OF PROBABLE COST
GRANDE RESERVE - UNITS 18 AND 25
YORKVILLE, IL
09/18/24

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					
1	Mobilization	1	LUMP SUM	$20,000.00	$20,000.00
2	Silt Fence (Non-Wire Back)	3700	LF	$2.75	$10,175.00
3	Tree Protection Fence	126	LF	$5.00	$630.00
5	Concrete Washout	1	EACH	$4,500.00	$4,500.00
6	Construction Entrance	2	LUMP SUM	$5,000.00	$10,000.00
10	6" Topsoil Respread and Seeding	1900	SY	$3.50	$6,650.00
TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					$51,955.00
SCHEDULE II - UNDERGROUND IMPROVEMENTS					
A.	**SANITARY SEWER IMPROVEMENTS**				
3	8" PVC Sanitary Sewer	2837	LF	$47.00	$133,339.00
4	4' Diameter Manhole	19	EACH	$3,770.00	$71,630.00
5	Trench Backfill	1522	LF	$52.00	$79,144.00
6	Televise Sanitary Sewer	2837	LF	$4.00	$11,348.00
7	Connection to Existing Manhole	2	EACH	$2,800.00	$5,600.00
SUBTOTAL A - SANITARY SEWER IMPROVEMENTS					$301,061.00
B.	**WATER MAIN IMPROVEMENTS**				
1	8" DI Water Main	5500	LF	$85.00	$467,500.00
2	8" Valve and Box	15	EACH	$2,200.00	$33,000.00
5	Fire Hydrant with Auxiliary Valve	14	EACH	$6,000.00	$84,000.00
6	Trench Backfill	1990	LF	$35.00	$69,650.00
7	Dry Connection	2	EACH	$2,000.00	$4,000.00
SUBTOTAL B - WATER MAIN IMPROVEMENTS					$658,150.00
C.	**STORM SEWER IMPROVEMENTS**				
1	12" RCP Storm Sewer Pipe	1020	LF	$34.25	$34,935.00
2	15" RCP Storm Sewer Pipe	1065	LF	$38.00	$40,470.00
3	18" RCP Storm Sewer Pipe	870	LF	$43.00	$37,410.00
4	21" RCP Storm Sewer Pipe	475	LF	$55.00	$26,125.00
5	24" RCP Storm Sewer Pipe	1015	LF	$63.00	$63,945.00
6	27" RCP Storm Sewer Pipe	475	LF	$73.50	$34,912.50
7	30" RCP Storm Sewer Pipe	175	LF	$83.00	$14,525.00
8	2'-0" Diameter Inlet	16	EACH	$1,550.00	$24,800.00
9	4'-0" Diameter Catch Basin	13	EACH	$2,900.00	$37,700.00
10	4'-0" Diameter Manhole	19	EACH	$2,795.00	$53,105.00
11	5'-0" Diameter Catch Basin	1	EACH	$4,400.00	$4,400.00
12	5'-0" Diameter Manhole	5	EACH	$3,470.00	$17,350.00
13	6'-0" Diameter Manhole	5	EACH	$4,739.00	$23,695.00
14	24" Flared End Section w/ Grate	1	EACH	$2,600.00	$2,600.00
15	Trench Backfill	205	LF	$14.50	$2,972.50
16	Inlet Filter	71	EACH	$350.00	$24,850.00
SUBTOTAL C - STORM SEWER IMPROVEMENTS					$443,795.00
TOTAL SCHEDULE II - UNDERGROUND IMPROVEMENTS (A-C)					$1,403,006.00

Manhard CONSULTING

ENGINEER'S OPINION OF PROBABLE COST
GRANDE RESERVE - UNITS 18 AND 25
YORKVILLE, IL
09/18/24

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					
1	Subgrade Preparation - Fine Grading	20679	SY	$1.50	$31,018.50
2	Aggregate Base Course - 10"	15288	SY	$15.00	$229,320.00
3	Hot-Mix Asphalt Binder Course, N50 - 2.5"	15288	SY	$12.50	$191,100.00
4	Hot-Mix Asphalt Surface Course, N50 - 1.5"	15288	SY	$8.50	$129,948.00
5	Concrete Curb Type B-6.12	7294	LF	$18.00	$131,292.00
6	PCC Sidewalk - 5" with Subbase	30284	SF	$6.75	$204,417.00
7	Street Lights	11	EACH	$7,000.00	$77,000.00
TOTAL SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					$994,095.50
SUBTOTAL SCHEDULES I-III					$2,449,056.50
CONTINGENCY @ 10%					$244,905.65
TOTAL					**$2,693,962.15**

Prepared By: Manhard Consulting, Ltd.
333 East Butterfield Road
Lombard, Illinois 60148

NOTE: This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using plan quantities and represents Engineer's best judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, since the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids or actual Construction Cost will not vary from Opinions of Probable Cost prepared by Engineer. This Opinion of Probable Construction Cost is limited to those items stated herein and does not include permit fees, recapture costs, consultant fees landscaping, dewatering, maintenance, bonds or the like.

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 2024-28 & EDC 2024-80

Agenda Item Summary Memo

Title: Grande Reserve Unit 21 – Final Plat of Subdivision

Meeting and Date: City Council – November 26, 2024

Synopsis: Proposed Plat of Subdivision of Unit 21 in Grande Reserve Subdivision

Council Action Previously Taken:

Date of Action: CC – 7/11/06 Action Taken: Approval of Final Plat for Unit 21

Item Number:

Type of Vote Required:

Council Action Requested:

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

Agenda Item Notes:

See attached memorandum.

Memorandum

To: City Council
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Planner I
Date: November 15, 2024
Subject: **PZC 2024-28 Grande Reserve – Unit 21 (Final Plat)**
Proposed Approval of 60 New Duplexes (30 Lots) in Grande Reserve

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REQUEST SUMMARY:

The petitioner, Cesar Cruz on behalf of GR Yorkville Residential, LLC, owner, is seeking Final Plat approval for an approximately 10-acre site consisting of 60 new residential duplex dwelling units on 30 lots located west of the intersection of Crooker Drive and Brady Street in Yorkville. These lots will complete Neighborhood 2 and, along with Units 18 and 25, this portion north of Mill Road in the Grande Reserve development (refer to map on the right).

The proposed 60 units reflect a minor reduction of four (4) units from the originally planned and approved PUD for this location under the 2003 annexation agreement. Furthermore, the petitioner is requesting approval of architectural style guidelines for the duplex building facades within the proposed final platted sections, as stipulated by both the initial annexation agreement and a 2021 economic incentive agreement.

PROPOSED FINAL PLAT OF SUBDIVISION:

The Preliminary/Final Plats for Unit 21 were approved by the City Council in July 2006 but were never recorded, and they have since expired. The proposed Final Plat of Subdivision generally aligns with the originally approved plans, though it shows minor differences in the number of units compared to the Concept PUD Plan.

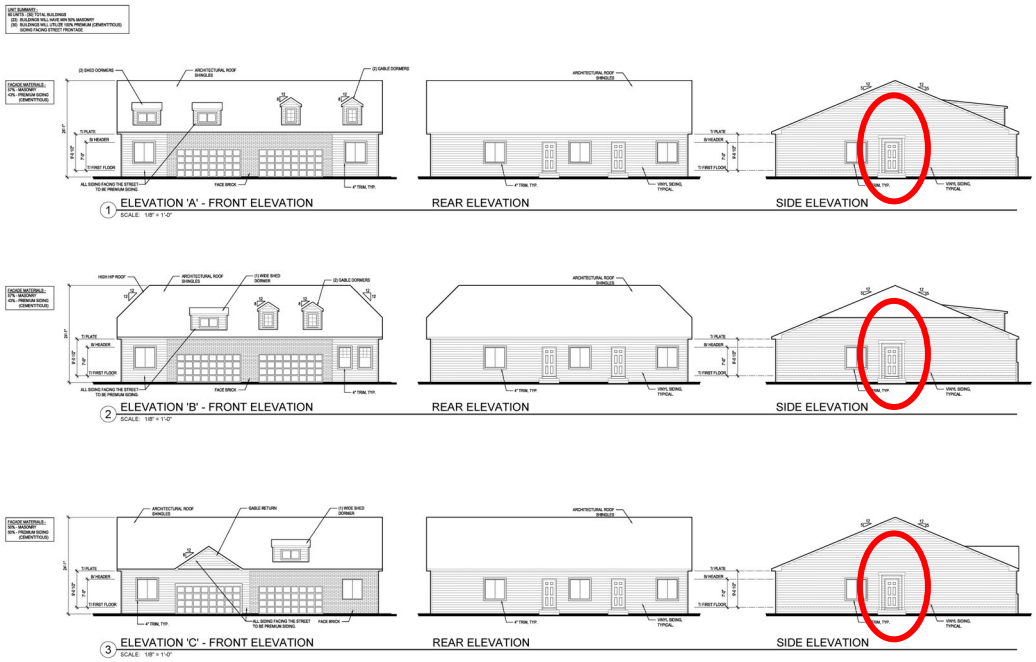
Below is a comparison of the dwelling unit count in the approved Concept Plan PUD (Group Exhibit "C") and the proposed final plat unit count for each section within Neighborhood 2:

NEIGHBORHOOD 2 (UNIT)	UNIT TYPE	APPROVED DWELLING UNITS CONCEPT PUD PLAN	PROPOSED/APPROVED DWELLING UNITS FINAL PLAT
Unit 20	DU	62	62
Unit 21	DU	64	60
TOTAL		**126**	**122**

APPEARANCE STANDARDS

GR Yorkville Residential, LLC has submitted plan elevations prepared by Abby Properties, LLC for the duplex models proposed in Unit 21. The duplexes will feature three (3) elevation options including architectural shingles, shed and gable-style decorative dormers, face brick, covered porch, and cementious based premium siding on front elevations. The one-story ranch duplex will have front-loaded garages and a basement, ranging between 1,142 – 1,400 square feet per unit. The provided data table below compares and calculates the elevations to ensure compliance with these UDO Appearance Standards:

Duplex Elevation Plans (Unit 21)		
Appearance Code Requirements		***Proposed Elevation***
Masonry product	75% of total buildings	23 of 30 buildings will have min. 50% masonry on façade (76%)
Premium Siding	50% on front façade – excluding openings	43% - 50% Premium Siding Material
Masonry Siding	25% of premium siding	50% - 57% Masonry Siding
Credit for major architectural feature	10% each	**20% credit** (dormers = yellow; covered porches = red) *Meets Minimum 30% of premium siding requirement



ELEVATIONS

GRAND RESERVE - UNIT 21 DUPLEX
YORKVILLE, IL | 2

ABBY PROPERTIES, LLC



1 ELEVATION 'A'



2 ELEVATION 'B'



3 ELEVATION 'C'

COLORED ELELEVATIONS

GRAND RESERVE - UNIT 21 DUPLEX
YORKVILLE, IL | 3

ABBY PROPERTIES, LLC

EDC Comments:

While the proposed elevations satisfy the minimum appearance standards set by the Unified Development Ordinance, there was feedback at the Economic Development Committee that elevation C which had the masonry on one duplex unit with the premium siding on the other unit might be as aesthetically pleasing. Therefore, in the image below, the petitioner has offered to maintain the same symmetry for the masonry distribution on this elevation similar to Elevation's "A" and "B" shown above.



Staff Comments:

The proposed Final Plat of Resubdivision has been reviewed by the City's engineering consultant, Engineering Enterprises Inc., for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments dated October 9, 2024 was provided to the applicant (see attached). Based upon the review of the proposed Final Plat of Subdivision of Grande Reserve Unit 21, the City Engineer has found the plat to be acceptable with regards to the current subdivision control regulations.

Planning & Zoning Commission Action:

The Planning and Zoning Commission reviewed the request for final plat and architectural elevation approval at a meeting held on November 13, 2024 and made the following action on the motion below:

In consideration of the proposed Final Plat of Subdivision of Grande Reserve Unit 21, the Planning and Zoning Commission recommends approval of the plat and architectural elevations to the City Council as presented by the Petitioner in plans prepared by Manhard Consulting, Ltd. dated last revised 02/07/24.

Action:
Millen – aye; Williams – aye; Crouch – aye; Vinyard – aye; Forristall – aye; Hyett – aye; Linnane – aye: **7 ayes; 0 no**.

Attachments:

1. Draft Ordinance
2. PZC Memo dated November 5, 2024
3. Copy of Petitioner's Application
4. Final Plat of Subdivision of Grande Reserve Unit 21 prepared by Manhard Consulting Ltd., dated last revised 02/07/24.
5. Grande Reserve – Unit 21 Duplex Elevations prepared by Abby Properties, LLC.
6. EEI Letter to the City dated March 25, 2024.
7. Plan Council – October 10, 2024

STATE OF ILLINIS)
) ss.
COUNTY OF KENDALL)

Ordinance No. 2024-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING THE FINAL PLAT OF SUBDIVISIONS FOR *GRANDE RESERVE UNIT 21*

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, GR Yorkville Residential, LLC, an Illinois limited liability company (the "Petitioner") has filed an application and petition for approval of the Final Plat of Subdivision for Unit 21 of the Grande Reserve development, generally located west of the intersection of Crooker Drive and Brady Street, for a total of 60 new residential duplex dwellings on approximately 10 acres; and

WHEREAS, the Planning and Zoning Commission convened and held a meeting on November 13, 2024, to consider the Final Plat of Subdivision for Grande Reserve Unit 21 and approve architectural elevations for the proposed duplex dwellings; and

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Chapter 7 of Title 10 Subdivision Standards and Chapter 8 Section 8 of Title 10 Subdivision Procedures of the Yorkville Unified Development Ordinance and made a recommendation to the Mayor and City Council (the "Corporate Authorities") for approval of the Final Plat of Subdivision for Grande Reserve Unit 21 and architectural elevations subject to the review comments provided by the City Engineer, EEI, Inc. dated March 25, 2024; and

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 Subdivision for Grande Reserve Unit 21, for the property legally described and attached hereto and made a part hereof by reference as *Exhibit A,* as prepared by Manhard Consulting, Ltd., date last revised February 7, 2024, and elevations prepared by Abby Properties, LLC, 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, subject to the review comments provided in letters from City Engineer, EEI, Inc., dated March 25, 2024, attached hereto and made a part hereof as *Exhibit C*.

Section 3. That the City Clerk is hereby authorized pursuant to Section 10-8-6-C-7.e of the Yorkville Unified Development Ordinance to file a copy of this ordinance and the Final Plat of Subdivision for Grande Reserve Unit 21 with the Kendall County Recorder of Deeds.

Section 4. That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2024.

_____

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. 2024.

_____

MAYOR

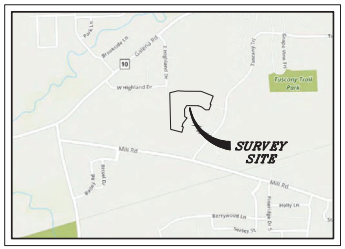
Attest:

_____

CITY CLERK

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 21

BEING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.



LOCATION MAP

NOT TO SCALE

GRANTOR'S LEGAL DESCRIPTION

PARCEL 1: (NEIGHBORHOOD 2 UNIT 21)

THAT PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

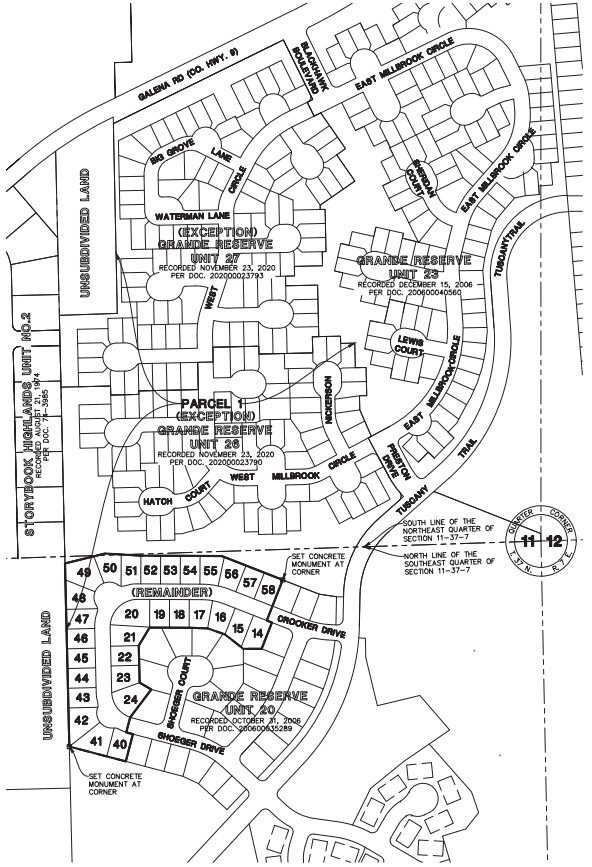
BEGINNING AT THE NORTHWEST CORNER OF LOT 3030 IN GRANDE RESERVE UNIT 20, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 2006 AS DOCUMENT NUMBER 200600035289; THENCE NORTH 01 DEGREES 21 MINUTES 07 SECONDS WEST, ALONG THE EAST LINE OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 200500001028, 808.51 FEET, TO THE SOUTHEAST CORNER OF LOT 42 IN STORYBROOK HIGHLANDS UNIT 2 ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 12, 1974 AS DOCUMENT NUMBER 74-3985; THENCE NORTH 01 DEGREES 17 MINUTES 50 SECONDS WEST, ALONG EAST LINE OF SAID SUBDIVISION, 1,029.69 FEET, TO A 1 INCH IRON PIPE ON THE SOUTH LINE OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 200400024625; THENCE NORTH 88 DEGREES 02 MINUTES 15 SECONDS EAST, ALONG SAID SOUTH LINE, 248.73 FEET, TO A 1 1/4 INCH PINCHED IRON PIPE ON THE EAST LINE OF SAID LAND; THENCE NORTH 01 DEGREES 18 MINUTES 04 SECONDS WEST, ALONG SAID EAST LINE, 808.81 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF GELENA ROAD (ALSO KNOWN AS COUNTY HIGHWAY 9 AND CANNONBALL TRAIL) AS DEDICATED BY DOCUMENT NUMBER 200600040560; THENCE NORTH 63 DEGREES 46 MINUTES 24 SECONDS EAST, ALONG SAID SOUTH LINE, 806.93 FEET (807.42 FEET RECORD), TO THE WEST LINE OF GRANDE RESERVE UNIT 23, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT NUMBER 200600040560, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BLACKHAWK BOULEVARD AS DEDICATED BY SAID UNIT 23; THENCE ALONG WEST LINE OF SAID UNIT 23 FOR THE FOLLOWING 39 COURSES; 1) THENCE SOUTH 26 DEGREES 13 MINUTES 36 SECONDS EAST, 283.50 FEET; 2) THENCE SOUTH 63 DEGREES 46 MINUTES 24 SECONDS WEST, 25.99 FEET; 3) THENCE SOUTH 26 DEGREES 13 MINUTES 36 SECONDS EAST, 66.00 FEET; 4) THENCE SOUTH 34 DEGREES 45 MINUTES 13 SECONDS EAST, 70.22 FEET; 5) THENCE NORTH 55 DEGREES 14 MINUTES 47 SECONDS EAST, 26.00 FEET; 6) THENCE SOUTH 34 DEGREES 45 MINUTES 13 SECONDS EAST, 120.00 FEET; 7) THENCE SOUTH 55 DEGREES 14 MINUTES 47 SECONDS WEST, 41.00 FEET; 8) THENCE SOUTH 34 DEGREES 45 MINUTES 13 SECONDS EAST, 95.00 FEET; 9) THENCE SOUTH 55 DEGREES 14 MINUTES 47 SECONDS WEST, 60.00 FEET; 10) THENCE SOUTH 34 DEGREES 45 MINUTES 13 SECONDS EAST, 36.00 FEET; 11) THENCE SOUTH 55 DEGREES 14 MINUTES 47 SECONDS WEST, 120.00 FEET; 12) THENCE SOUTH 36 DEGREES 18 MINUTES 44 SECONDS WEST, 28.73 FEET; 13) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 60.00 FEET; 14) THENCE NORTH 88 DEGREES 48 MINUTES 22 SECONDS EAST, 36.00 FEET; 15) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 120.00 FEET; 16) THENCE SOUTH 88 DEGREES 48 MINUTES 22 SECONDS WEST, 31.00 FEET; 17) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 60.00 FEET; 18) THENCE SOUTH 88 DEGREES 48 MINUTES 22 SECONDS WEST, 100.00 FEET; 19) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 41.00 FEET; 20) THENCE SOUTH 88 DEGREES 48 MINUTES 22 SECONDS WEST, 38.65 FEET; 21) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 41.00 FEET; 22) THENCE NORTH 88 DEGREES 48 MINUTES 22 SECONDS EAST, 100.00 FEET; 23) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 60.00 FEET; 24) THENCE NORTH 88 DEGREES 48 MINUTES 22 SECONDS EAST, 31.00 FEET; 25) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 164.53 FEET; 26) THENCE NORTH 88 DEGREES 42 MINUTES 03 SECONDS EAST, 98.08 FEET; 27) THENCE SOUTH 01 DEGREES 17 MINUTES 57 SECONDS EAST, 36.00 FEET; 28) THENCE NORTH 88 DEGREES 42 MINUTES 03 SECONDS EAST, 60.00 FEET; 29) THENCE SOUTH 01 DEGREES 17 MINUTES 57 SECONDS EAST, 95.00 FEET; 30) THENCE NORTH 88 DEGREES 42 MINUTES 03 SECONDS EAST, 41.00 FEET; 31) THENCE SOUTH 01 DEGREES 17 MINUTES 57 SECONDS EAST, 120.00 FEET; 32) THENCE SOUTH 88 DEGREES 42 MINUTES 03 SECONDS WEST, 26.00 FEET; 33) THENCE SOUTH 01 DEGREES 17 MINUTES 57 SECONDS EAST, 60.00 FEET; 34) THENCE SOUTH 11 DEGREES 03 MINUTES 49 SECONDS EAST, 50.60 FEET; 35) THENCE SOUTH 28 DEGREES 13 MINUTES 56 SECONDS EAST, 73.98 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF MILLBROOK CIRCLE AS DEDICATED BY AFORESAID SAID UNIT 23; 36) THENCE SOUTH 61 DEGREES 46 MINUTES 04 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 10.20 FEET; 37) THENCE SOUTH 28 DEGREES 13 MINUTES 56 SECONDS EAST, 188.75 FEET, TO A POINT OF CURVATURE; 38) THENCE SOUTHEASTERLY, 81.76 FEET, ALONG A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE NORTHEAST, HAVING A RADIUS OF 350.00 FEET, A CHORD BEARING SOUTH 34 DEGREES 55 MINUTES 27 SECONDS EAST, AND A CHORD DISTANCE OF 81.57 FEET, TO A POINT OF TANGENCY; 39) THENCE SOUTH 41 DEGREES 37 MINUTES 26 SECONDS EAST, 22.23 FEET (22.30 FEET RECORD), TO A 1 INCH IRON PIPE ON THE NORTHERLY RIGHT-OF-WAY LINE OF TUSCANY TRAIL AS DEDICATED BY DOCUMENT NUMBER 200600035289; THENCE ALONG SAID NORTHERLY LINE FOR THE FOLLOWING 3 COURSES; 1) SOUTH 48 DEGREES 21 MINUTES 51 SECONDS WEST, 146.12 FEET, TO A POINT OF CURVATURE; 2) THENCE SOUTHWESTERLY, 358.07 FEET, ALONG A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 435.00 FEET, A CHORD BEARING SOUTH 24 DEGREES 46 MINUTES 58 SECONDS WEST, AND A CHORD DISTANCE OF 348.05 FEET, TO A POINT OF TANGENCY; 3) THENCE SOUTH 01 DEGREES 12 MINUTES 04 SECONDS WEST, 14.26 FEET (14.59 FEET RECORD), TO THE NORTHERLY LINE OF AFORESAID GRANDE RESERVE UNIT 20; THENCE ALONG NORTHERLY AND WESTERLY LINE OF SAID SUBDIVISION FOR THE FOLLOWING 20 COURSES; 1) THENCE NORTH 88 DEGREES 58 MINUTES 59 SECONDS WEST, 30.23 FEET (30.00 FEET RECORD), TO A 1 INCH IRON PIPE; 2) THENCE NORTH 81 DEGREES 36 MINUTES 50 SECONDS WEST, 74.01 FEET (74.02 FEET RECORD), TO A 1 INCH IRON PIPE; 3) THENCE NORTH 68 DEGREES 38 MINUTES 07 SECONDS WEST, 167.47 FEET (167.50 FEET RECORD), TO 1 INCH IRON PIPE; 4) THENCE SOUTH 21 DEGREES 22 MINUTES 30 SECONDS WEST, 185.96 FEET (186.00 FEET RECORD), TO A 1 INCH IRON PIPE; 5) THENCE SOUTH 68 DEGREES 31 MINUTES 07 SECONDS EAST, 23.47 FEET (22.36 FEET RECORD), TO A 1 INCH IRON PIPE; 6) THENCE SOUTH 21 DEGREES 17 MINUTES 24 SECONDS WEST, 120.00 FEET; 7) THENCE SOUTH 89 DEGREES 49 MINUTES 02 SECONDS WEST, 78.14 FEET, TO A 1 INCH IRON PIPE; 8) THENCE NORTH 51 DEGREES 56 MINUTES 39 SECONDS WEST, 99.59 FEET (99.54 FEET RECORD); 9) THENCE NORTH 70 DEGREES 41 MINUTES 59 SECONDS WEST, 78.16 FEET; 10) THENCE NORTH 88 DEGREES 08 MINUTES 28 SECONDS WEST, 78.84 FEET; 11) THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS WEST, 168.36 FEET; 12) THENCE SOUTH 31 DEGREES 05 MINUTES 04 SECONDS WEST, 89.64 FEET, TO A 1 INCH IRON PIPE; 13) THENCE SOUTH 01 DEGREES 21 MINUTES 18 SECONDS EAST, 158.00 FEET; 14) THENCE SOUTH 59 DEGREES 40 MINUTES 13 SECONDS EAST, 57.67 FEET; 15) THENCE SOUTH 37 DEGREES 12 MINUTES 58 SECONDS WEST, 148.98 FEET, TO A 1 INCH IRON PIPE; 16) THENCE SOUTH 14 DEGREES 40 MINUTES 46 SECONDS WEST, 66.00 FEET (66.12 FEET RECORD), TO A 1 INCH IRON PIPE AND A POINT ON A NON-TANGENT CURVE; 17) THENCE EASTERLY, 8.88 FEET (8.94 FEET RECORD), ALONG SAID NON-TANGENT CURVE, CONCAVE NORTH, HAVING A RADIUS OF 183.00 FEET, A CHORD BEARING SOUTH 73 DEGREES 52 MINUTES 30 SECONDS EAST, AND A CHORD DISTANCE OF 8.88 FEET, TO A 1 INCH IRON PIPE; 18) THENCE SOUTH 75 DEGREES 34 MINUTES 47 SECONDS EAST, 20.30 FEET (20.47 FEET RECORD), TO A 1 INCH IRON PIPE; 19) THENCE SOUTH 14 DEGREES 34 MINUTES 25 SECONDS WEST, 120.10 FEET (120.00 FEET RECORD), TO A 1 INCH IRON PIPE; 20) THENCE NORTH 75 DEGREES 18 MINUTES 58 SECONDS WEST, 248.70 FEET (248.68 FEET RECORD), TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF LAND LOCATED WITHIN THE FOLLOWING TWO (2) SUBDIVISIONS: GRANDE RESERVE UNIT 26 BEING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 23, 2020 AS DOCUMENT 202000023790, IN THE UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS;

GRANDE RESERVE UNIT 27 BEING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 23, 2020 AS DOCUMENT 202000023793, IN THE UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS;

NOTES:

1. **THE LEGAL DESCRIPTION SHOWN ABOVE IS A DESCRIPTION OF UNSUBDIVIDED PARCEL 1 AS DESCRIBED IN THE GRANTOR'S RECORDED DEED.**
2. **THE SURVEYOR'S LEGAL DESCRIPTION PROVIDED IN SURVEYOR'S CERTIFICATE IN A NEW DESCRIPTION THAT UPDATED THE BEARINGS TO THE CURRENT ILLINOIS STATE PLANE COORDINATE SYSTEM.**
3. **BOTH DESCRIPTIONS FORM A MATHEMATICALLY CLOSED FIGURE AND CONTAINS NO GAPS, GORES, OR OVERLAPS.**



SURVEYOR'S NOTES

1. THIS SUBDIVISION CONSISTS OF 30 LOTS AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF GRANDE RESERVE – UNIT 20 AND UNIT 21 SUBDIVISIONS.
2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
3. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
4. ⊡ DENOTES CONCRETE MONUMENTS
5. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

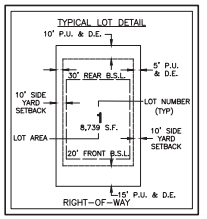
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.



PIN

02-11-400-019

SURVEY PREPARED FOR

ABBY PROPERTIES, LLC
12347 WOODVIEW STREET
PLANO, ILLINOIS 60545

SUBMITTED BY/RETURN TO:

MANHARD CONSULTING, LTD.
333 EAST BUTTERFIELD ROAD, SUITE 600
LOMBARD, ILLINOIS 60148

PROPERTY AREA

LOTS 14-24 & 40-58 = 342,625 SQ. FT. (7.866 ACRES)
RIGHT-OF-WAY = 93,094 SQ. FT. (2.137 ACRES)
TOTAL AREA = 435,719 SQ. FT. (10.003 ACRES)

SHEET INDEX

SHEET 1 OF 3	OVERALL BOUNDARY
SHEET 2 OF 3	LOT DETAIL INFORMATION, SETBACKS, RIGHT-OF-WAY DIMENSIONS AND EASEMENTS
SHEET 3 OF 3	PROVISIONS, CERTIFICATIONS AND SIGNATURES

DRAWN BY	MGS
REVISIONS	
DATE	02/07/24 REVISED PER CITY COMMENTS

Manhard CONSULTING

GRANDE RESERVE - UNIT 21
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: BAS
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 01/17/24
SCALE: 1"=250'

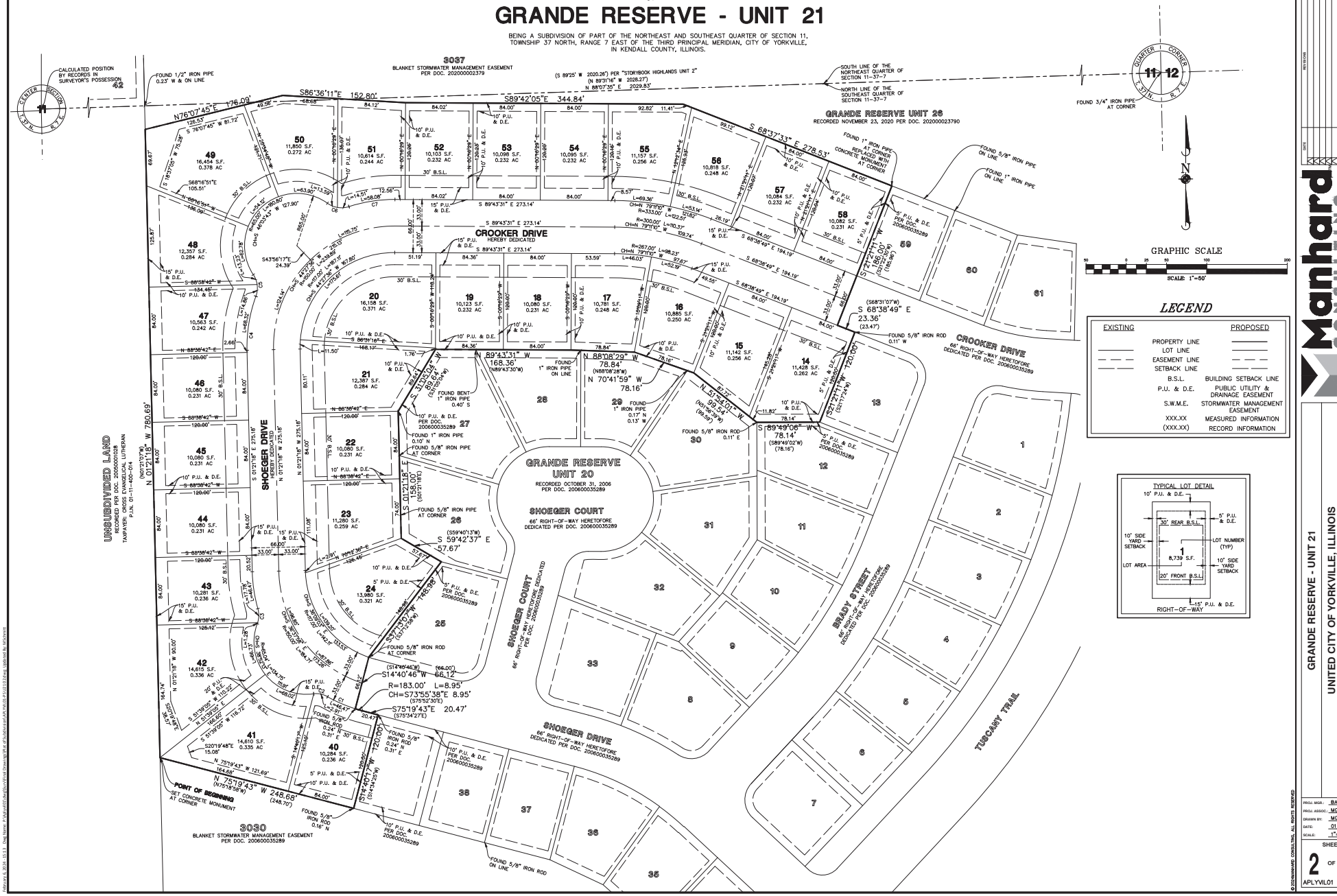
SHEET 1 OF 3

APLYVIL01

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FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 21

BEING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.



DRAWN BY	MGS
REVISIONS	
DATE	02/07/24 REVISED PER CITY COMMENTS

Manhard CONSULTING

GRANDE RESERVE - UNIT 21

UNITED CITY OF YORKVILLE, ILLINOIS

FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	BAS
PROJ. ASSOC.:	MGS
DRAWN BY:	MGS
DATE:	01/17/24
SCALE:	1"=50'

SHEET 2 OF 3

APLYVIL01

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FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 21

BEING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

OWNER'S CONSENT

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR 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.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115 AND COMMUNITY COLLEGE DISTRICT 516.

DATED THIS _____ DAY OF _____, 202__.

OWNER:

BY: _____

_____

PRINTED NAME AND TITLE

OWNER'S ADDRESS

_____

_____

_____

NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 202__.

_____
NOTARY PUBLIC

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ____ DAY OF_____, 202__.

_____
CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ____ DAY OF_____, 202__.

_____
MAYOR

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ____ DAY OF_____, 202__.

_____
CITY ADMINISTRATOR

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
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_____, 202__.

_____
CITY ENGINEER

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
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_____, 202__.

_____
CITY CLERK

KENDALL 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 ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE, ILLINOIS,

THIS_____DAY OF_____, A.D., 202__.

_____
COUNTY CLERK

KENDALL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

THIS INSTRUMENT_____WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS_____DAY OF_____, A.D., 202___ AT_____O'CLOCK_____M., AND WAS RECORDED IN BOOK_____OF PLATS ON PAGE_____.

BY: _____
RECORDER OF DEEDS

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS 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 THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 202__.

_____
DAVE RIENDEAU ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-050030
LICENSE EXPIRES NOVEMBER 30, 2025

DAVID W. RIENDEAU 062-050030 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

OWNER/ATTORNEY: _____

_____
PRINTED NAME AND TITLE

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO AT&T, NICOR, COMMONWEALTH EDISON, FRANCHISE CABLE COMPANY, 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" (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.

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, BRADLEY A. STROHL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS THE AUTHORITY TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2024. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS ____TH DAY OF _____ A.D. 202__.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686
LICENSE EXPIRES NOVEMBER 30, 2024

BRADLEY A. STROHL 3686 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, BRADLEY A. STROHL, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002870, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY;

THAT PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3030 IN GRANDE RESERVE UNIT 20, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 2006 AS DOCUMENT NUMBER 200600035289; THENCE NORTH 01 DEGREES 21 MINUTES 18 SECONDS WEST, ALONG THE EAST LINE OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 200500001028, 780.69 FEET; THENCE NORTH 76 DEGREES 07 MINUTES 45 SECONDS EAST, 176.09 FEET; THENCE SOUTH 86 DEGREES 36 MINUTES 11 SECONDS EAST, 152.80 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 05 SECONDS EAST, 344.84 FEET; THENCE SOUTH 68 DEGREES 37 MINUTES 33 SECONDS EAST, 278.53 FEET TO THE WESTERLY LINE OF AFORESAID GRANDE RESERVE UNIT 20; THENCE ALONG THE WESTERLY LINE OF SAID UNIT 20 FOR THE FOLLOWING SEVENTEEN (17) COURSES: 1) THENCE SOUTH 21 DEGREES 21 MINUTES 11 SECONDS WEST, 186.00 FEET;

2) THENCE SOUTH 68 DEGREES 38 MINUTES 49 SECONDS EAST, 23.36 FEET; 3) THENCE SOUTH 21 DEGREES 21 MINUTES 11 SECONDS WEST, 120.00 FEET; 4) THENCE SOUTH 89 DEGREES 49 MINUTES 06 SECONDS WEST, 78.14 FEET; 5) THENCE NORTH 51 DEGREES 54 MINUTES 01 SECONDS WEST, 89.54 FEET; 6) THENCE NORTH 70 DEGREES 41 MINUTES 59 SECONDS WEST, 78.16 FEET; 7) THENCE NORTH 88 DEGREES 08 MINUTES 29 SECONDS WEST, 78.84 FEET; 8) THENCE NORTH 89 DEGREES 43 MINUTES 31 SECONDS WEST, 168.36 FEET; 9) THENCE SOUTH 31 DEGREES 05 MINUTES 04 SECONDS WEST, 89.64 FEET; 10) THENCE SOUTH 01 DEGREES 21 MINUTES 18 SECONDS EAST, 158.00 FEET; 11) THENCE SOUTH 59 DEGREES 42 MINUTES 37 SECONDS EAST, 57.67 FEET; 12) THENCE SOUTH 37 DEGREES 13 MINUTES 07 SECONDS WEST, 146.98 FEET; 13) THENCE SOUTH 14 DEGREES 40 MINUTES 46 SECONDS WEST, 66.12 FEET TO A POINT ON A NON-TANGENT CURVE; 14) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 183.00 FEET, AN ARC DISTANCE OF 8.95 FEET, A CHORD BEARING SOUTH 73 DEGREES 55 MINUTES 38 SECONDS EAST, AND A CHORD DISTANCE OF 8.95 FEET TO A POINT OF TANGENCY; 15) THENCE SOUTH 75 DEGREES 19 MINUTES 43 SECONDS EAST, 20.47 FEET; 16) THENCE SOUTH 14 DEGREES 40 MINUTES 17 SECONDS WEST, 120.00 FEET; 17) THENCE NORTH 75 DEGREES 19 MINUTES 43 SECONDS WEST, 248.68 FEET TO THE POINT OF BEGINNING, ALL IN 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 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 17093C0035H, DATED, JANUARY 8, 2014. ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

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.

DATED THIS ___TH DAY OF _____, 202__.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY.

BRADLEY A. STROHL 3686 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

DATE	REVISIONS	DRAWN BY
02/07/24	REVISED PER CITY COMMENTS	MGS

Manhard CONSULTING

GRANDE RESERVE - UNIT 21
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

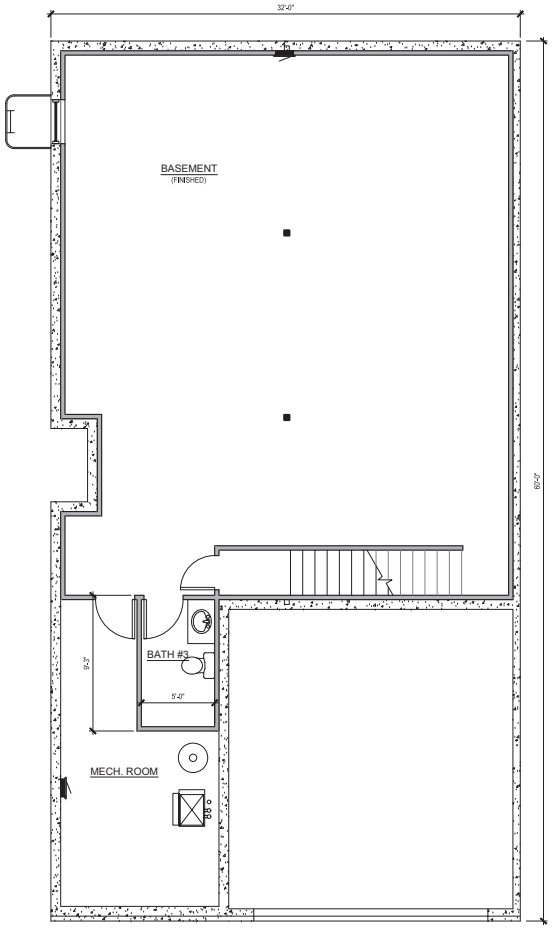
PROJ. MGR.: BAS
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 01/17/24
SCALE: ---

SHEET 3 OF 3

APLYVIL01

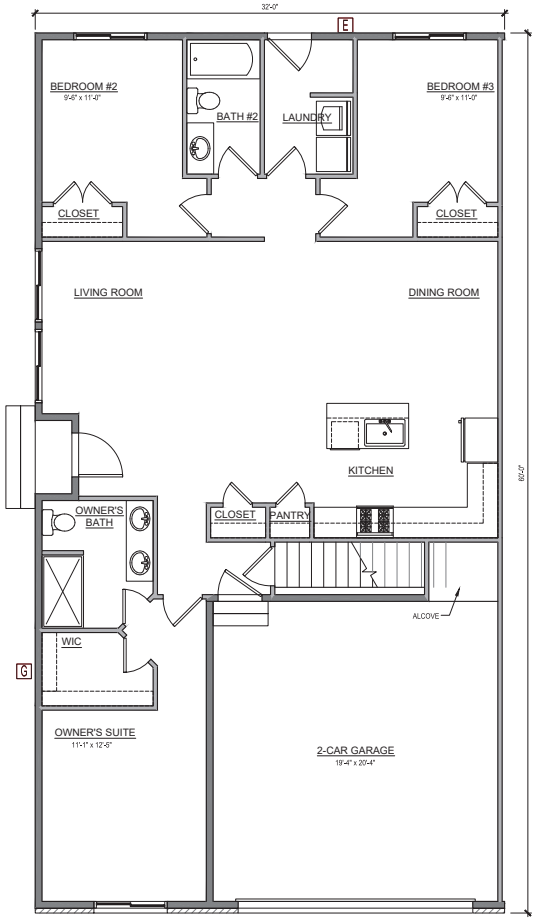
© 2024MANHARD CONSULTING, ALL RIGHTS RESERVED

Plotted by: 2/7/24 - 10:14 Plot Name: M:\Projects\Yorkville\Grande Reserve\Drawings\Plat of Subdivision\APLYVIL01 01-17-24.dwg Updated By: MGS



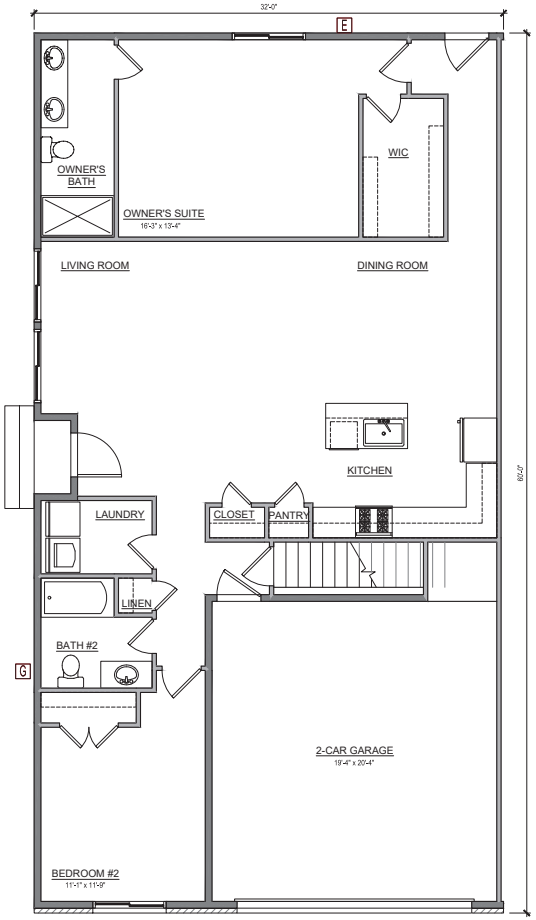
BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0" TOTAL AREA: 1,142 SF



FIRST FLOOR PLAN - 3 BEDROOM

SCALE: 1/4" = 1'-0" TOTAL AREA: 1,400 SF

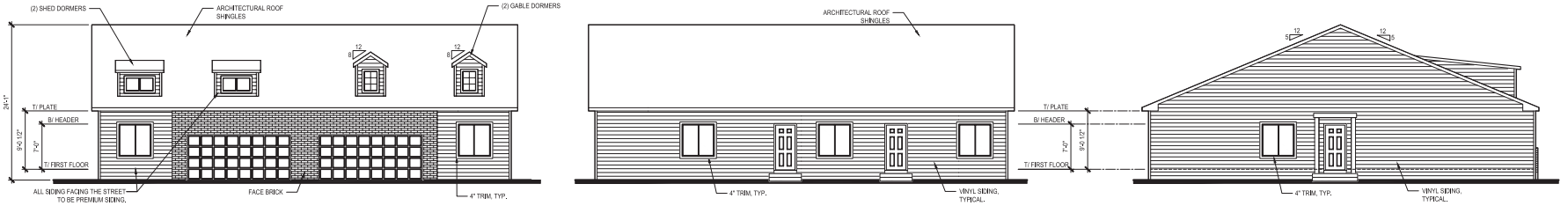


FIRST FLOOR PLAN - 2 BEDROOM

SCALE: 1/4" = 1'-0" TOTAL AREA: 1,142 SF

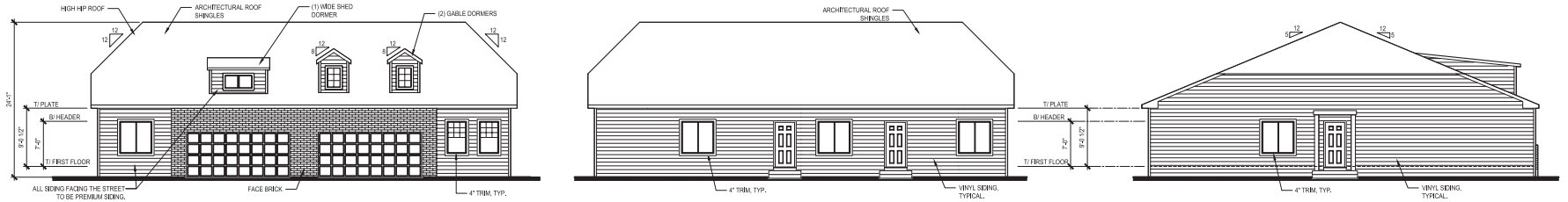
UNIT SUMMARY -
60 UNITS - (30) TOTAL BUILDINGS
(23) BUILDINGS WILL HAVE MIN 50% MASONRY
(30) BUILDINGS WILL UTILIZE 100% PREMIUM (CEMENTITIOUS) SIDING FACING STREET FRONTAGE

FACADE MATERIALS -
57% - MASONRY
43% - PREMIUM SIDING (CEMENTITIOUS)



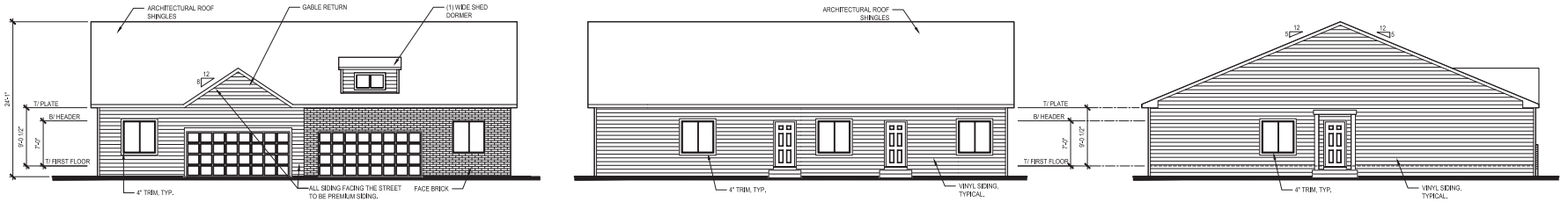
1 ELEVATION 'A' - FRONT ELEVATION — REAR ELEVATION — SIDE ELEVATION
SCALE: 1/8" = 1'-0"

FACADE MATERIALS -
57% - MASONRY
43% - PREMIUM SIDING (CEMENTITIOUS)



2 ELEVATION 'B' - FRONT ELEVATION — REAR ELEVATION — SIDE ELEVATION
SCALE: 1/8" = 1'-0"

FACADE MATERIALS -
50% - MASONRY
50% - PREMIUM SIDING (CEMENTITIOUS)



3 ELEVATION 'C' - FRONT ELEVATION — REAR ELEVATION — SIDE ELEVATION
SCALE: 1/8" = 1'-0"

March 25, 2024

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe
Yorkville, IL 60560

Re: Grande Reserve Unit 21
Final Engineering Review –2nd Submittal
City of Yorkville

Dear Krysti:

We have reviewed the following items for the above-referenced project:

- Final Engineering Plans (23 Sheets) revised February 9, 2024, prepared by Manhard Consulting.
- Stormwater Management Report dated December 15, 2023, prepared by Manhard Consulting.
- Landscape Plan (3 Sheets) dated January 25, 2006 prepared by Rolf C. Campbell & Associates, Inc.
- Plat of Subdivision (3 Sheets) revised February 7, 2024, prepared by Manhard Consulting.
- Plant List dated October 19, 2006 prepared by Manhard Consulting.
- Engineer's Opinion of Probable Cost dated January 9, 2024 prepared by Manhard Consulting.

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering and land surveying 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 at the appropriate time.
    a. IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
    b. IEPA Water and Sanitary Sewer Construction permits
    c. Fox Metro Water Reclamation District approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
2. IEPA Water and Sanitary Sewer permits shall be submitted for review and distribution to the City for signatures.

3. Prior to the start of construction, the following items need to be addressed:

   a. A preconstruction meeting with City staff needs to be held.

   b. A construction guarantee equal to 120% of the public improvements and erosion control costs needs to be on file with the City.

Final Engineering Plans

4. The Final Engineering Plans have been reviewed and are found to be generally acceptable.

Landscape Plan and Plant List

5. The Update Plant List and Landscape Plan are approved. See the attached letter from the City's landscape consultant.

Plat of Subdivision

6. The Plat of Subdivision has been reviewed and is found to be generally acceptable.

Engineer's Opinion of Probable Cost

7. We have reviewed the Engineer's Cost Opinion and find it to be acceptable. A performance guarantee in the amount of $1,490,310.90 (120% x $1,241,925.75) is to be on file with the City prior to the issuance of a building permit.

If you have any questions or require additional information, please call our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS/tnp/pgw2

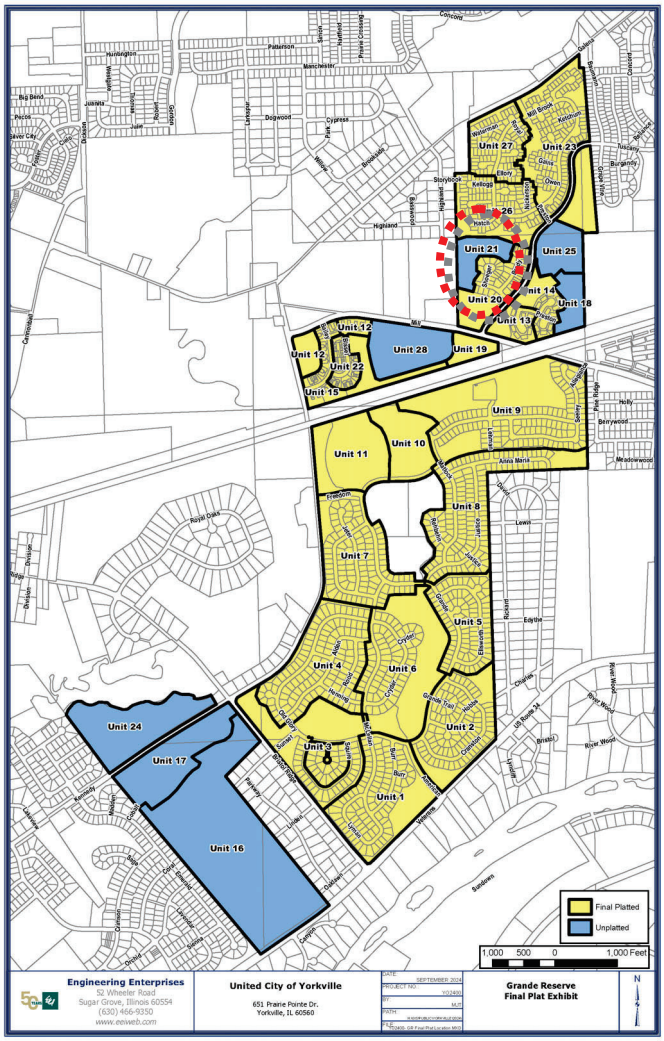
pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Dave Riendeau, Manhard Consulting (via email)
TNP, PGW2, EEI (Via e-mail)

Memorandum

To: Planning & Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Planner I
Date: November 5, 2024
Subject: **PZC 2024-28 Grande Reserve – Unit 21 (Final Plat)**
Proposed Approval of 60 New Duplexes (30 Lots) in Grande Reserve

REQUEST SUMMARY:

The petitioner, Cesar Cruz on behalf of GR Yorkville Residents, LLC, owner, is seeking Final Plat approval for an approximately 10-acre site consisting of 60 new residential duplex dwelling units on 30 lots located west of the intersection of Crooker Drive and Brady Street in Yorkville. These lots will complete Neighborhood 2 and, along with Units 18 and 25, this portion north of Mill Road in the Grande Reserve development (refer to map on the right).



The proposed 60 units reflect a minor reduction of four (4) units from the originally planned and approved PUD for this location under the 2003 annexation agreement. Furthermore, the petitioner is requesting approval of architectural style guidelines for the duplex building facades within the proposed final platted sections, as stipulated by both the initial annexation agreement and a 2021 economic incentive agreement.

ZONING AND LAND USE:

The subject property was annexed in 2003 and was zoned R-2 Single-Family Traditional Residence District with a special use for a Planned Unit Development (PUD). The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	R-2 Planned Unit Development (Grande Reserve)	Residential
South	R-2 Planned Unit Development (Grande Reserve)	Residential
East	R-2 Planned Unit Development (Grande Reserve)	Residential
West	R-1 and B-3 Planned Unit Development (Cross Evangelical Lutheran)	Loving Arms Child Care

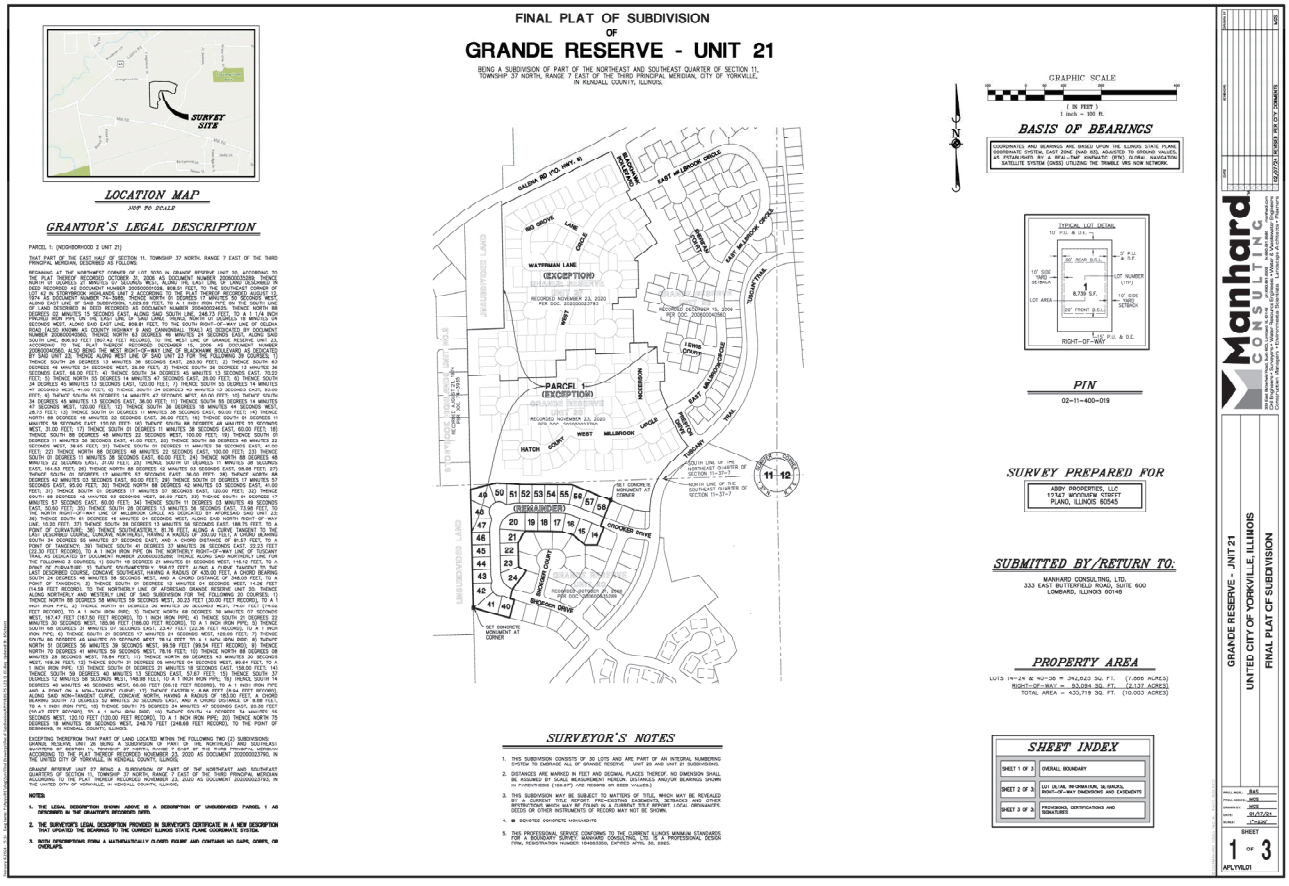
PROPOSED FINAL PLAT OF SUBDIVISION:

The Preliminary/Final Plats for Unit 21 were approved by the City Council in July 2006 but were never recorded, and they have since expired. The proposed Final Plat of Subdivision generally aligns with the originally approved plans, though it shows minor differences in the number of units compared to the Concept PUD Plan.

Per Group Exhibit "D" of the Annexation Agreement (Ord. 2003-44), the "CITY, OWNERS, and DEVELOPER acknowledge that the number of dwelling units on future preliminary and final plats may vary from the Concept Plan." It further specifies that "any plan for a phase of development that does not exceed the total number of dwelling units permitted in the Neighborhoods shall be considered in substantial conformance with the Concept Plan."

Below is a comparison of the dwelling unit count in the approved Concept Plan PUD (Group Exhibit "C") and the proposed final plat unit count for each section within Neighborhood 2:

NEIGHBORHOOD 2 (UNIT)	UNIT TYPE	APPROVED DWELLING UNITS CONCEPT PUD PLAN	PROPOSED/APPROVED DWELLING UNITS FINAL PLAT
Unit 20	DU	62	62
Unit 21	DU	64	60
TOTAL		**126**	**122**



Per Exhibit "D7" of the Annexation Agreement, the overall approved maximum density for Neighborhood 2 is 6 units/acre (126 units on 24.9 acres). With the proposed reduction of four (4) dwelling units (2 lots) in Neighborhood 2, the density remains relatively unchanged.

The area breakdown of the proposed final platted areas are as follows:

UNIT 21 - AREA SUMMARY		
Land Type	***Acres***	***Square Feet***
Lots	7.866	342,625
Dedicated Right of Way (Public Streets)	2.137	93,094
TOTAL	**10.003 Acres**	**435,719 SF**

Building Setbacks:

Proposed lot setbacks for front, side, and perimeter yards are consistent with the requirements established for parcels located in Neighborhoods 2, per "Exhibit E-1 Grande Reserve Variance Schedule for Neighborhoods 2-19" of the Annexation Agreement, as detailed below:

BULK REGULATIONS	REQUIRED MINIMUM	PROPOSED
Minimum Lot Size	10,000 sq.ft.	10,080 sq. ft.
Minimum Lot Width	75 ft.	75 ft.
Front Yard	30 ft.	30 ft.
Side (Corner) Yard	30 ft.	30 ft.
Side (Interior) Yard	10 ft.	10 ft.
Rear Yard	30 ft.	30ft.

Note, the Typical Lot Detail is inconsistent with the actual lot dimensions, specifically with regard to lot size (less than 10,000req.), front building setback (shows 20 ft.), and lot width is not provided. The petitioner will revise prior to recordation of the Final Plat.

ANNEXATION AGREEMENT

The original annexation agreement and the subsequent economic incentive agreement had provisions which apply to specific units within Grande Reserve and conditions for final plat approval. Below are applicable provisions to Unit 21 (Neighborhood 2).

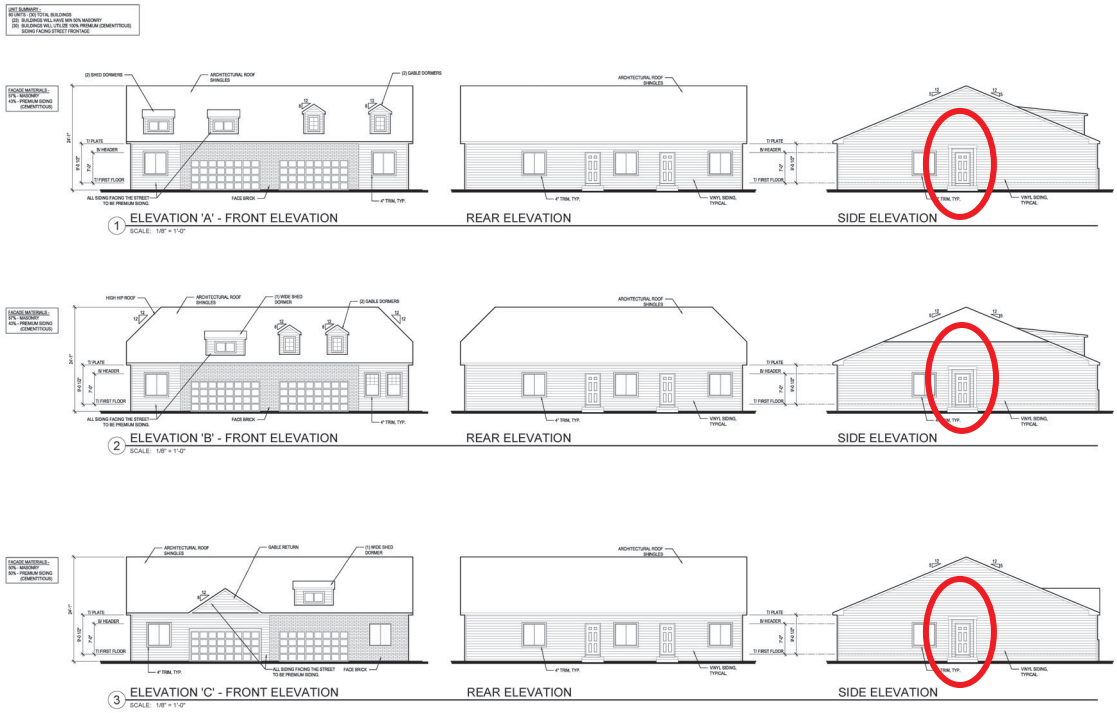
Declarations of CCRs

According to Group Exhibit "D," paragraph B of the Annexation Agreement, the developer must submit a copy of the proposed Declaration of Covenants, Restrictions, and Easements for the City's review. These declarations are to be recorded simultaneously with the final plat for each development phase. Upon recordation, this section of Grande Reserve will become part of the existing master association, the Grande Reserve North Community Association, as well as the Pioneer Place sub-association, as updated and redefined in a document recorded in September 2020.

APPEARANCE STANDARDS

In the original Annexation Agreement (Ord. 2003-44), Architectural Design Standards for townhome development were established, along with conceptual building elevations provided in Exhibit "D2". Owners and developers must provide standards regulating façade materials, accessory structures, and other building restrictions for each neighborhood in Grande Reserve. The standards must meet or exceed the City's current appearance standards and also cover aspects such as color schemes, deck and patio specifications, fence specifications, restrictions on accessory buildings, housing styles, minimum square footage, building materials, and roof specifications. Areas not yet platted must submit architectural standards at the time of final plat submission.

GR Yorkville Residents, LLC has submitted plan elevations prepared by Abby Properties, LLC for the duplex models proposed in Unit 21. The duplexes will feature three (3) elevation options including architectural shingles, shed and gable-style decorative dormers, face brick, covered porch, and cementious based premium siding on front elevations. The one-story ranch duplex will have front-loaded garages and a basement, ranging between 1,142 – 1,400 square feet per unit.



ELEVATIONS

GRAND RESERVE - UNIT 21 DUPLEX
YORKVILLE, IL | 2

ABBY PROPERTIES, LLC



1 ELEVATION 'A'
SCALE: 1/8" = 1'-0"



2 ELEVATION 'B'
SCALE: 1/8" = 1'-0"



3 ELEVATION 'C'
SCALE: 1/8" = 1'-0"

COLORED ELELEVATIONS

GRAND RESERVE - UNIT 21 DUPLEX
YORKVILLE, IL | 3

ABBY PROPERTIES, LLC

According to Chapter 10-5-8 of the Unified Development Ordinance (UDO), the City's Appearance Standards mandate that at least 75% of the total buildings incorporate masonry products on their front facades. Additionally, these facades must include a minimum of 50% premium siding material. Of this premium siding requirement, at least 25% must be masonry products. Credit towards fulfilling the premium siding requirement can be earned by using major architectural features, with each feature providing a 10% credit. Premium siding materials encompass masonry products, cultured stone, natural wood siding, and synthetic stucco.

The provided data table below compares and calculates the elevations to ensure compliance with these UDO Appearance Standards.

Duplex Elevation Plans (Unit 21)		
Appearance Code Requirements		***Proposed Elevation***
Masonry product	75% of total buildings	23 of 30 buildings will have min. 50% masonry on façade (76%)
Premium Siding	50% on front façade – excluding openings	43% - 50% Premium Siding Material
Masonry Siding	25% of premium siding	50% - 57% Masonry Siding
Credit for major architectural feature	10% each	**20% credit** (dormers = yellow; covered porches = red) *Meets Minimum 30% of premium siding requirement

Below are examples of constructed duplex homes in the adjacent unit southeast of this portion of the subdivision, Unit 20:







Although the proposed elevations meet the minimum appearance standards of the Unified Development Ordinance, **staff recommends adding further architectural details to the front elevations**. Staff recommended enhancements include incorporating shutters on dormers and windows, as well as adding bay or projecting windows to increase architectural interest.

Staff Comments:

The proposed Final Plat of Resubdivision has been reviewed by the City's engineering consultant, Engineering Enterprises Inc., for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments dated October 9, 2024 was provided to the applicant (see attached). Based upon the review of the proposed Final Plat of Subdivision of Grande Reserve Unit 21, the City Engineer has found the plat to be acceptable with regards to the current subdivision control regulations.

Proposed Motion:

In consideration of the proposed Final Plat of Subdivision of Grande Reserve Unit 21, the Planning and Zoning Commission recommends approval of the plat and architectural elevations to the City Council as presented by the Petitioner in plans prepared by Manhard Consulting, Ltd. dated last revised 02/07/24 and further subject to {insert any additional conditions of the Planning and Zoning Commission}…

Attachments:

1. Copy of Petitioner's Application
2. Final Plat of Subdivision of Grande Reserve Unit 21 prepared by Manhard Consulting Ltd., dated last revised 02/07/24.
3. Grande Reserve – Unit 21 Duplex Elevations prepared by Abby Properties, LLC.
4. EEI Letter to the City dated March 25, 2024.
5. Plan Council – October 10, 2024

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR FINAL PLAT/REPLAT

INVOICE & WORKSHEET PETITION APPLICATION

CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	$500.00	Total: $
AMENDMENT	☐ Annexation	$500.00	Total: $
	☐ Plan	$500.00	
	☐ Plat	$500.00	
	☐ P.U.D.	$500.00	
ANNEXATION	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
REZONING	☐ $200.00 + $10 per acre for each acre over 5 acres		Total: $
If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee			
_____ - 5 = _____ x $10 = _____ + $200 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
SPECIAL USE	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
ZONING VARIANCE	☐ $85.00 + $500.00 outside consultants deposit		Total: $
PRELIMINARY PLAN FEE	☐ $500.00		Total: $
PUD FEE	☐ $500.00		Total: $
FINAL PLAT FEE	☑ $500.00		Total: $ 500
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre	$5,000.00	Total: $ 15000
	☐ Over 1 acre, less than 10 acres	$10,000.00	
	☑ Over 10 acres, less than 40 acres	$15,000.00	
	☐ Over 40 acres, less than 100 acres	$20,000.00	
	☐ Over 100 acres	$25,000.00	
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services*	For Annexation, Subdivision, Rezoning, and Special Use:		Total: $ 5,000
	☐ Less than 2 acres	$1,000.00	
	☐ Over 2 acres, less than 10 acres	$2,500.00	
	☑ Over 10 acres	$5,000.00	
	TOTAL AMOUNT DUE:		$20,500

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR FINAL PLAT/REPLAT

DATE: 09/05/2024	PZC NUMBER:	DEVELOPMENT NAME: Grande Reserve - Unit 21

PETITIONER INFORMATION

NAME: Cesar Cruz	COMPANY: GR Yorkville Residential, LLC
MAILING ADDRESS: 12347 Woodview Street	
CITY, STATE, ZIP: Plano, IL 60545	TELEPHONE: ○ HOME ◉ BUSINESS 773-383-5826
EMAIL: cesar@abbyproperties.llc	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE:

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS: 2753 Crooker Dr, Yorkville, IL 60560

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

West of the intersection of Crooker Drive & Brady Street

CURRENT ZONING CLASSIFICATION: R-2

TOTAL LOT ACREAGE: 10 acres	TOTAL NUMBER OF LOTS TO BE CREATED: 30

PROPOSED LOT AREAS AND DIMENSIONS

LOT NUMBER	LOT DIMENSIONS (W x L, IN FEET)	LOT AREA (IN SQUARE FEET)

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR FINAL PLAT/REPLAT

ATTORNEY INFORMATION	
NAME: Mark C. Metzger	COMPANY: Law Office of Mark C. Metzger
MAILING ADDRESS: 1807 W. Diehl Road, Suite 105	
CITY, STATE, ZIP: Naperville, IL 60563	TELEPHONE: 630.615.6380
EMAIL:	FAX: 630.225.5056
ENGINEER INFORMATION	
NAME: Dave Riendeau	COMPANY: Manhard Consulting
MAILING ADDRESS: 333 Butterfield Road, Suite 600	
CITY, STATE, ZIP: Lombard, IL 60148	TELEPHONE: 630-925-1074
EMAIL: driendeau@manhard.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Marcus Schmitt	COMPANY: Manhard Consulting
MAILING ADDRESS: 333 Butterfield Road, Suite 600	
CITY, STATE, ZIP: Lombard, IL 60148	TELEPHONE: 630-925-1108
EMAIL: mschmitt@manhard.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.

OFFICIAL SEAL
JENNIFER GARCIA
Notary Public - State of Illinois
My Commission Expires Aug. 8, 2026

PETITIONER SIGNATURE

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

OFFICIAL SEAL
JENNIFER GARCIA
Notary Public - State of Illinois
My Commission Expires Aug. 8, 2026

Luz Maria Padilla

OWNER SIGNATURE

United City of Yorkville
651 Prairie Pointe Drive
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:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 2753 Crooker Dr, 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 Padilla	COMPANY: GR Yorkville Residential, LLC
MAILING ADDRESS: 12347 Woodview Street	
CITY, STATE, ZIP: Plano, IL 60545	TELEPHONE: 773-383-5826
EMAIL: cesar@abbyproperties.llc	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 Padilla
PRINT NAME

Owner
TITLE

Luz Maria Padilla
SIGNATURE*

9/11/24
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		

EXHIBIT A
Legal Description

Unit 21

THAT PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3030 IN GRANDE RESERVE UNIT 20, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 2006 AS DOCUMENT NUMBER 200600035289; THENCE NORTH 01 DEGREES 21 MINUTES 18 SECONDS WEST, ALONG THE EAST LINE OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 200500001028, 780.69 FEET; THENCE NORTH 76 DEGREES 07 MINUTES 45 SECONDS EAST, 176.09 FEET; THENCE SOUTH 86 DEGREES 36 MINUTES 11 SECONDS EAST, 152.80 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 05 SECONDS EAST, 344.84 FEET; THENCE SOUTH 68 DEGREES 37 MINUTES 33 SECONDS EAST, 278.53 FEET TO THE WESTERLY LINE OF AFORESAID GRANDE RESERVE UNIT 20; THENCE ALONG THE WESTERLY LINE OF SAID UNIT 20 FOR THE FOLLOWING SEVENTEEN (17) COURSES: 1) THENCE SOUTH 21 DEGREES 21 MINUTES 11 SECONDS WEST, 186.00 FEET;

2) THENCE SOUTH 68 DEGREES 38 MINUTES 49 SECONDS EAST, 23.36 FEET; 3) THENCE SOUTH 21 DEGREES 21 MINUTES 11 SECONDS WEST, 120.00 FEET; 4) THENCE SOUTH 89 DEGREES 49 MINUTES 06 SECONDS WEST, 78.14 FEET; 5) THENCE NORTH 51 DEGREES 54 MINUTES 01 SECONDS WEST, 99.54 FEET; 6) THENCE NORTH 70 DEGREES 41 MINUTES 59 SECONDS WEST, 78.16 FEET; 7) THENCE NORTH 88 DEGREES 08 MINUTES 29 SECONDS WEST, 78.84 FEET; 8) THENCE NORTH 89 DEGREES 43 MINUTES 31 SECONDS WEST, 168.36 FEET; 9) THENCE SOUTH 31 DEGREES 05 MINUTES 04 SECONDS WEST, 89.64 FEET; 10) THENCE SOUTH 01 DEGREES 21 MINUTES 18 SECONDS EAST, 158.00 FEET; 11) THENCE SOUTH 59 DEGREES 42 MINUTES 37 SECONDS EAST, 57.67 FEET; 12) THENCE SOUTH 37 DEGREES 13 MINUTES 07 SECONDS WEST, 148.98 FEET; 13) THENCE SOUTH 14 DEGREES 40 MINUTES 46 SECONDS WEST, 66.12 FEET TO A POINT ON A NON-TANGENT CURVE; 14) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 183.00 FEET, AN ARC DISTANCE OF 8.95 FEET, A CHORD BEARING SOUTH 73 DEGREES 55 MINUTES 38 SECONDS EAST, AND A CHORD DISTANCE OF 8.95 FEET TO A POINT OF TANGENCY; 15) THENCE SOUTH 75 DEGREES 19 MINUTES 43 SECONDS EAST, 20.47 FEET; 16) THENCE SOUTH 14 DEGREES 40 MINUTES 17 SECONDS WEST, 120.00 FEET; 17) THENCE NORTH 75 DEGREES 19 MINUTES 43 SECONDS WEST, 248.68 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

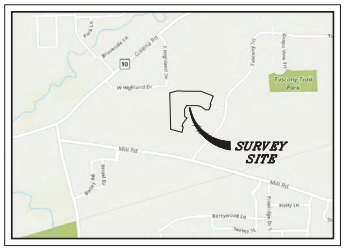
EXHIBIT B
Lot Areas and Dimensions

Unit 21

Lot 14 =	11427.649 SQ.FT.	(0.262 Acres)
Lot 15	11141.579 SQ.FT.	(0.256 Acres)
Lot 16	10884.794 SQ.FT.	(0.25 Acres)
Lot 17	10781.467 SQ.FT.	(0.248 Acres)
Lot 18	10080 SQ.FT.	(0.231 Acres)
Lot 19	10122.725 SQ.FT.	(0.232 Acres)
Lot 20	16157.83 SQ.FT.	(0.371 Acres)
Lot 21	12386.708 SQ.FT.	(0.284 Acres)
Lot 22	10080 SQ.FT.	(0.231 Acres)
Lot 23	11279.965 SQ.FT.	(0.259 Acres)
Lot 24	13979.52 SQ.FT.	(0.321 Acres)
Lot 40	10284.02 SQ.FT.	(0.236 Acres)
Lot 41	14609.805 SQ.FT.	(0.335 Acres)
Lot 42	14614.808 SQ.FT.	(0.336 Acres)
Lot 43	10280.905 SQ.FT.	(0.236 Acres)
Lot 44	10080 SQ.FT.	(0.231 Acres)
Lot 45	10080 SQ.FT.	(0.231 Acres)
Lot 46	10080 SQ.FT.	(0.231 Acres)
Lot 47	10562.877 SQ.FT.	(0.242 Acres)
Lot 48	12356.742 SQ.FT.	(0.284 Acres)
Lot 49	16454.138 SQ.FT.	(0.378 Acres)
Lot 50	11850.285 SQ.FT.	(0.272 Acres)
Lot 51	10614.037 SQ.FT.	(0.244 Acres)
Lot 52	10102.613 SQ.FT.	(0.232 Acres)
Lot 53	10097.857 SQ.FT.	(0.232 Acres)
Lot 54	10094.928 SQ.FT.	(0.232 Acres)
Lot 55	11156.682 SQ.FT.	(0.256 Acres)
Lot 56	10817.551 SQ.FT.	(0.248 Acres)
Lot 57	10084.249 SQ.FT.	(0.232 Acres)
Lot 58	10081.663 SQ.FT.	(0.231 Acres)
ROW	93093.374 SQ.FT.	(2.137 Acres)
TOTAL AREA = 435719 SQ. FT.		(10.03 ACRES)

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 21

BEING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.



LOCATION MAP

NOT TO SCALE

GRANTOR'S LEGAL DESCRIPTION

PARCEL 1: (NEIGHBORHOOD 2 UNIT 21)

THAT PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

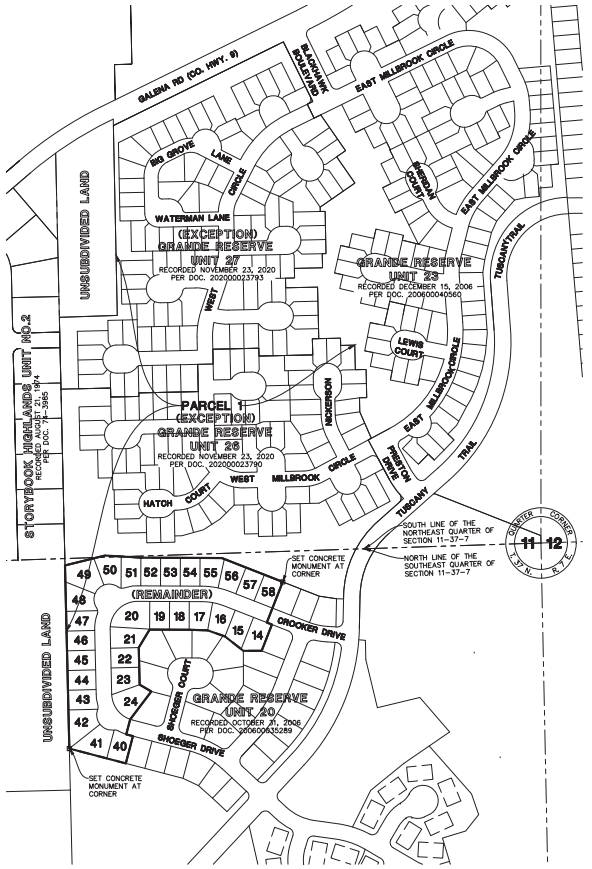
BEGINNING AT THE NORTHWEST CORNER OF LOT 3030 IN GRANDE RESERVE UNIT 20, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 2006 AS DOCUMENT NUMBER 200600035289; THENCE NORTH 01 DEGREES 21 MINUTES 07 SECONDS WEST, ALONG THE EAST LINE OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 200500001028, 808.51 FEET, TO THE SOUTHEAST CORNER OF LOT 42 IN STORYBROOK HIGHLANDS UNIT 2 ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 12, 1974 AS DOCUMENT NUMBER 74-3985; THENCE NORTH 01 DEGREES 17 MINUTES 50 SECONDS WEST, ALONG EAST LINE OF SAID SUBDIVISION, 1,029.69 FEET, TO A 1 INCH IRON PIPE ON THE SOUTH LINE OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 200400024625; THENCE NORTH 88 DEGREES 02 MINUTES 15 SECONDS EAST, ALONG SAID SOUTH LINE, 248.73 FEET, TO A 1 1/4 INCH PINCHED IRON PIPE ON THE EAST LINE OF SAID LAND; THENCE NORTH 01 DEGREES 18 MINUTES 04 SECONDS WEST, ALONG SAID EAST LINE, 808.81 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF GELENA ROAD (ALSO KNOWN AS COUNTY HIGHWAY 9 AND CANNONBALL TRAIL) AS DEDICATED BY DOCUMENT NUMBER 200600040560; THENCE NORTH 63 DEGREES 46 MINUTES 24 SECONDS EAST, ALONG SAID SOUTH LINE, 806.93 FEET (807.42 FEET RECORD), TO THE WEST LINE OF GRANDE RESERVE UNIT 23, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT NUMBER 200600040560, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BLACKHAWK BOULEVARD AS DEDICATED BY SAID UNIT 23; THENCE ALONG WEST LINE OF SAID UNIT 23 FOR THE FOLLOWING 39 COURSES; 1) THENCE SOUTH 26 DEGREES 13 MINUTES 36 SECONDS EAST, 283.50 FEET; 2) THENCE SOUTH 63 DEGREES 46 MINUTES 24 SECONDS WEST, 25.99 FEET; 3) THENCE SOUTH 26 DEGREES 13 MINUTES 36 SECONDS EAST, 66.00 FEET; 4) THENCE SOUTH 34 DEGREES 45 MINUTES 13 SECONDS EAST, 70.22 FEET; 5) THENCE NORTH 55 DEGREES 14 MINUTES 47 SECONDS EAST, 26.00 FEET; 6) THENCE SOUTH 34 DEGREES 45 MINUTES 13 SECONDS EAST, 120.00 FEET; 7) THENCE SOUTH 55 DEGREES 14 MINUTES 47 SECONDS WEST, 41.00 FEET; 8) THENCE SOUTH 34 DEGREES 45 MINUTES 13 SECONDS EAST, 95.00 FEET; 9) THENCE SOUTH 55 DEGREES 14 MINUTES 47 SECONDS WEST, 60.00 FEET; 10) THENCE SOUTH 34 DEGREES 45 MINUTES 13 SECONDS EAST, 36.00 FEET; 11) THENCE SOUTH 55 DEGREES 14 MINUTES 47 SECONDS WEST, 120.00 FEET; 12) THENCE SOUTH 36 DEGREES 18 MINUTES 44 SECONDS WEST, 28.73 FEET; 13) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 60.00 FEET; 14) THENCE NORTH 88 DEGREES 48 MINUTES 22 SECONDS EAST, 36.00 FEET; 15) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 120.00 FEET; 16) THENCE SOUTH 88 DEGREES 48 MINUTES 22 SECONDS WEST, 31.00 FEET; 17) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 60.00 FEET; 18) THENCE SOUTH 88 DEGREES 48 MINUTES 22 SECONDS WEST, 100.00 FEET; 19) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 41.00 FEET; 20) THENCE SOUTH 88 DEGREES 48 MINUTES 22 SECONDS WEST, 38.65 FEET; 21) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 41.00 FEET; 22) THENCE NORTH 88 DEGREES 48 MINUTES 22 SECONDS EAST, 100.00 FEET; 23) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 60.00 FEET; 24) THENCE NORTH 88 DEGREES 48 MINUTES 22 SECONDS EAST, 31.00 FEET; 25) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 164.53 FEET; 26) THENCE NORTH 88 DEGREES 42 MINUTES 03 SECONDS EAST, 98.08 FEET; 27) THENCE SOUTH 01 DEGREES 17 MINUTES 57 SECONDS EAST, 36.00 FEET; 28) THENCE NORTH 88 DEGREES 42 MINUTES 03 SECONDS EAST, 60.00 FEET; 29) THENCE SOUTH 01 DEGREES 17 MINUTES 57 SECONDS EAST, 95.00 FEET; 30) THENCE NORTH 88 DEGREES 42 MINUTES 03 SECONDS EAST, 41.00 FEET; 31) THENCE SOUTH 01 DEGREES 17 MINUTES 57 SECONDS EAST, 120.00 FEET; 32) THENCE SOUTH 88 DEGREES 42 MINUTES 03 SECONDS WEST, 26.00 FEET; 33) THENCE SOUTH 01 DEGREES 17 MINUTES 57 SECONDS EAST, 60.00 FEET; 34) THENCE SOUTH 11 DEGREES 03 MINUTES 49 SECONDS EAST, 50.60 FEET; 35) THENCE SOUTH 28 DEGREES 13 MINUTES 56 SECONDS EAST, 73.98 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF MILLBROOK CIRCLE AS DEDICATED BY AFORESAID SAID UNIT 23; 36) THENCE SOUTH 61 DEGREES 46 MINUTES 04 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 10.20 FEET; 37) THENCE SOUTH 28 DEGREES 13 MINUTES 56 SECONDS EAST, 188.75 FEET, TO A POINT OF CURVATURE; 38) THENCE SOUTHEASTERLY, 81.76 FEET, ALONG A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE NORTHEAST, HAVING A RADIUS OF 350.00 FEET, A CHORD BEARING SOUTH 34 DEGREES 55 MINUTES 27 SECONDS EAST, AND A CHORD DISTANCE OF 81.57 FEET, TO A POINT OF TANGENCY; 39) THENCE SOUTH 41 DEGREES 37 MINUTES 26 SECONDS EAST, 22.23 FEET (22.30 FEET RECORD), TO A 1 INCH IRON PIPE ON THE NORTHERLY RIGHT-OF-WAY LINE OF TUSCANY TRAIL AS DEDICATED BY DOCUMENT NUMBER 200600035289; THENCE ALONG SAID NORTHERLY LINE FOR THE FOLLOWING 3 COURSES; 1) SOUTH 48 DEGREES 21 MINUTES 51 SECONDS WEST, 146.12 FEET, TO A POINT OF CURVATURE; 2) THENCE SOUTHWESTERLY, 358.07 FEET, ALONG A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 435.00 FEET, A CHORD BEARING SOUTH 24 DEGREES 46 MINUTES 58 SECONDS WEST, AND A CHORD DISTANCE OF 348.05 FEET, TO A POINT OF TANGENCY; 3) THENCE SOUTH 01 DEGREES 12 MINUTES 04 SECONDS WEST, 14.26 FEET (14.59 FEET RECORD), TO THE NORTHERLY LINE OF AFORESAID GRANDE RESERVE UNIT 20; THENCE ALONG NORTHERLY AND WESTERLY LINE OF SAID SUBDIVISION FOR THE FOLLOWING 20 COURSES; 1) THENCE NORTH 88 DEGREES 58 MINUTES 59 SECONDS WEST, 30.23 FEET (30.00 FEET RECORD), TO A 1 INCH IRON PIPE; 2) THENCE NORTH 81 DEGREES 36 MINUTES 50 SECONDS WEST, 74.01 FEET (74.02 FEET RECORD), TO A 1 INCH IRON PIPE; 3) THENCE NORTH 68 DEGREES 38 MINUTES 07 SECONDS WEST, 167.47 FEET (167.50 FEET RECORD), TO 1 INCH IRON PIPE; 4) THENCE SOUTH 21 DEGREES 22 MINUTES 30 SECONDS WEST, 185.96 FEET (186.00 FEET RECORD), TO A 1 INCH IRON PIPE; 5) THENCE SOUTH 68 DEGREES 31 MINUTES 07 SECONDS EAST, 23.47 FEET (22.36 FEET RECORD), TO A 1 INCH IRON PIPE; 6) THENCE SOUTH 21 DEGREES 17 MINUTES 24 SECONDS WEST, 120.00 FEET; 7) THENCE SOUTH 89 DEGREES 49 MINUTES 02 SECONDS WEST, 78.14 FEET, TO A 1 INCH IRON PIPE; 8) THENCE NORTH 51 DEGREES 56 MINUTES 39 SECONDS WEST, 99.59 FEET (99.54 FEET RECORD); 9) THENCE NORTH 70 DEGREES 41 MINUTES 59 SECONDS WEST, 78.16 FEET; 10) THENCE NORTH 88 DEGREES 08 MINUTES 28 SECONDS WEST, 78.84 FEET; 11) THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS WEST, 168.36 FEET; 12) THENCE SOUTH 31 DEGREES 05 MINUTES 04 SECONDS WEST, 89.64 FEET, TO A 1 INCH IRON PIPE; 13) THENCE SOUTH 01 DEGREES 21 MINUTES 18 SECONDS EAST, 158.00 FEET; 14) THENCE SOUTH 59 DEGREES 40 MINUTES 13 SECONDS EAST, 57.67 FEET; 15) THENCE SOUTH 37 DEGREES 12 MINUTES 58 SECONDS WEST, 148.98 FEET, TO A 1 INCH IRON PIPE; 16) THENCE SOUTH 14 DEGREES 40 MINUTES 46 SECONDS WEST, 66.00 FEET (66.12 FEET RECORD), TO A 1 INCH IRON PIPE AND A POINT ON A NON-TANGENT CURVE; 17) THENCE EASTERLY, 8.88 FEET (8.94 FEET RECORD), ALONG SAID NON-TANGENT CURVE, CONCAVE NORTH, HAVING A RADIUS OF 183.00 FEET, A CHORD BEARING SOUTH 73 DEGREES 52 MINUTES 30 SECONDS EAST, AND A CHORD DISTANCE OF 8.88 FEET, TO A 1 INCH IRON PIPE; 18) THENCE SOUTH 75 DEGREES 34 MINUTES 47 SECONDS EAST, 20.30 FEET (20.47 FEET RECORD), TO A 1 INCH IRON PIPE; 19) THENCE SOUTH 14 DEGREES 34 MINUTES 25 SECONDS WEST, 120.10 FEET (120.00 FEET RECORD), TO A 1 INCH IRON PIPE; 20) THENCE NORTH 75 DEGREES 18 MINUTES 58 SECONDS WEST, 248.70 FEET (248.68 FEET RECORD), TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF LAND LOCATED WITHIN THE FOLLOWING TWO (2) SUBDIVISIONS: GRANDE RESERVE UNIT 26 BEING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 23, 2020 AS DOCUMENT 202000023790, IN THE UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS;

GRANDE RESERVE UNIT 27 BEING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 23, 2020 AS DOCUMENT 202000023793, IN THE UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS;

NOTES:

1. **THE LEGAL DESCRIPTION SHOWN ABOVE IS A DESCRIPTION OF UNSUBDIVIDED PARCEL 1 AS DESCRIBED IN THE GRANTOR'S RECORDED DEED.**
2. **THE SURVEYOR'S LEGAL DESCRIPTION PROVIDED IN SURVEYOR'S CERTIFICATE IN A NEW DESCRIPTION THAT UPDATED THE BEARINGS TO THE CURRENT ILLINOIS STATE PLANE COORDINATE SYSTEM.**
3. **BOTH DESCRIPTIONS FORM A MATHEMATICALLY CLOSED FIGURE AND CONTAINS NO GAPS, GORES, OR OVERLAPS.**



SURVEYOR'S NOTES

1. THIS SUBDIVISION CONSISTS OF 30 LOTS AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF GRANDE RESERVE – UNIT 20 AND UNIT 21 SUBDIVISIONS.
2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
3. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
4. ⊡ DENOTES CONCRETE MONUMENTS
5. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

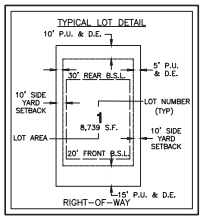
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.



PIN

02-11-400-019

SURVEY PREPARED FOR

ABBY PROPERTIES, LLC
12347 WOODVIEW STREET
PLANO, ILLINOIS 60545

SUBMITTED BY/RETURN TO:

MANHARD CONSULTING, LTD.
333 EAST BUTTERFIELD ROAD, SUITE 600
LOMBARD, ILLINOIS 60148

PROPERTY AREA

LOTS 14-24 & 40-58 = 342,625 SQ. FT. (7.866 ACRES)
RIGHT-OF-WAY = 93,094 SQ. FT. (2.137 ACRES)
TOTAL AREA = 435,719 SQ. FT. (10.003 ACRES)

SHEET INDEX

SHEET 1 OF 3	OVERALL BOUNDARY
SHEET 2 OF 3	LOT DETAIL INFORMATION, SETBACKS, RIGHT-OF-WAY DIMENSIONS AND EASEMENTS
SHEET 3 OF 3	PROVISIONS, CERTIFICATIONS AND SIGNATURES

DRAWN BY	MGS
REVISIONS	
DATE	02/07/24 REVISED PER CITY COMMENTS

Manhard CONSULTING

GRANDE RESERVE - UNIT 21
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: BAS
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 01/17/24
SCALE: 1"=250'

SHEET 1 OF 3

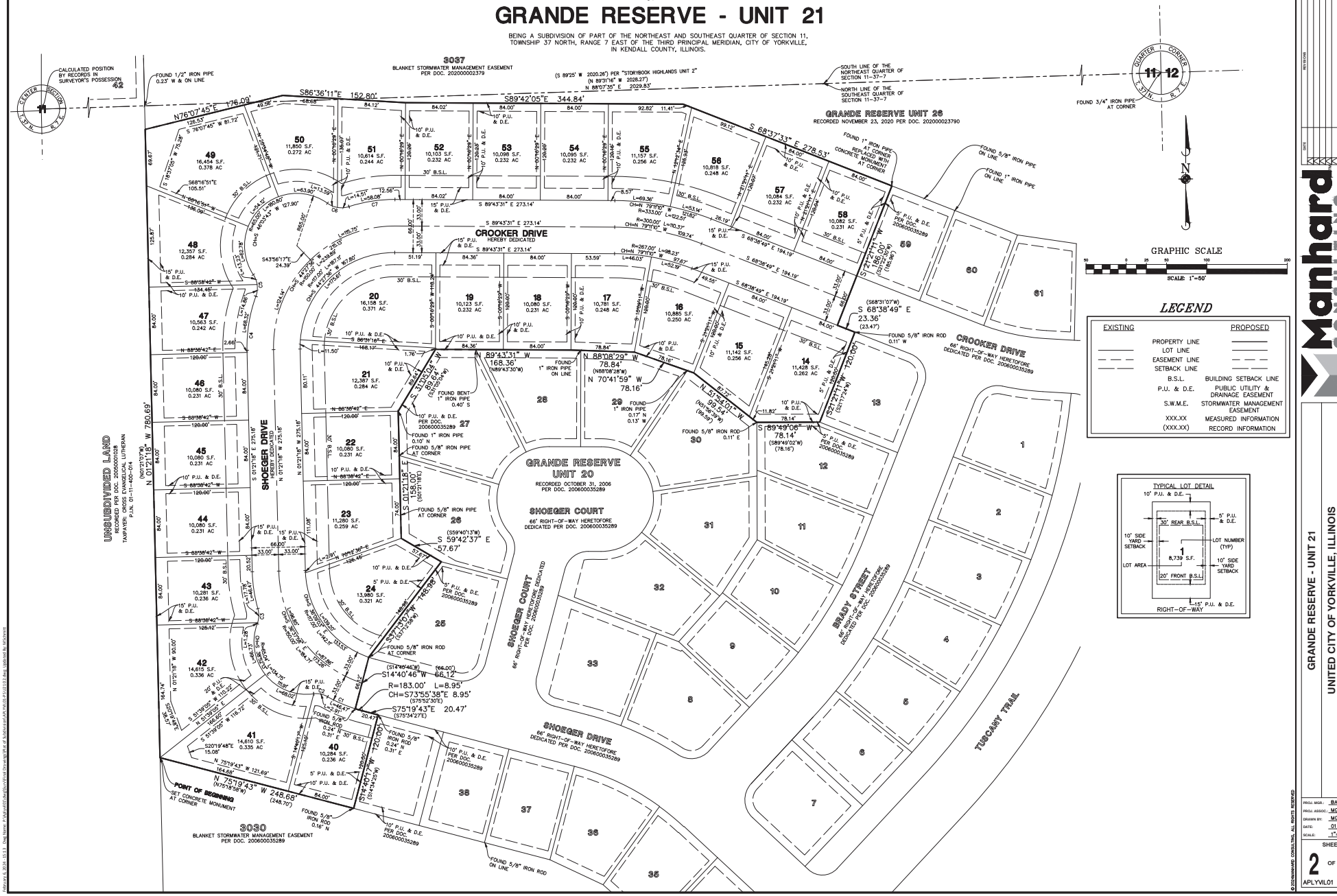
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Saved by: 8/2/24 10:12 AM Plot Name: N:\Active\Yorkville\Grande\Drawings\Plat of Subdivision\Unit 21\Plat\Unit 21 Plat Updated By Attorney

FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 21

BEING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.



LOT	AREA	ADDRESS
1	12,357 S.F. 0.284 AC	1 SHOEGER COURT
2	10,080 S.F. 0.231 AC	2 SHOEGER COURT
3	10,080 S.F. 0.231 AC	3 SHOEGER COURT
4	10,080 S.F. 0.231 AC	4 SHOEGER COURT
5	10,080 S.F. 0.231 AC	5 SHOEGER COURT
6	10,080 S.F. 0.231 AC	6 SHOEGER COURT
7	10,080 S.F. 0.231 AC	7 SHOEGER COURT
8	10,080 S.F. 0.231 AC	8 SHOEGER COURT
9	10,080 S.F. 0.231 AC	9 SHOEGER COURT
10	10,080 S.F. 0.231 AC	10 SHOEGER COURT
11	10,080 S.F. 0.231 AC	11 SHOEGER COURT
12	10,080 S.F. 0.231 AC	12 SHOEGER COURT
13	11,428 S.F. 0.262 AC	13 SHOEGER COURT
14	11,428 S.F. 0.262 AC	14 SHOEGER COURT
15	11,142 S.F. 0.256 AC	15 SHOEGER COURT
16	10,885 S.F. 0.250 AC	16 SHOEGER COURT
17	10,781 S.F. 0.248 AC	17 SHOEGER COURT
18	10,080 S.F. 0.231 AC	18 SHOEGER COURT
19	10,123 S.F. 0.232 AC	19 SHOEGER COURT
20	16,158 S.F. 0.371 AC	20 SHOEGER COURT
21	12,387 S.F. 0.284 AC	21 SHOEGER COURT
22	10,080 S.F. 0.231 AC	22 SHOEGER COURT
23	11,280 S.F. 0.259 AC	23 SHOEGER COURT
24	13,980 S.F. 0.321 AC	24 SHOEGER COURT
25	14,615 S.F. 0.336 AC	25 SHOEGER COURT
26	10,284 S.F. 0.236 AC	26 SHOEGER COURT
27	14,610 S.F. 0.335 AC	27 SHOEGER COURT
28	10,281 S.F. 0.236 AC	28 SHOEGER COURT
29	10,080 S.F. 0.231 AC	29 SHOEGER COURT
30	10,080 S.F. 0.231 AC	30 SHOEGER COURT
31	10,080 S.F. 0.231 AC	31 SHOEGER COURT
32	10,080 S.F. 0.231 AC	32 SHOEGER COURT
33	10,080 S.F. 0.231 AC	33 SHOEGER COURT
35	10,080 S.F. 0.231 AC	35 SHOEGER COURT
36	10,080 S.F. 0.231 AC	36 SHOEGER COURT
37	10,080 S.F. 0.231 AC	37 SHOEGER COURT
38	10,080 S.F. 0.231 AC	38 SHOEGER COURT
40	10,284 S.F. 0.236 AC	40 SHOEGER COURT
41	14,610 S.F. 0.335 AC	41 SHOEGER COURT
42	14,615 S.F. 0.336 AC	42 SHOEGER COURT
43	10,281 S.F. 0.236 AC	43 SHOEGER COURT
44	10,080 S.F. 0.231 AC	44 SHOEGER COURT
45	10,080 S.F. 0.231 AC	45 SHOEGER COURT
46	10,080 S.F. 0.231 AC	46 SHOEGER COURT
47	10,563 S.F. 0.242 AC	47 SHOEGER COURT
48	12,357 S.F. 0.284 AC	48 SHOEGER COURT
49	16,454 S.F. 0.378 AC	49 SHOEGER COURT
50	11,850 S.F. 0.272 AC	50 SHOEGER COURT
51	10,614 S.F. 0.244 AC	51 SHOEGER COURT
52	10,103 S.F. 0.232 AC	52 SHOEGER COURT
53	10,098 S.F. 0.232 AC	53 SHOEGER COURT
54	10,095 S.F. 0.232 AC	54 SHOEGER COURT
55	11,157 S.F. 0.256 AC	55 SHOEGER COURT
56	10,818 S.F. 0.248 AC	56 SHOEGER COURT
57	10,084 S.F. 0.232 AC	57 SHOEGER COURT
58	10,082 S.F. 0.231 AC	58 SHOEGER COURT
59		59 SHOEGER COURT
60		60 SHOEGER COURT
61		61 SHOEGER COURT

Manhard CONSULTING
CIVIL ENGINEERING · STRUCTURAL ENGINEERING · LAND DEVELOPMENT · SURVEYING · WATER RESOURCES · TRANSPORTATION · ENVIRONMENTAL · LANDSCAPE ARCHITECTURE · PLANNING · CONSTRUCTION MANAGEMENT
Aurora, IL · Bloomington, IL · Chicago, IL · Crystal Lake, IL · Milwaukee, WI · Minneapolis, MN · Naperville, IL · Rockford, IL · Schaumburg, IL · Wheaton, IL

DRAWN BY	MGS
REVISIONS	
DATE	02/07/24 REVISED PER CITY COMMENTS

GRANDE RESERVE - UNIT 21
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: BAS
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 01/17/24
SCALE: 1"=50'

SHEET 2 OF 3
APLYVIL01

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FINAL PLAT OF SUBDIVISION
OF
GRANDE RESERVE - UNIT 21

BEING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

OWNER'S CONSENT

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR 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.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115 AND COMMUNITY COLLEGE DISTRICT 516.

DATED THIS _____ DAY OF _____, 202__.

OWNER:

BY: _____

_____

PRINTED NAME AND TITLE

OWNER'S ADDRESS

_____

_____

_____

NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 202__.

_____
NOTARY PUBLIC

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ____ DAY OF_____, 202__.

_____
CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ____ DAY OF_____, 202__.

_____
MAYOR

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ____ DAY OF_____, 202__.

_____
CITY ADMINISTRATOR

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
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_____, 202__.

_____
CITY ENGINEER

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
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_____, 202__.

_____
CITY CLERK

KENDALL 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 ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE, ILLINOIS,

THIS_____DAY OF_____, A.D., 202__.

_____
COUNTY CLERK

KENDALL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

THIS INSTRUMENT_____WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS_____DAY OF_____, A.D., 202____ AT_____O'CLOCK_____M., AND WAS RECORDED IN BOOK_____OF PLATS ON PAGE_____.

BY: _____
RECORDER OF DEEDS

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS 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 THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 202__.

_____
DAVE RIENDEAU ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-050030
LICENSE EXPIRES NOVEMBER 30, 2025

DAVID W. RIENDEAU
062-050030
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

OWNER/ATTORNEY: _____

_____
PRINTED NAME AND TITLE

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO AT&T, NICOR, COMMONWEALTH EDISON, FRANCHISE CABLE COMPANY, 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" (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.

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, BRADLEY A. STROHL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS THE AUTHORITY TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2024. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS ____TH DAY OF _____ A.D. 202__.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686
LICENSE EXPIRES NOVEMBER 30, 2024

BRADLEY A. STROHL
035
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, BRADLEY A. STROHL, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002870, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY;

THAT PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3030 IN GRANDE RESERVE UNIT 20, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 2006 AS DOCUMENT NUMBER 200600035289; THENCE NORTH 01 DEGREES 21 MINUTES 18 SECONDS WEST, ALONG THE EAST LINE OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 200500001028, 780.69 FEET; THENCE NORTH 76 DEGREES 07 MINUTES 45 SECONDS EAST, 176.09 FEET; THENCE SOUTH 86 DEGREES 36 MINUTES 11 SECONDS EAST, 152.80 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 05 SECONDS EAST, 344.84 FEET; THENCE SOUTH 68 DEGREES 37 MINUTES 33 SECONDS EAST, 278.53 FEET TO THE WESTERLY LINE OF AFORESAID GRANDE RESERVE UNIT 20; THENCE ALONG THE WESTERLY LINE OF SAID UNIT 20 FOR THE FOLLOWING SEVENTEEN (17) COURSES: 1) THENCE SOUTH 21 DEGREES 21 MINUTES 11 SECONDS WEST, 186.00 FEET;

2) THENCE SOUTH 68 DEGREES 38 MINUTES 49 SECONDS EAST, 23.36 FEET; 3) THENCE SOUTH 21 DEGREES 21 MINUTES 11 SECONDS WEST, 120.00 FEET; 4) THENCE SOUTH 89 DEGREES 49 MINUTES 06 SECONDS WEST, 78.14 FEET; 5) THENCE NORTH 51 DEGREES 54 MINUTES 01 SECONDS WEST, 99.54 FEET; 6) THENCE NORTH 70 DEGREES 41 MINUTES 59 SECONDS WEST, 78.16 FEET; 7) THENCE NORTH 88 DEGREES 08 MINUTES 29 SECONDS WEST, 78.84 FEET; 8) THENCE NORTH 89 DEGREES 43 MINUTES 31 SECONDS WEST, 168.36 FEET; 9) THENCE SOUTH 31 DEGREES 05 MINUTES 04 SECONDS WEST, 89.64 FEET; 10) THENCE SOUTH 01 DEGREES 21 MINUTES 18 SECONDS EAST, 158.00 FEET; 11) THENCE SOUTH 59 DEGREES 42 MINUTES 37 SECONDS EAST, 57.67 FEET; 12) THENCE SOUTH 37 DEGREES 13 MINUTES 07 SECONDS WEST, 146.98 FEET; 13) THENCE SOUTH 14 DEGREES 40 MINUTES 46 SECONDS WEST, 66.12 FEET TO A POINT ON A NON-TANGENT CURVE; 14) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 183.00 FEET, AN ARC DISTANCE OF 8.95 FEET, A CHORD BEARING SOUTH 73 DEGREES 55 MINUTES 38 SECONDS EAST, AND A CHORD DISTANCE OF 8.95 FEET TO A POINT OF TANGENCY; 15) THENCE SOUTH 75 DEGREES 19 MINUTES 43 SECONDS EAST, 20.47 FEET; 16) THENCE SOUTH 14 DEGREES 40 MINUTES 17 SECONDS WEST, 120.00 FEET; 17) THENCE NORTH 75 DEGREES 19 MINUTES 43 SECONDS WEST, 248.68 FEET TO THE POINT OF BEGINNING, ALL IN 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 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 17093C0035H, DATED, JANUARY 8, 2014. ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

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.

DATED THIS ___TH DAY OF _____, 202__.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY.

BRADLEY A. STROHL
035
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS

DRAWN BY	MGS
REVISIONS	
DATE	02/07/24 REVISED PER CITY COMMENTS

Manhard CONSULTING

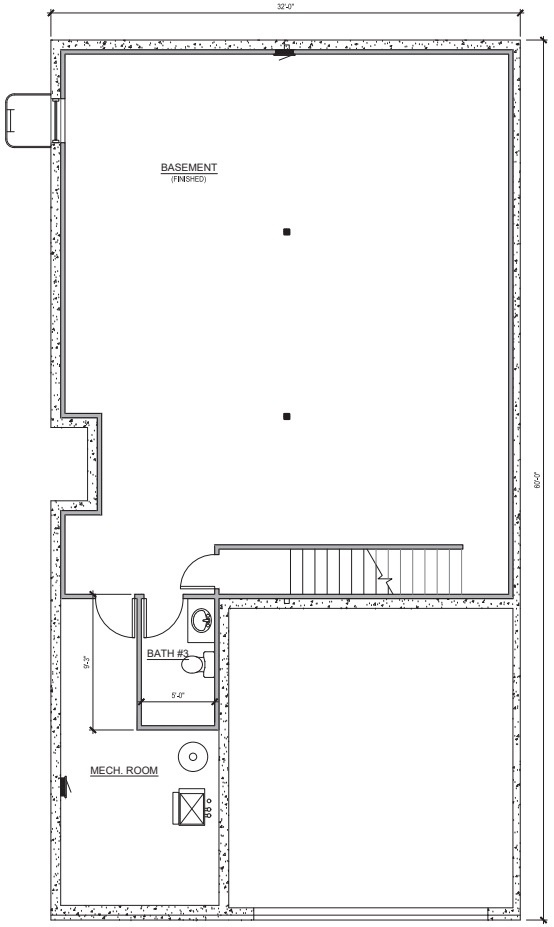
GRANDE RESERVE - UNIT 21
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: BAS
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 01/17/24
SCALE: ---

SHEET 3 OF 3
APLYVIL01

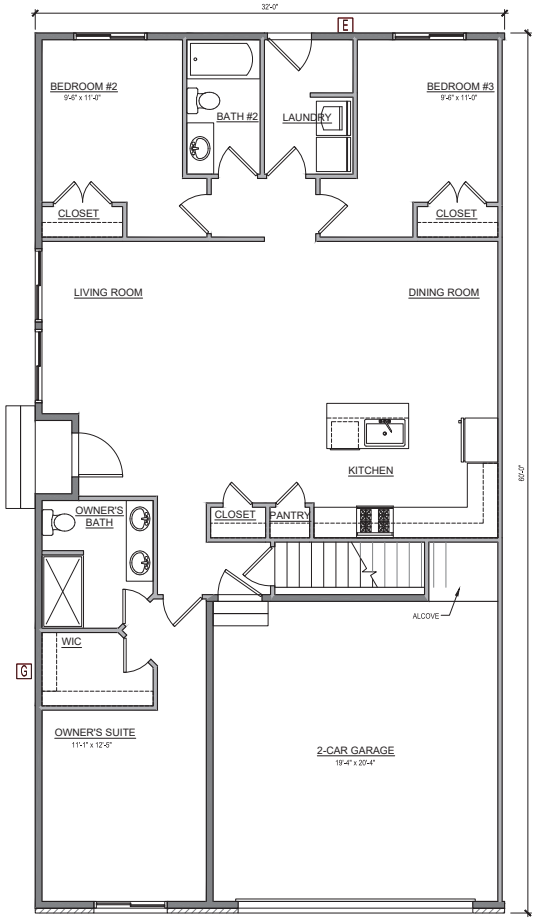
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Plotted by: 2/7/24 - 10:14 Dwg Name: K:\Aplyvil01\Engineering\Final Drawings\Plat of Subdivision\APLYVIL01 FP SUB 21 (1).dwg Updated By: MGrovenor



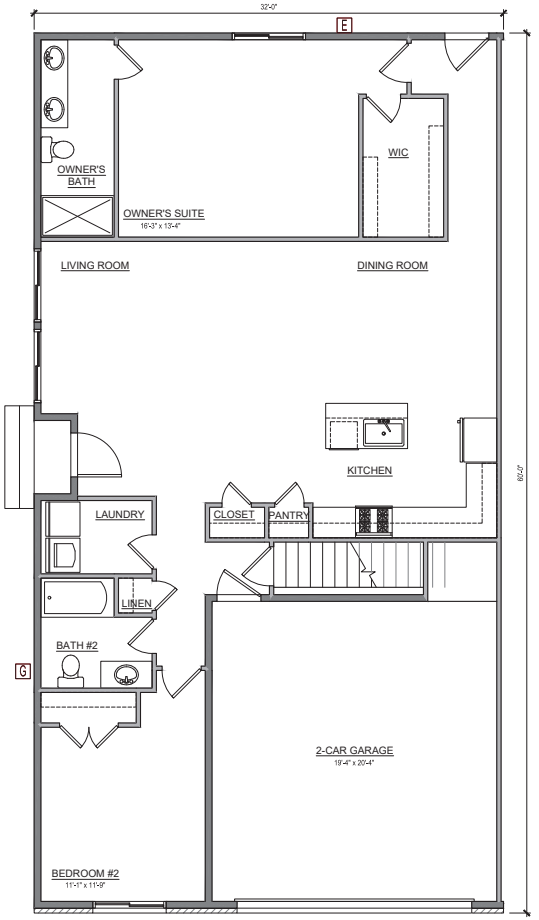
BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0" TOTAL AREA: 1,142 SF



FIRST FLOOR PLAN - 3 BEDROOM

SCALE: 1/4" = 1'-0" TOTAL AREA: 1,400 SF

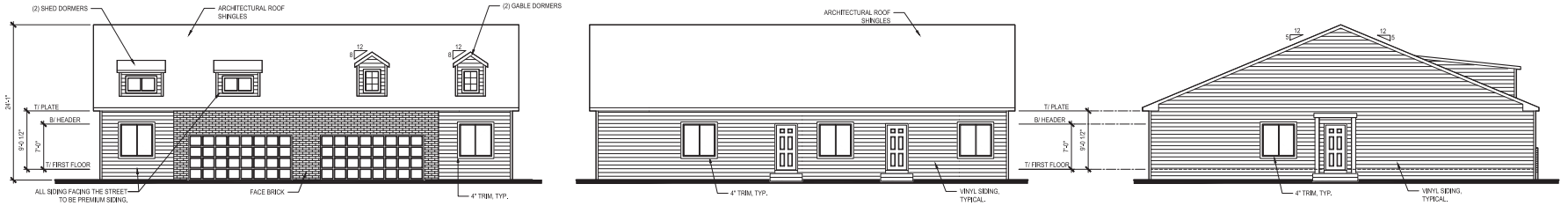


FIRST FLOOR PLAN - 2 BEDROOM

SCALE: 1/4" = 1'-0" TOTAL AREA: 1,142 SF

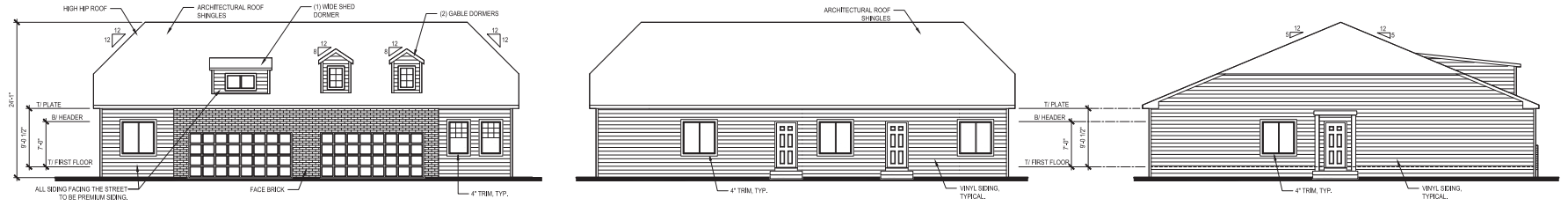
UNIT SUMMARY -
60 UNITS - (30) TOTAL BUILDINGS
(23) BUILDINGS WILL HAVE MIN 50% MASONRY
(30) BUILDINGS WILL UTILIZE 100% PREMIUM (CEMENTITIOUS) SIDING FACING STREET FRONTAGE

FACADE MATERIALS -
57% - MASONRY
43% - PREMIUM SIDING (CEMENTITIOUS)



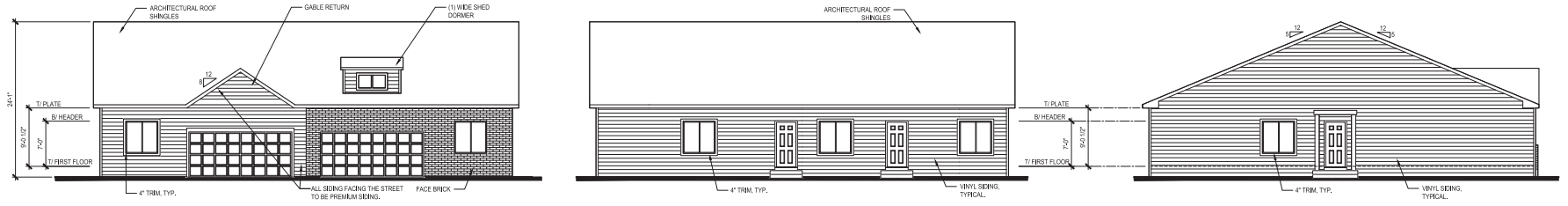
1 ELEVATION 'A' - FRONT ELEVATION — REAR ELEVATION — SIDE ELEVATION
SCALE: 1/8" = 1'-0"

FACADE MATERIALS -
57% - MASONRY
43% - PREMIUM SIDING (CEMENTITIOUS)



2 ELEVATION 'B' - FRONT ELEVATION — REAR ELEVATION — SIDE ELEVATION
SCALE: 1/8" = 1'-0"

FACADE MATERIALS -
50% - MASONRY
50% - PREMIUM SIDING (CEMENTITIOUS)



3 ELEVATION 'C' - FRONT ELEVATION — REAR ELEVATION — SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1 ELEVATION 'A'
SCALE: 1/8" = 1'-0"



2 ELEVATION 'B'
SCALE: 1/8" = 1'-0"



3 ELEVATION 'C'
SCALE: 1/8" = 1'-0"

March 25, 2024

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe
Yorkville, IL 60560

Re: Grande Reserve Unit 21
Final Engineering Review –2nd Submittal
City of Yorkville

Dear Krysti:

We have reviewed the following items for the above-referenced project:

- Final Engineering Plans (23 Sheets) revised February 9, 2024, prepared by Manhard Consulting.
- Stormwater Management Report dated December 15, 2023, prepared by Manhard Consulting.
- Landscape Plan (3 Sheets) dated January 25, 2006 prepared by Rolf C. Campbell & Associates, Inc.
- Plat of Subdivision (3 Sheets) revised February 7, 2024, prepared by Manhard Consulting.
- Plant List dated October 19, 2006 prepared by Manhard Consulting.
- Engineer's Opinion of Probable Cost dated January 9, 2024 prepared by Manhard Consulting.

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering and land surveying 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 at the appropriate time.
    a. IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
    b. IEPA Water and Sanitary Sewer Construction permits
    c. Fox Metro Water Reclamation District approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
2. IEPA Water and Sanitary Sewer permits shall be submitted for review and distribution to the City for signatures.

3. Prior to the start of construction, the following items need to be addressed:

   a. A preconstruction meeting with City staff needs to be held.

   b. A construction guarantee equal to 120% of the public improvements and erosion control costs needs to be on file with the City.

Final Engineering Plans

4. The Final Engineering Plans have been reviewed and are found to be generally acceptable.

Landscape Plan and Plant List

5. The Update Plant List and Landscape Plan are approved. See the attached letter from the City's landscape consultant.

Plat of Subdivision

6. The Plat of Subdivision has been reviewed and is found to be generally acceptable.

Engineer's Opinion of Probable Cost

7. We have reviewed the Engineer's Cost Opinion and find it to be acceptable. A performance guarantee in the amount of $1,490,310.90 (120% x $1,241,925.75) is to be on file with the City prior to the issuance of a building permit.

If you have any questions or require additional information, please call 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. Dave Riendeau, Manhard Consulting (via email)
TNP, PGW2, EEI (Via e-mail)

Manhard CONSULTING

ENGINEER'S OPINION OF PROBABLE COST
GRANDE RESERVE - UNIT 21
YORKVILLE, IL
01/09/24

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					
1	Mobilization	1	LUMP SUM	$20,000.00	$20,000.00
2	Silt Fence (Non-Wire Back)	3350	LF	$2.75	$9,212.50
3	Concrete Washout	1	EACH	$4,500.00	$4,500.00
4	Construction Entrance	2	LUMP SUM	$5,000.00	$10,000.00
5	Topsoil Stripping and Stockpiling	1800	CY	$3.50	$6,300.00
6	Clay Excavation and Embankment	5400	CY	$4.75	$25,650.00
7	Clay Import from Offsite	4700	CY	$5.00	$23,500.00
8	6" Topsoil Respread and Seeding	2700	SY	$3.50	$9,450.00
9	Segmental Block Retaining Wall	2400	SF	$30.00	$72,000.00
10	Concrete Curtian Wall (29' long x 3' deep x 8" thick)	1	LS	$5,000.00	$5,000.00
TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					$185,612.50
SCHEDULE II - UNDERGROUND IMPROVEMENTS					
A.	**SANITARY SEWER IMPROVEMENTS**				
1	6" PVC Sanitary Sewer Service (Long)	26	EACH	$3,300.00	$85,800.00
2	6" PVC Sanitary Sewer Service (Short)	23	EACH	$1,200.00	$27,600.00
3	8" PVC Sanitary Sewer	1060	LF	$45.00	$47,700.00
4	4' Diameter Manhole	7	EACH	$6,000.00	$42,000.00
5	Trench Backfill	1170	LF	$90.00	$105,300.00
6	Televise Sanitary Sewer	1060	LF	$4.00	$4,240.00
7	Connection to Existing Manhole	2	EACH	$2,800.00	$5,600.00
SUBTOTAL A - SANITARY SEWER IMPROVEMENTS					$318,240.00
B.	**WATER MAIN IMPROVEMENTS**				
1	8" DI Water Main	1528	LF	$75.00	$114,600.00
2	8" Valve and Box	5	EACH	$2,200.00	$11,000.00
3	1" House Service Type K (short)	23	EACH	$1,200.00	$27,600.00
4	1" House Service Type K (long)	35	EACH	$2,400.00	$84,000.00
5	Fire Hydrant with Auxiliary Valve	4	EACH	$6,000.00	$24,000.00
6	Trench Backfill	1244	LF	$35.00	$43,540.00
7	Dry Connection	2	EACH	$2,000.00	$4,000.00
SUBTOTAL B - WATER MAIN IMPROVEMENTS					$308,740.00
C.	**STORM SEWER IMPROVEMENTS**				
17	12" RCP Storm Sewer Pipe	261	LF	$30.00	$7,830.00
18	15" RCP Storm Sewer Pipe	286	LF	$35.00	$10,010.00
19	18" RCP Storm Sewer Pipe	377	LF	$40.00	$15,080.00
41	2'-0" Diameter Inlet	5	EACH	$1,600.00	$8,000.00
43	4'-0" Diameter Catch Basin	5	EACH	$3,300.00	$16,500.00
44	4'-0" Diameter Manhole	3	EACH	$2,500.00	$7,500.00
54	Trench Backfill	368	LF	$30.00	$11,040.00
67	Inlet Filter	34	EACH	$350.00	$11,900.00
SUBTOTAL C - STORM SEWER IMPROVEMENTS					$87,860.00
TOTAL SCHEDULE II - UNDERGROUND IMPROVEMENTS (A-C)					$714,840.00

Manhard CONSULTING

ENGINEER'S OPINION OF PROBABLE COST
GRANDE RESERVE - UNIT 21
YORKVILLE, IL
01/09/24

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					
1	Subgrade Preparation - Fine Grading	4773	SY	$1.50	$7,159.50
2	Aggregate Base Course - 10"	4773	SY	$15.00	$71,595.00
3	Hot-Mix Asphalt Binder Course, N50 - 2.5"	4345	SY	$12.50	$54,312.50
4	Hot-Mix Asphalt Surface Course, N50 - 1.5"	4345	SY	$8.50	$36,932.50
5	Concrete Curb Type B-6.12	2507	LF	$18.00	$45,126.00
6	PCC Sidewalk - 5" with Subbase	13533	SF	$6.75	$91,347.75
7	Street Lights	5	EACH	$7,000.00	$35,000.00
TOTAL SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					$341,473.25
SUBTOTAL SCHEDULES I-III					$1,241,925.75
CONTINGENCY @ 10%					$124,192.58
TOTAL					**$1,366,118.33**

Prepared By: Manhard Consulting, Ltd.
700 Springer Drive
Lombard, Illinois 60148

NOTE: This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using plan quantities and represents Engineer's best judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, since the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids or actual Construction Cost will not vary from Opinions of Probable Cost prepared by Engineer. This Opinion of Probable Construction Cost is limited to those items stated herein and does not include permit fees, recapture costs, consultant fees landscaping, dewatering, maintenance, bonds or the like.

Hey and Associates, Inc.

Engineering, Ecology and Landscape Architecture

8755 W. Higgins Road, Suite 853
Chicago, Illinois 60631
Phone (773) 693-9200
Fax (773) 693-9200

March 19, 2024

Pamela Whitfield, PE, CFM
Senior Project Engineer II
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 AG

Re: Landscape Plan Review
Grande Reserve Unit 21

Dear Pamela:

We have completed our first landscape plan review of Grande Reserve Unit 21 located in Yorkville.

Landscape Plan – RECOMMENDED FOR APPROVAL

This landscape plan is recommended for approval. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements). If there are any changes to the plans, additional comments may be provided.

It is our understanding that the original 2006 landscape plans referenced below were approved by the City and remain relevant.

Further, it is our understanding that the petitioner desires to revise some of the tree and shrub species included in the original 2006 landscape plans (e.g., elimination of Callery Pear which is now considered an undesirable species). We agree with these changes.

SUMMARY

This review was based upon the following documents, pursuant to requirements of the City's Landscape Ordinance.

- Final Landscape Plans for Neighborhood 2, 3 sheets, prepared by Rolf C. Campbell & Associates, most recently dated May 22, 2006
- Revised Tree & Shrub List, one page, prepared by Manhard Consulting, not dated

Let us know if there are any questions or comments.

Sincerely,



Tim Pollowy, PLA, ASLA
Senior Landscape Architect

Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: October 2, 2024
Subject: **PZC 2024-28 Grande Reserve – Unit 21 (Final Plat)**
Proposal for 30 lots (60 new duplexes) in Grande Reserve

I have reviewed the application for Final Plat of Subdivision of Grande Reserve Unit 21 (Neighborhood 2) received September 13, 2024, as submitted by Cesar Cruz on behalf of GR Yorkville Residents, LLC, owner/petitioner. The Final Plats were prepared by Manhard Consulting, Ltd and dated 02/07/24.

The petitioner is seeking Final Plat approval for an approximately 10-acre site consisting of 60 new residential duplex dwelling units on 30 lots located west of the intersection of Crooker Drive and Brady Street in Yorkville. These lots will complete Neighborhood 2 and, along with Units 18 and 25, this portion north of Mill Road in the Grande Reserve development. Based upon my review of the application documents and plans; I have compiled the following comments:

GENERAL ZONING/ANNEXATION AGREEMENT COMMENTS:

1. **ZONING** - The subject property was annexed in 2003 and was zoned R-2 Single-Family Traditional Residence District with a special use for a Planned Unit Development. The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	R-2 Planned Unit Development (Grande Reserve)	Residential
South	R-2 Planned Unit Development (Grande Reserve)	Residential
East	R-2 Planned Unit Development (Grande Reserve)	Residential
West	R-1 and B-3 Planned Unit Development (Cross Evangelical Lutheran)	Loving Arms Child Care

2. **ANNEXATION AGREEMENT** – Per Group Exhibit "D" of the Annexation Agreement (Ord. 2003-44) it is stated that the "CITY, OWNERS and DEVELOPER acknowledge that the number of dwelling units to be approved on future preliminary and final plats may be more than or less than that described in the Concept Plan…" Further it states, "Any plan for a phase of development that does not exceed the total number of dwelling units allowed in said Neighborhoods shall be deemed to be in substantial conformance with the Concept Plan."

   Below is a comparison of the approved Concept Plan PUD dwelling unit count (Group Exhibit "C") and the proposed final plat dwelling unit count for each unit in Neighborhood 3:

NEIGHBORHOOD 2 (UNIT)	UNIT TYPE	APPROVED DWELLING UNITS CONCEPT PUD PLAN	PROPOSED/APPROVED DWELLING UNITS FINAL PLAT
Unit 20	TH	62	62
Unit 21	TH	64	60
TOTAL		**126**	**122**

- **Neighborhood 2 Density** – Per Exhibit "D7" of the Annexation Agreement, the overall approved maximum density for Neighborhood 2 is 6 units/acre (126 units on 24.9 acres). With the proposed reduction of four (4) dwelling units (2 lots) in Neighborhood 2, the density remains relatively unchanged.
- **Declarations of CCRs** – Group Exhibit "D", paragraph B of the Annexation Agreement requires that the developer submit a copy of the proposed Declaration of Covenants, Restrictions and Easements to be reviewed by the City. The declarations shall be recorded at the same time with the final plat for each phase.
- **Dormant Special Service Area (SSA) –** Per paragraph 19D of the Annexation Agreement, the City may elect to establish a dormant special service area to act as a backup in the event the association fails to maintain the private common areas, detention ponds, perimeter landscaping features, and entrance signage within the development.

3. **BUILDING SETBACKS/VARIANCE SCHEDULE –** The following bulk regulations are for parcels located in Neighborhood 2, per "Exhibit E-1 Grande Reserve Variance Schedule for Neighborhoods 2-19" of the Annexation Agreement:

BULK REGULATIONS	REQUIRED MINIMUM	PROPOSED
Minimum Lot Size	10,000 sq.ft.	10,080 sq. ft.
Minimum Lot Width	75 ft.	TBD*
Front Yard	30 ft.	30 ft.
Side (Corner) Yard	30 ft.	30 ft.
Side (Interior) Yard	10 ft.	10 ft.
Rear Yard	30 ft.	30ft.

* Verify for Lots 42 & 49 measured at B.S.L.

The proposed yard setbacks illustrated on the final plats meet the minimum requirements established in the original annexation agreement.

- Note, the Typical Lot Detail is inconsistent with the actual lot dimensions, specifically with regard to lot size (less than 10,000req.), front building setback (shows 20 ft.), and lot width is not provided.

4. **APPEARANCE STANDARDS**
   - Per Exhibit "D5" in the original Annexation Agreement (Ord. 2003-44) Architectural Design Standards are established for duplex development and conceptual building elevations were provided in Exhibit "D2". Further it is

stated that "all owners and developers agree to impose architectural design standards relating to façade materials, accessory structures, and other building restrictions at the time of final plat submittal for each unit.

- These standards will be submitted for city review and approval prior to City Council approval of the final plat of subdivision, and must address the following:
  - Color Schemes
  - Deck & Patio Specifications
  - Fence Specifications
  - Restrictions on Accessory Buildings
  - Restrictions on Housing Styles
  - Minimum Square Footage
  - Building Materials
  - Roof Specifications
- It is also stated in the Economic Incentive Agreement approved via ord. 2021-13, that currently not platted areas must submit architectural standards at time of final plat.

- Per the City's Anti-Monotony Standards in Chapter 10-7-8 of the Unified Development Ordinance (UDO) "no new single-family or duplex dwelling units shall be similar in appearance to any other single-family or duplex dwelling units within three (3) units on either side of the subject property or on any of the five (5) units across the street from the subject property." Additionally, on cul-de-sac turnarounds, no single-family or duplex dwelling shall be similar in appearance to another dwelling on the turnaround.
  - **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.
       i. Four (4) inch exposure horizontal siding
       ii. Eight (8) inch exposure horizontal siding
       iii. Brick facing
       iv. Vertical siding
       v. Stone facing; and
       vi. Stucco/staccato board and trim.
       vii. When materials are changed, the change must occur throughout the front facade or elevation for a minimum of one story in height.

viii. Color change shall be made by significant changes in adjacent colors. The change must be one of color rather than merely of the shade.

- Petitioner has not submitted elevations for duplexes in Unit 21. **Building elevations/color renderings of all proposed duplex models must be provided and reviewed by staff before the request can advance to the nest scheduled meeting**.

FINAL PLAT OF SUBDIVISION COMMENTS:

1. **PREVIOUSLY APPROVED PRELIMINARY PLANS** – Preliminary/Final Plat for Unit 21 was approved by the City Council in July 2006 but was never recorded and has since expired.
2. **SCALE** – The graphic scale on Sheet 1 of 3 states 1 inch= 100 feet, but the scale in the legend states 1"=250'.

March 25, 2024

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe
Yorkville, IL 60560

Re: Grande Reserve Unit 21
Final Engineering Review –2nd Submittal
City of Yorkville

Dear Krysti:

We have reviewed the following items for the above-referenced project:

- Final Engineering Plans (23 Sheets) revised February 9, 2024, prepared by Manhard Consulting.
- Stormwater Management Report dated December 15, 2023, prepared by Manhard Consulting.
- Landscape Plan (3 Sheets) dated January 25, 2006 prepared by Rolf C. Campbell & Associates, Inc.
- Plat of Subdivision (3 Sheets) revised February 7, 2024, prepared by Manhard Consulting.
- Plant List dated October 19, 2006 prepared by Manhard Consulting.
- Engineer's Opinion of Probable Cost dated January 9, 2024 prepared by Manhard Consulting.

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering and land surveying 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 at the appropriate time.
    a. IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
    b. IEPA Water and Sanitary Sewer Construction permits
    c. Fox Metro Water Reclamation District approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
2. IEPA Water and Sanitary Sewer permits shall be submitted for review and distribution to the City for signatures.

3. Prior to the start of construction, the following items need to be addressed:

   a. A preconstruction meeting with City staff needs to be held.

   b. A construction guarantee equal to 120% of the public improvements and erosion control costs needs to be on file with the City.

Final Engineering Plans

4. The Final Engineering Plans have been reviewed and are found to be generally acceptable.

Landscape Plan and Plant List

5. The Update Plant List and Landscape Plan are approved. See the attached letter from the City's landscape consultant.

Plat of Subdivision

6. The Plat of Subdivision has been reviewed and is found to be generally acceptable.

Engineer's Opinion of Probable Cost

7. We have reviewed the Engineer's Cost Opinion and find it to be acceptable. A performance guarantee in the amount of $1,490,310.90 (120% x $1,241,925.75) is to be on file with the City prior to the issuance of a building permit.

If you have any questions or require additional information, please call 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. Dave Riendeau, Manhard Consulting (via email)
TNP, PGW2, EEI (Via e-mail)

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Date: September 23, 2024
To: Krysti Barksdale Noble, Community Development Director
From: James Jensen, Chief of Police
Reference: Plan Review — Grand Reserve Units 18 & 25 and Unit 21
List Project Name — Grand Reserve Units 18 & 25 and Unit 21
List Applicant Name
List Project Manager
List Project Number — PZC 2024-27 & 2024-28 Grande Reserve Units 18 & 25 And Unit 21 (Final Plat)

Please see comments listed below pertaining to the project referenced above:

Signage

Handicapped Signage Required: __X__ Yes ____ No

Comments: **Handicapped parking has been identified. Proper signage is required.**

***Signage must meet MUTCD Standards*
***Fine amount must be listed on sign*

Speed Limit Signage Required/Recommended ____ Yes __X__ No
School Zone Special Signage ____ Yes __X__ No
Special Speed Zone Signage Requested ____ Yes __X__ No
Comments: **N/A**

No Parking Signage Required? __X__ Yes ____ No
__X__ No Parking After 2" Snow Fall

Comments: **No parking after 2" snow fall on Preston Drive.**

No Parking Locations: **No parking locations should be clearly marked**

Dedicated parking signage needed? ____ Yes __X__ No
____ Located by Park
____ School

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

____ Common Parking Area

Are there Street Name Conflicts? ____ Yes __X__ No

Comments: **Will Preston Drive be marked as Preston North or South?**

Building & Apartment Numbering

Exterior Building Signs Requested ON Building __X__ Yes ____ No

Comments: **For immediate emergency response having ON building or signage in front of each building identifying the building and townhome numbers would be helpful.**

Pedestrian/Bike Path Crossing Signage? __X__ Yes ____ No

Warning Ahead Signs are Required

Comments: **I assume this will connect to the bike path. Whatever signage we currently use in other developments for bike paths should be included (i.e. no motorized vehicles, stop signs, etc.). If violations of HOA rules are not police enforced then no signage is being requested.**

NO Construction Traffic Signage being requested? __X__ Yes ____ No

Location: **No construction traffic signs should be posted at the entrance to adjacent subdivision. Construction traffic should only use Preston (new development) and Tuscany Trail to Mill Road.**

****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 ____ No

Should parking be restricted to fire hydrant side? __X__ Yes ____ No

Comments: **On Preston Drive only.**

Center Roadway Medians: ____ Yes ____ No

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

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? ____ Yes __X__ No
Comments: **N/A**

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 __X__ Yes ____ No

Comments: **Landscaping at the intersection of Tuscany and Preston should be limited for site line issues.**

****Landscaping located near the entrance/exits should include ONLY low growth or ground cover so as to not obstruct site lines****

Ingress / Egress

Entrance/Exits match up with adjacent driveways? __X__ Yes ____ No
Total Entrance/Exits for development? __2__

Are vehicle entrance/exits safe? __X__ Yes ____ No
Are warning signs for cross traffic requested? __X__ Yes ____ No
Comments: **Cross traffic signage should be posted on Tuscany Trail for North and South Preston.**

Raised Median & Signage for Right in & Right Out? ____ Yes __X__ No
Comments: **N/A**

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 and 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? __X__ Yes ____ No
Will this cause traffic choke points? ____ Yes ____ No

Comments: **Cluster mailboxes should be out of the way of general traffic flow.**

Are sidewalks being planned for the development? __X__ Yes ____ No
Comments: **N/A**

Are sidewalk crosswalks needed? __X__ Yes ____ No
Comments: **Only if crossing major roadway.**

Are there bike paths planned for the development? __X__ Yes ____ No
Comments: **N/A**

Proper Signage needed for bike paths __X__ Yes ____ No
____ Stop Signs ____ Yield Signs __X__ NO Motorized Vehicles
____ Trespassing ____ Other _____

Are there HOA Controlled Roadway OR Parking Areas? ____ Yes ____ No
Comments: **Is this area controlled by HOA or will police be able to enforce stopping, standing, parking related issues?**

Who is responsible for re-surfacing and re-striping? **N/A**

Security

Will security cameras be in use? ____ Yes ____ No
Comments: **Will security cameras be in use around the property? If requested will those in charge of the cameras work with the police department for video related evidence? Would Police Department access to the exterior cameras for emergency purposes be allowed?**

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

We assume access to the building will be controlled. Will the police department have access to the building for emergencies? ____ Yes ____ No

Comments: **N/A**

What are the business Hours of Operation? **N/A**

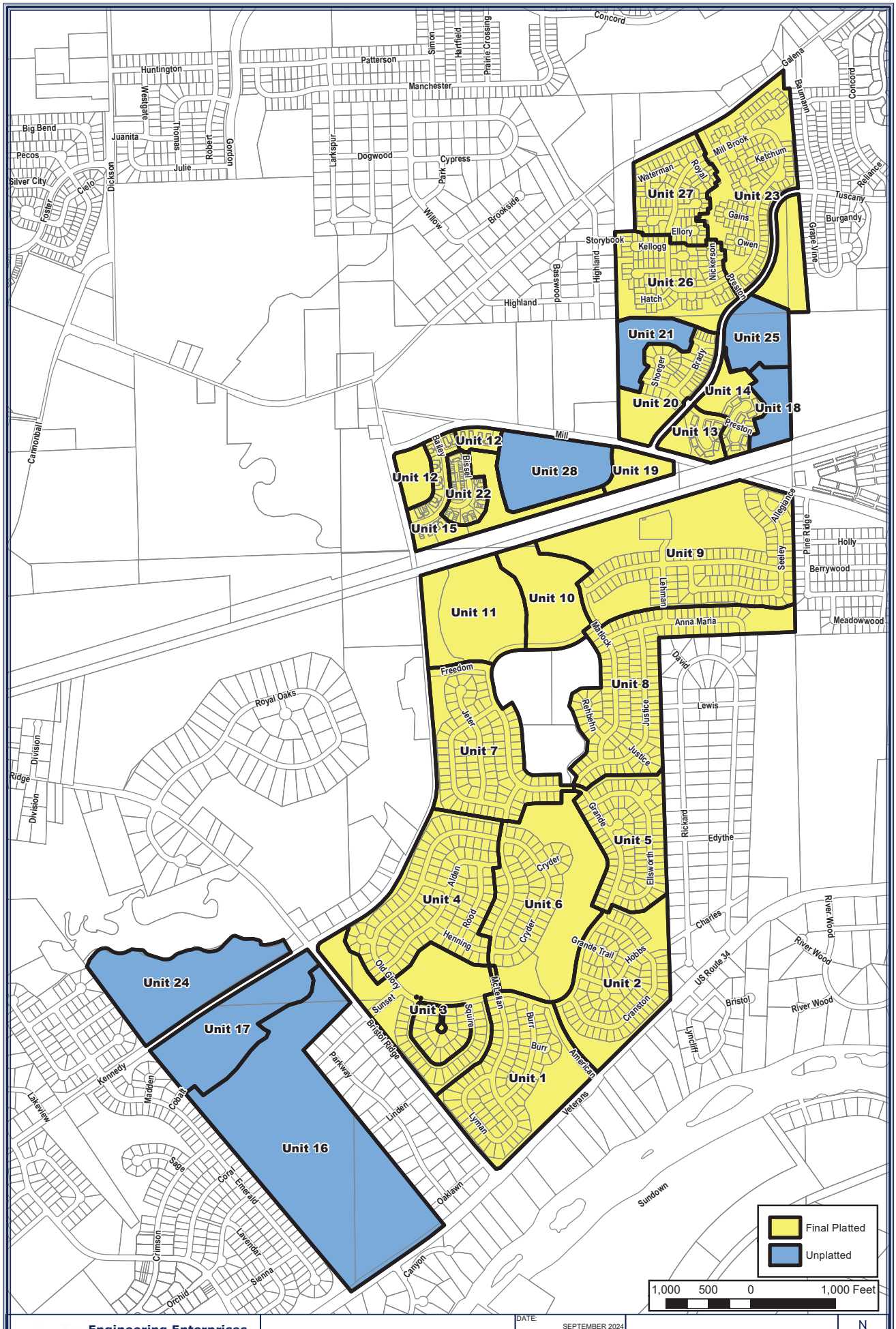
Will the property be alarmed? ____ Yes ____ No

Comments: **N/A**

Will you provide Floor Plans/Maps to the police department to be used for emergency purposes only? ____ Yes ____ No

Comments: **We would request a copy of the floor plans to be used for emergency purposes only.**

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.



Engineering Enterprises
52 Wheeler Road
Sugar Grove, Illinois 60554
(630) 466-9350
www.eeiweb.com

United City of Yorkville
651 Prairie Pointe Dr.
Yorkville, IL 60560

DATE:	SEPTEMBER 2024
PROJECT NO.:	YO2400
BY:	MJT
PATH:	H:\GIS\PUBLIC\YORKVILLE\2024\
FILE:	YO2400- GR Final Plat Location.MXD

Grande Reserve
Final Plat Exhibit

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. (2648 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.	80
13	Single Family	11,000	12,650	75 Ft.	80 Ft.	90
14	Single Family	12,000	13,800	80 Ft.	85 Ft.	116
15	Single Family	12,000	13,800	80 Ft.	85 Ft.	83
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.	56
19	Single Family	12,000	13,800	80 Ft.	85 Ft.	59
Total						2648

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	8.80	108.81	116.81	61.28	55.53
HOA Buffers	27.58	80.00	107.58	107.58	----
Stormwater Management	36.11	84.36	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	993
Total	2648



Group Exhibit "C"

Revisions 08-20-03 07-21-03	Job No. 3300	MPI – Yorkville	Concept Plan
	Scale 1"=400'	535 Plainfield Road Suite E	*GRANDE RESERVE*
	Date 08-23-03	Willowbrook, IL 60527	Yorkville, Illinois
		(630) 325-4500	

JEN LAND DESIGN, INC.
PLANNING + LANDSCAPE ARCHITECTURE
5917 N.Cumberland, Ste.806 Chicago,IL 60656 - 773/763-3320
Ph: 773.763.3320 Fax: 773.763.3325 Email: jeland@ameritech.net

DECOY
August 14, 2003



Townhome Neighborhood 3 & 6

GRANDE RESERVE

UCOV
August 14, 2003
MEI





UCOY
August 14, 2003
JTP

Duplex Neighborhoods 2 & 8

GRANDE RESERVE

EXHIBIT "D_5"

Architectural Design Standards

Architectural Design Standards for Two-Family, Townhome and Apartment Homes and Single Family Villas

Photographs included as Exhibit D2 are conceptual examples of building elevations that will be constructed in Grande Reserve.

The OWNERS and DEVELOPER agree to adhere to any city-wide architectural control ordinances that are in place at the time of final platting for each phase of development. Additionally, the OWNERS and DEVELOPER agree to impose architectural design standards relating to façade materials, accessory structures and other building restrictions at the time of final plat submittal for each unit. These standards, which may exceed the city-wide architectural control standards, will be submitted for city review and approval prior to City Council approval of the final plat of subdivision.

DEVELOPER established architectural design standards would address the following issues:

Architectural Design Standard	SF Villas	Two-Family	Townhomes	Apartments
Color Schemes	X	X	X	X
Deck & Patio Specifications	X	X	X	N/A
Fence Specifications	X	X	X	N/A
Restrictions on Accessory Bldgs.	X	X	X	N/A
Restrictions on Housing Styles	X	X	X	N/A
Minimum Square Footage	X	X	X	N/A
Building Materials	X	X	X	X
Roof Specifications	X	X	X	X

Architectural Design Standards for Commercial Area

All buildings located within the commercial area north of Neighborhood 5 shall be constructed 100% of brick/masonry materials on all sides.

BK
UCOY
August 14, 2003

GRAND RESERVE **EXHIBIT "D7"**

TRANSITIONAL AREA COMPREHENSIVE PLAN ANALYSIS

Description	Transitional Area Data
1 Detention Areas	85.4 Acres
2 School Areas	12.0 Acres
3 Park Area	96.6 Acres
4 Club Area	5.1 Acres
5 Municipal Sites	2.0 Acres
6 Buffer Areas	80.0 Acres
7 Total Open Space in Transitional Area	281.0 Acres
8 Total Transitional Area	770.9 Acres
9 Proposed # Of Dwelling Units in Transitional Area	2,220 Units
10 Overall Density in Transitional Area	**2.88 Units/Acre**
11 Maximum Density Allowed Under Comprehensive Plan	**3.20 Units/Acre**
12 Density Under Comprehensive Plan Requirements	0.32 Units/Acre
13 Percent of Density Under Comprehensive Plan Requirements	10.01%
14 Population Generated from Transitional Area (Per Ordinance Tables)	6,276 People
15 Divided by 1,000	1,000
16 Open Space Factor	6.276
17 Times 10 Acres/1,000 (As Required by Ordinance)	10
18 Open Space Donation	62.8 Acres
19 Gross Open Space	281.0 Acres
20 Less Detention Area	-85.4 Acres
21 Net Open Space in Transitional Area	195.6 Acres
22 Less 1/2 Open Space Donation (1/2 Cash Value Credited)	-31.4 Acres
23 Excess Open Space in Transitional Area	164.3 Acres
24 Total Acres in Transitional Area	770.9 Acres
25 Equals % Excess Open Space	**21.31%**
26 Excess Open Space/Comp Plan Required at 28% Attached Area	**21.00%**
27 Acres Above Comprehensive Plan Requirements	1.6 Acres
28 Percent Above Comprehensive Plan Requirements	0.31%
29 Neighborhood 2 Acres @ 6 units/acre (126 Units)	24.9 Acres
30 Neighborhood 3 Acres @ 6 units/acre (245 Units)	43.2 Acres
31 Neighborhood 4 Acres @ 6 units/acre (300 Units)	50.0 Acres
32 Neighborhood 5 Acres @ 6 units/acre (164 Units)	27.3 Acres
33 Neighborhood 6 Acres @ 6 units/acre (156 Units)	26.0 Acres
34 Neighborhood 7 Acres @ 6 units/acre (142 Units)	23.7 Acres
35 Neighborhood 8 Acres @ 6 units/acre (224 Units)	38.4 Acres
35 Total Attached Acres	233.5 Acres
36 Divided by Total Acres	770.9 Acres
37 Equals % Attached Area	**30.29%**
38 Area Limit %/Draft Comp Plan	**32.00%**
39 Percent Under Comprehensive Plan	1.71%

Transitional Area "Additional Open Space" Table

Additional Open Space	Max. Area within Dev. Of Single Family Attached	Maxmimum Overall Density Units per acre	Maxmimum Density of Single Family Attached Units per Acre
0%	**0%**	**2.25**	**N/A**
10%	**10%**	**2.50**	**6**
15%	**20%**	**3.00**	**6**
16%	22%	3.05	6
17%	24%	3.10	6
18%	26%	3.15	6
19%	28%	3.20	6
20%	30%	3.25	6
21%	32%	3.30	6
25%	**40%**	**3.50**	**6**
25%	**25%**	**3.50**	**8**

*Row in gray is an extrapolation of the categories between 15% and 25% additional open space

**Bolded rows are as they appear exactly in the Comprehensive Plan



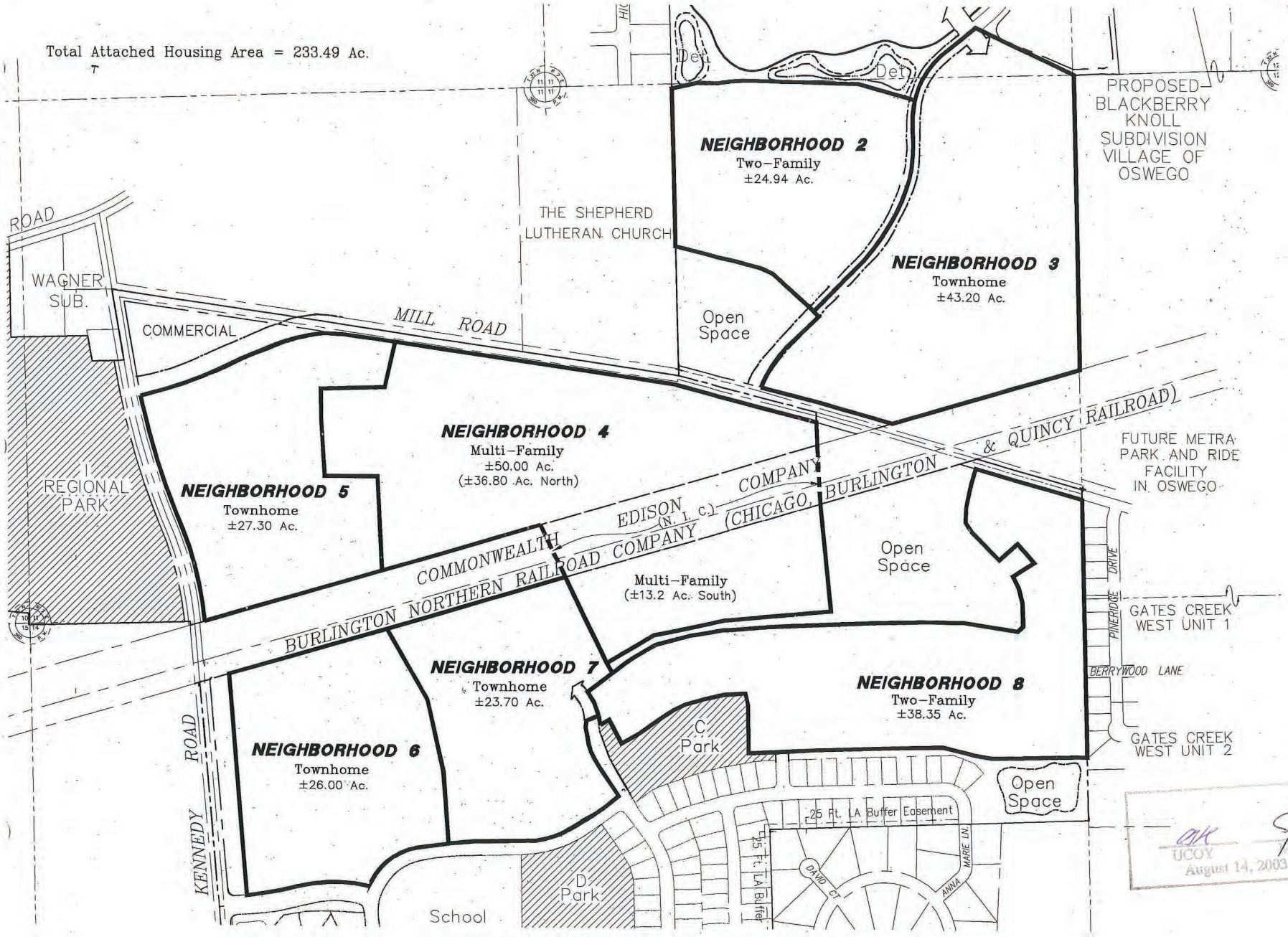


Exhibit "D8"

Transitional-Attached Housing Zoning Exhibit
(Neighborhoods 2-8)
GRANDE RESERVE
Yorkville, Illinois

MPI - Yorkville
535 Plainfield Road Suite E
Willowbrook, IL 60527
(630) 325-4500

Job No. 3300
Scale 1"=200'
Date 03-20-03

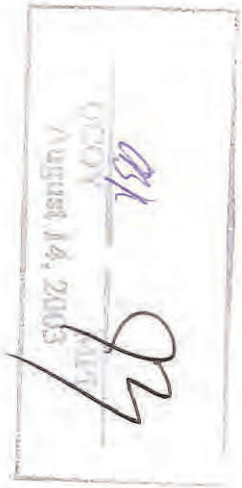
Revisions
06-20-03

DEN LAND DESIGN, INC.
PLANNING • LANDSCAPE ARCHITECTURE
5517 N. Cumberland, Suite 906 Chicago, IL 60656
Ph: 773.763.3320 Fax: 773.763.3325 Email: jmland@ameritech.net

EXHIBIT E1 - GRANDE RESERVE VARIANCE SCHEDULE NEIGHBORHOODS 2 - 19

	R-2 Residential Required	R-2 PUD	R-2 PUD	R-2 PUD	R-2 Duplex Required	R-2 PUD
Minimum Lot Size	12,000 sf	12,000 sf	11,000 sf	10,000 sf	15,000 sf	10,000 sf (4)
Minimum Lot Width	80 ft.	80' Min/85' Typ.	77' Min/82' Typ.	71' Min/75' Typ.	100 ft	75 ft. (4)
Average Lot Size	----	13,800 sf (6)	12,650 sf (6)	11,500 sf (6)	----	----
Yards						
Front	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Side (Corner)	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Side (Interior)	10 ft./ 10%>	10 ft.	10 ft.	10 ft.	10 ft./ 10%>	10 ft.
Rear	40 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Neighborhoods		14, 15, 17, 18 & 19	12, 13 & 16	9, 10 & 11		2 & 8

	R-3 General Residence Required	R-2 PUD	R-2 PUD	R-4 General Residence Required	R-2 PUD
Yards					
Front	30 ft.	25 ft.	25 ft.	30 ft.	25 ft.
Side (Corner)	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Perimeter	30 ft.	30 ft.	30 ft.	40 ft.	30 ft.
Building to Building					
Building Height	2 1/2 Stories or 25 ft.	3 1/2 Stories or 35 ft. (5)	3 1/2 Stories or 35 ft. (5)	2 1/2 Stories or 25 ft.	3 1/2 Stories or 35 ft. (5)
Side to Side	20 ft.	20 ft.	20 ft.	----	----
Side to Rear	40 ft.	40 ft.(1)	35 ft.	----	----
Rear to Rear	60 ft.	60 ft. (2)	60 ft. (2)	----	----
Front to Side	50 ft.	50 ft.	35 ft.	----	----
Front to Front	50 ft.	50 ft.	50 ft. (3)	----	----
Rear to Front	100 ft.	100 ft.	50 ft.	----	----
Garage to Garage	----	----	60 ft.	----	----
Bldg. To Parking	----	----	----	----	15 ft.
Bldg. To Bldg. (end)	----	----	----	----	30 ft.
Bldg. To Bldg. (rear to front)	----	----	----	----	60 ft.
Neighborhoods		3	4, 5, 6 & 7		4



Notes
1. If the structures are arranged in any way other than a parallel arrangement, a separation of 35 feet shall be allowed at the closest point between the structures as long as the average separation between the structures is 40 feet or more.
2. If the structures are arranged in any way other than a parallel arrangement, a separation of 50 feet shall be allowed at the closest point between the structures as long as the average separation between the structures is 60 feet or more.
3. If the structures are arranged in any way other than a parallel arrangement, a separation of 40 feet shall be allowed at the closest point between the structures as long as the average separation between the structures is 50 feet or more.
4. The proposed variances are for two-story duplexes only.
5. As measured from the rear yard.
6. The average lot size in each single family detached neighborhood shall be 115% of all listed minimum lot sizes.

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 2021-04

Agenda Item Summary Memo

Title: City Buildings Updates

Meeting and Date: City Council – November 26, 2024

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

Agenda Item Number

Mayor's Report #6

Tracking Number

CC 2021-38

Agenda Item Summary Memo

Title: Water Study Update

Meeting and Date: City Council – November 26, 2024

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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