

ORDINANCE NO. F-1795

AN ORDINANCE AUTHORIZING THE SIGNING OF AN
ANNEXATION AGREEMENT – 2003 N. STODDARD AVENUE – GREENSCAPE HOMES, LLC

WHEREAS, a written petition has been filed with the City Clerk of Wheaton, Illinois, requesting the annexation to the City of Wheaton, Illinois ("City"), of certain territory legally described in Exhibit 'A' which is contiguous to the boundaries of the City and not within the corporate boundaries of any other municipality, pursuant to a proposed annexation agreement ("Annexation Agreement") which sets forth the terms and conditions under which annexation shall take place; and

WHEREAS, pursuant to notice, a public hearing was conducted by the City Council on June 9, 2014 to consider the terms and conditions of the proposed Annexation Agreement; and

WHEREAS, an annexation agreement dated June 13, 2014, among the City and Greenscape Homes, LLC ("Owner"), is the direct result of deliberations on the proposed Annexation Agreement pursuant to the public hearing and other meetings before the City Council and City Staff.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

Section 1: The Mayor of the City is authorized and directed to sign, on behalf of the City, the Annexation Agreement, and the City Clerk is authorized and directed to attest to the signature of the Mayor and affix the corporate seal of the City thereon. A copy of the Annexation Agreement is on file in the Office of the City Clerk and is incorporated into this ordinance by this reference as though fully set forth herein.

Section 2: The Annexation Agreement shall be recorded in the Office of the Recorder of Deeds, DuPage County, Illinois, at the expense of the Owners.

Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 4: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

ATTEST:


City Clerk


Mayor

Roll Call Vote

Ayes: Councilman Saline
Mayor Pro Tem Suess
Councilwoman Pacino Sanguinetti
Councilman Scalzo
Councilman Prendiville
Councilman Rutledge

Nays: None

Absent: Mayor Gresk

Motion Carried Unanimously

EXHIBIT A

THE WEST HALF OF LOT 11 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S WHEATON FARMS, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 10 AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 1924 AS DOCUMENT 175034, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-10-101-012

The subject property is commonly known as 2003 North Stoddard Avenue, Wheaton, IL 60187.

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT, made and entered into this 6th day of August, 2014 among the City of Wheaton, Illinois, an Illinois corporation, located in DuPage County, State of Illinois ("City"), and Greenscape Homes, LLC ("Owner").

WITNESSETH

WHEREAS, the Owner has an interest in or controls the real estate comprised of a parcel of property approximately .34 acres in size, a description of which is set forth on the Plat of Annexation, marked as Exhibit " A", which is attached to and made a part of this Agreement (the real estate will hereafter be referred to in its entirety as "Subject Property").

WHEREAS, the Subject Property is contiguous to the corporate limits of the City; and

WHEREAS, it is the desire of the Owner that all of the Subject Property be annexed to the City under the terms and conditions of this Agreement; and

WHEREAS, the Owner desires to construct a single-family residence on the Subject Property substantially in accordance with and pursuant to the preliminary plan prepared by Greenscape Homes, LLC, Sheet C-3 dated 4/22/14 and Sheets A3.1 and A3.2 dated 4/30/14, hereinafter referred to as "Building Plans" which are attached to and incorporated into this Agreement as Exhibit "B"; and

WHEREAS, the City has concluded that annexation of the Subject Property under the terms and conditions of this Agreement would further the growth of the City, enable the City to control the development of the area, increase the taxable value of the property within the City, extend the corporate limits and jurisdiction of the City, permit the sound planning and development of the City, and otherwise enhance and promote the health, safety, and general welfare of the City; and

WHEREAS, pursuant to the provisions of Section 6.1, *et.seq.* of the Wheaton City Code and applicable provisions of the Illinois Compiled Statutes and Illinois Constitution, a proposed

annexation agreement in substance and form of the same as this Agreement was submitted to the Wheaton City Council, and a public hearing was held thereon pursuant to notice as provided by law; and

WHEREAS, the City has had such hearings and heard such testimony as prescribed by law with respect to the annexation and requested zoning classification of R-2 Residential District; and

WHEREAS, notice has been duly served in the manner provided by statute on the appropriate governmental entities and an affidavit that service of said notice has been duly served has been placed on record with the Recorder of Deeds, DuPage County, Illinois.

NOW, THEREFORE, in consideration of the foregoing preambles and mutual covenants and agreements contained herein, together with other good and valuable consideration, the receipt of which the parties acknowledge, the parties hereto agree as follows:

1. LEGAL CONFORMANCE WITH LAW. This Agreement is made pursuant to and in accordance with the provisions of the Wheaton City Code and applicable provisions of the Illinois Compiled Statutes and Illinois Constitution.

2. PETITION TO ANNEX. The Owner has filed with the Clerk of the City, a petition pursuant to the provisions of Section 7-1-8 of the Illinois Compiled Statutes [65 ILCS 5/7-1-8], conditioned upon the signing of this Agreement, to annex the Subject Property to the City. The petition is attached to, and incorporated in, this Agreement as Exhibit "C". This Agreement in its entirety, together with the petition for annexation, shall be null, void, and of no force and effect unless the Subject Property is validly zoned and classified under the City's Zoning Ordinance as hereinafter set forth and amended.

3. ANNEXATION ORDINANCE. Immediately upon the complete signing of this Agreement, the City Council will enact an ordinance annexing the Subject Property to the City.

4. REZONING. Immediately after the passage of the ordinance annexing the Subject Property, the City shall, without further hearing, adopt an amendment to its Zoning Map which is part of the Zoning Ordinance of the City and the Comprehensive Plan of the City, zoning and classifying the Subject Property in the R-2 Residential zoning district.

5. SANITARY SEWER FACILITIES. The Owner shall connect the new single family residence on the Subject Property to the sanitary sewer main of the City located within the Stoddard Avenue right-of-way. The Owner shall pay all permit and connection fees in full force and effect, pursuant to the City Code, at the time of the connection of the Subject Property to the sewer main. The Owner shall abandon the existing septic system servicing the property upon connection to the sewer main, in accordance with the requirements of the DuPage County Health Department.

6. STORM WATER FACILITIES. The Owner agrees to design and construct suitable storm water facilities for the Subject Property which comply with the requirements and standards contained in Chapter 34 of the Wheaton City Code and all other applicable Federal, State, and local statutes and ordinances governing stormwater management.

7. WATER FACILITIES. The Owner shall connect the new single family residence on the Subject Property to the water main of the City located within the Stoddard Avenue right-of-way in accordance with City Code. The Owner shall pay all City permit and connection fees in full force and effect, pursuant to the City Code, at the time of the connection of the Subject Property to the water main. The Owner shall abandon the existing well servicing the property upon connection to the water system, in accordance with the requirements of the DuPage County Health Department.

8. RECAPTURE AGREEMENT. As a benefited property identified in a Recapture Agreement dated February 5, 2007 between the City of Wheaton and Airhart Construction, the

Owner shall be required to contributed their pro rata share toward the cost of certain public improvements as further described in the Recapture Agreement which is attached to and incorporated into this Agreement as Exhibit "D".

9. BUILDING PLANS. The Owner shall be required to submit to the City, plans for the new single-family residence to be constructed on the Subject Property. A building permit must be obtained and the appropriate permit fee paid as required by the Wheaton City Code.

10. STOP ORDERS. The City reserves the right to terminate and stop all activities at the job site, with written notice, to correct a situation which presents a direct hazard to the public health, safety, and welfare. Any such stop work order shall be issued in accordance with the provisions of the Wheaton City Code and adopted Building Codes.

11. ANNEXATION AND PERMIT FEES. The amount of the permit, license, tap-on or connection fees imposed by the City which are applicable to or required to be paid by the Owner or successor Owners, contractors, subcontractors, material men, or others performing work or supplying materials in connection with the development or construction of improvements on the Subject Property shall be the amount or rate of said fees in effect at the time of application for same.

12. TREE PRESERVATION. Prior to the issuance of a Site Development Permit, the Owner shall comply with the Tree Preservation requirements as set forth in Section 6.11 of the Wheaton Zoning Ordinance, subject to the provisions of the Site Plans and the terms of this Agreement. The Owner shall cause to be planted street trees planted in accordance with Section 62-294 of the Wheaton City Code and subject to the approval of the Director of Engineering.

13. CONFLICT IN REGULATIONS. The provisions of this Annexation Agreement shall supersede the provisions of any ordinances, codes, or regulations of the City which may be in conflict with the provisions of this Annexation Agreement.

14. AMENDMENT OF ANNEXATION AGREEMENT. This Annexation Agreement, and any exhibit attached hereto, may be amended pursuant to the provisions of Chapter 6 of the City Code.

15. TIME OF THE ESSENCE. Time is of the essence of this Agreement.

16. INVALIDITY. If any provision of this Annexation Agreement, or any section, sentence, clause, phrase, or word, or the application thereof in any circumstances, is held invalid, the validity of the remainder of this Annexation Agreement and the application of such provision, section, sentence, clause, phrase, or word in any other circumstances shall not be affected thereby.

17. TERM OF AGREEMENT. This Annexation Agreement shall be binding upon the parties hereto, their respective successors and the assigns for a full term of ten (10) years from the date of this Agreement.

18. INDEMNIFICATION. Owner shall indemnify and hold the City harmless from all injuries to persons and property which arise due to the actions of the Owner, its agents, assigns, employees, contractors, and subcontractors. Owner shall indemnify and hold the City harmless from all causes of action, suits, judgments, settlements, legal fees, and all other costs which may be incurred by the City as a result of its actions and conduct. The Owner shall provide the City with certificates of insurance as required by any Subdivision Improvement Agreement hereafter entered between the City and the Owner.

19. BINDING EFFECT. This Agreement shall be binding upon the parties hereto, their heirs, executors, administrators, assigns, successors, and grantees.

20. NOTICES. Notices or other writings which any party is required to, or may wish to, serve upon any other party in connection with this Agreement shall be in writing and shall be

delivered personally or sent by certified or registered mail, return receipt requested, postage prepaid, addressed as follows:

A. Greenscape Homes, LLC

4355 Weaver Parkway
Warrenville, IL 60555

B. City of Wheaton.

City Clerk
City of Wheaton
303 West Wesley Street
Wheaton, IL 60189-0727

21. RECORDING. This Agreement shall be recorded in the Office of the Recorder of Deeds, DuPage County, Illinois at the expense of the Owner.

22. DEMOLITION OF EXISTING STRUCTURE. The demolition of the existing residence located on the Subject Property shall be authorized by this Agreement. Demolition of the existing residence, however, shall be carried out in conformance with Wheaton City Code Chapter 22, Article XIV, with the exception that the Owner shall not be required to wait 30 days prior to commencing demolition from the date of submitting a demolition permit application to the Building and Code Enforcement Department, and shall not be required to hold a “neighbor meeting” at least 30 days prior to submitting an application for building demolition. The Owner shall provide written notice to adjacent property owners prior to the building demolition.

23. SIDEWALK. The Owner shall pay to the City a sidewalk contribution equal to 100 percent of the cost of constructing a public sidewalk along the Stoddard Avenue and Daly Road frontages of the Subject Property in lieu of the installation of said public sidewalk, in accordance with Section 58-74(a) of the Wheaton City Code. The cost shall be determined by the Director of Engineering and payment of same shall be made at the time of application of a building permit.

24. FUTURE PUBLIC IMPROVEMENTS. Owners understand that the City customarily requires the owners of real estate being annexed to the City to install various public improvements as required by the City Code, including, but not limited to, full street improvements, sidewalks, and street lighting ("public improvements") within and/or adjacent to the property to be annexed to the City.

At this time, however, the City agrees it would not be in the City's best interest to require the Owners to construct the public improvements along the Daly Road frontage of Subject Property without a unified construction effort along Daly Road. In lieu of the Owners constructing the public improvements at the time of annexation, the Owners agree that should the City construct public improvements along Stoddard Avenue fronting the Subject Property, the Owners shall pay their fair share of costs of the design and construction of said public improvements.

25. CONDITION OF PUBLIC IMPROVEMENTS. The City shall have no obligation of any kind with respect to the public improvements presently existing within Daly Road adjacent to the Subject Property. Once the Subject Property is annexed to the City, the City shall maintain the public improvements within Daly Road adjacent to the Subject Property in the customary manner in which it maintains public improvements.

IN WITNESS WHEREOF, the Corporate authorities and Owner have hereunto set their hands and seals, and have caused this instrument to be executed by their duly authorized officials and the Corporate seal attached here, all on the day and year first above written.

ATTEST:

Sharon Bennett Hahn
CITY CLERK

By

MAYOR

Michael J. Gross

ATTEST:

OWNER

R. M. White President
Greenscape Homes, LLC

EXHIBIT A

PLAT OF ANNEXATION

EXHIBIT B

BUILDING PLANS

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1. The building is a three-story structure with a total area of approximately 10,000 square feet. The ground floor is primarily composed of open office space, while the second and third floors are dedicated to private offices and executive suites. The building is designed to accommodate a workforce of approximately 150 employees.

2. The building is located in a prime commercial district, offering easy access to public transportation and major highways. The surrounding area is well-served by various amenities, including restaurants, retail stores, and parks.

3. The building features a modern design with large windows, providing ample natural light and views of the surrounding city. The interior is finished with high-quality materials, including hardwood floors, granite countertops, and stainless steel appliances.

4. The building is equipped with a state-of-the-art security system, including cameras, motion detectors, and a secure entry system. The building is also fully compliant with all applicable building codes and safety regulations.

5. The building is a prime example of modern commercial architecture, offering a professional and efficient workspace for any business. The building is a valuable asset to the community and is a testament to the quality and craftsmanship of Greenscape Homes, LLC.

<p>1. The building is a three-story structure with a total area of approximately 10,000 square feet. The ground floor is primarily composed of open office space, while the second and third floors are dedicated to private offices and executive suites. The building is designed to accommodate a workforce of approximately 150 employees.</p>	<p>2. The building is located in a prime commercial district, offering easy access to public transportation and major highways. The surrounding area is well-served by various amenities, including restaurants, retail stores, and parks.</p>	<p>3. The building features a modern design with large windows, providing ample natural light and views of the surrounding city. The interior is finished with high-quality materials, including hardwood floors, granite countertops, and stainless steel appliances.</p>	<p>4. The building is equipped with a state-of-the-art security system, including cameras, motion detectors, and a secure entry system. The building is also fully compliant with all applicable building codes and safety regulations.</p>	<p>5. The building is a prime example of modern commercial architecture, offering a professional and efficient workspace for any business. The building is a valuable asset to the community and is a testament to the quality and craftsmanship of Greenscape Homes, LLC.</p>	<p>6. The building is a prime example of modern commercial architecture, offering a professional and efficient workspace for any business. The building is a valuable asset to the community and is a testament to the quality and craftsmanship of Greenscape Homes, LLC.</p>	<p>7. The building is a prime example of modern commercial architecture, offering a professional and efficient workspace for any business. The building is a valuable asset to the community and is a testament to the quality and craftsmanship of Greenscape Homes, LLC.</p>	<p>8. The building is a prime example of modern commercial architecture, offering a professional and efficient workspace for any business. The building is a valuable asset to the community and is a testament to the quality and craftsmanship of Greenscape Homes, LLC.</p>	<p>9. The building is a prime example of modern commercial architecture, offering a professional and efficient workspace for any business. The building is a valuable asset to the community and is a testament to the quality and craftsmanship of Greenscape Homes, LLC.</p>	<p>10. The building is a prime example of modern commercial architecture, offering a professional and efficient workspace for any business. The building is a valuable asset to the community and is a testament to the quality and craftsmanship of Greenscape Homes, LLC.</p>	<p>11. The building is a prime example of modern commercial architecture, offering a professional and efficient workspace for any business. The building is a valuable asset to the community and is a testament to the quality and craftsmanship of Greenscape Homes, LLC.</p>	<p>12. The building is a prime example of modern commercial architecture, offering a professional and efficient workspace for any business. The building is a valuable asset to the community and is a testament to the quality and craftsmanship of Greenscape Homes, LLC.</p>	<p>13. The building is a prime example of modern commercial architecture, offering a professional and efficient workspace for any business. The building is a valuable asset to the community and is a testament to the quality and craftsmanship of Greenscape Homes, LLC.</p>	<p>14. The building is a prime example of modern commercial architecture, offering a professional and efficient workspace for any business. The building is a valuable asset to the community and is a testament to the quality and craftsmanship of Greenscape Homes, LLC.</p>	<p>15. The building is a prime example of modern commercial architecture, offering a professional and efficient workspace for any business. The building is a valuable asset to the community and is a testament to the quality and craftsmanship of Greenscape Homes, LLC.</p>	<p>16. The building is a prime example of modern commercial architecture, offering a professional and efficient workspace for any business. The building is a valuable asset to the community and is a testament to the quality and craftsmanship of Greenscape Homes, LLC.</p>	<p>17. The building is a prime example of modern commercial architecture, offering a professional and efficient workspace for any business. The building is a valuable asset to the community and is a testament to the quality and craftsmanship of Greenscape Homes, LLC.</p>	<p>18. The building is a prime example of modern commercial architecture, offering a professional and efficient workspace for any business. The building is a valuable asset to the community and is a testament to the quality and craftsmanship of Greenscape Homes, LLC.</p>	<p>19. The building is a prime example of modern commercial architecture, offering a professional and efficient workspace for any business. The building is a valuable asset to the community and is a testament to the quality and craftsmanship of Greenscape Homes, LLC.</p>	<p>20. The building is a prime example of modern commercial architecture, offering a professional and efficient workspace for any business. The building is a valuable asset to the community and is a testament to the quality and craftsmanship of Greenscape Homes, LLC.</p>
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EXHIBIT C

PETITION FOR ANNEXATION

**CITY OF WHEATON
PETITION FOR ANNEXATION**

To: THE WHEATON CITY COUNCIL

Petitioners on oath states as follows:

1. That they are the owners of record of all of the land within the property described herein.
2. That (they are the only) or (there are other) electors residing thereon. (Circle the appropriate answer).
3. That no portion of the property is within the corporate limits of any municipality.
4. That the property which petitioners desire to have annexed to the City of Wheaton is described as follows:

THE WEST HALF OF LOT 11 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S WHEATON FARMS, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 10 AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 1924 AS DOCUMENT 175034, IN DUPAGE COUNTY, ILLINOIS.

5. That this petition shall be in full force and effect from and after the date hereof and until the property is contiguous and annexed to the City of Wheaton.

WHEREFORE, the applicant petitions that the property be annexed by ordinance to the City of Wheaton, Illinois, in accordance with the appropriate statutes.

The undersigned on oath states that he/she has read the foregoing petition for annexation, has knowledge of the allegations contained therein, and that said allegations are true and correct to the best of his/her knowledge.

Date: April 30 20 14.

Keim

Owner(s) of record of said property

Name: Greenscape Homes, LLC Signature: R. H. Keim, USH Co. CEO

Address: 4355 Leary Parkway Warrenville, IL 60555

Tel. No.: _____ Fax No.: 630-281-2021

Elector(s) residing on said property

(630) 338-7529

Name: _____

Name: _____

Subscribed and sworn before me this 30 day of April 20 14.

Nicole Horner

Notary Public

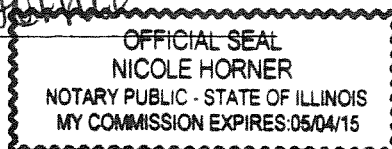


EXHIBIT D

RECAPTURE AGREEMENT

RECAPTURE AGREEMENT

This Agreement made and entered into this 5th day of February, 2007, by and between the CITY OF WHEATON, an Illinois municipal corporation (hereinafter referred to as the "City"), and AIRHART CONSTRUCTION CORP. (hereinafter referred to as the "Developer"):

WITNESSETH;

WHEREAS, the City is an Illinois Municipal corporation exercising home rule powers pursuant to Article VII of the Constitution of Illinois, 1970, and pursuant to Chapter 50 of the Wheaton City Code; and

WHEREAS, Developer is the legal or beneficial owner of the real property legally described in Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "Subject Property"); and

WHEREAS, the Subject Property is located within the corporate limits of the City; and

WHEREAS, the Subject Property constitutes 7.9 acres at the northwest corner of Stoddard Avenue and Daly Road and is commonly known as Mackenzie Place and Mackenzie Place Phase 2 subdivisions (hereinafter referred to as the "Development"); and

WHEREAS, the City has recognized that certain public improvements needed to be modified or added to service the Development; and

WHEREAS, certain public improvements were required by the City; and

WHEREAS, the Developer has installed the public improvements required by the City;
and

Done 2/2/07

WHEREAS, the installation of such public improvements to serve the Subject Property will, in the opinion of the corporate authorities of the City, provide a benefit for and will be used by the owners of the property legally described in Exhibit "B" attached hereto and made a part hereof (hereinafter referred to as the "Benefited Property"); and

WHEREAS, the Developer is desirous of obtaining from the City an agreement that the owners of the Benefited Property shall be required to contribute their pro rata share toward the cost of the installation of the public improvements, at such time as a permit is requested and granted for connection to the public improvements by the corporate authorities of the City, or annexation of the Benefited Property to the City by the corporate authorities of the City, and

WHEREAS, Corporate Authorities of the City caused to be conducted a hearing on this proposed Recapture Agreement, said hearing having been conducted on the 8th day of January, 2007, at Wheaton City Hall, pursuant to notice.

NOW THEREFORE, in consideration of the foregoing premises and the covenants and conditions, the adequacy and sufficiency of which the parties hereto hereby acknowledge, the parties agree as follows:

1. Improvements to be Completed. The Developer has caused the public improvements found in Paragraph 4, and as required by the City, to be substantially completed.

2. Conveyance of Improvements. The Developer hereby agrees to transfer all his rights, titles, and interest in and to said improvements installed on the Subject Property or located within the public right-of-way and easements adjacent to the Subject Property and/or the Benefited Property to the City, by executing a Bill of Sale therefore in favor of the City in a form acceptable to the City Attorney. The work has been completed subject to the inspection and approval of the City Director of Engineering. The City hereby agrees to accept such a Bill of Sale and shall, subsequent to said conveyance, use, operate, and maintain said improvements. The Developer for the work herein specified guarantees that the workmanship and material furnished under the specifications and used in said work shall be furnished and performed in

Dated and signed

accordance with well know established practices and standards recognized by engineers in the trade. All such work is to be new and of the best grade of their respective kinds for the purpose.

3. Benefited Property. The Corporate authorities of the City have determined that the parcels of property described in Exhibit "B" attached hereto and referred to as the Benefited Property will benefit from the construction of said improvements referred to in Paragraph 1.

4. Benefiting Improvements, Recapture Expenses. Exhibit "C" of this agreement is a schedule of those elements of the required public improvements referred to in Paragraph 1, deemed by the corporate authorities of the City to provide a benefit to the owners of the Benefited Property together with a list of expenses to be suitable for recapture ("Recapture Expenses"). The Recapture Expense shall bear annual interest from and after the date of this agreement of six percent (6%) per annum, compounded annually, which rate shall apply throughout the term hereof.

5. Collection of Recapture Expense. The City shall assess against and collect from the person(s) or entity(s) owning the Benefited Property, or any portion thereof, their successors and assigns, the Recapture Expense set forth in Paragraph 4. The City shall collect from the owner or its agent of the Benefited Property or any portion thereof that amount of the Recapture Expense commensurate with the portion of the Benefited Property affected as set forth in Paragraph 4 herein, at such time as, (i) issuance of a permit to connect to the public improvements by the corporate authorities of the City, or (ii) annexation of the Benefited Property by the corporate authorities of the City, and as provided for in Exhibit "C" attached hereto and made a part of hereof.

6. Payment of Recapture Expense. All Recapture Expense collected by the City pursuant to this Agreement shall be paid to the Developer or his successors or assigns within sixty (60) days after collection by the City. It is understood and agreed that the City's obligation to reimburse the Developer shall be limited to funds collected from such Recapture Expense and payments made hereunder shall be made solely out of said funds. This Agreement shall not be

D. J. [Signature]

construed as creating any obligation upon the City to make payments from its general corporate funds or revenue.

7. City's Obligations. The City, its officers, employees, and agents, shall make all reasonable efforts to make collections of Recapture Expenses. The City or any of its officials or employees shall not be liable in any manner for failure to make such collections. The Developer agrees to hold the City, its officers, employees, and agents, harmless for the unintentional failure to collect said fees. However, the Developer or City may sue any party owing Recapture Expenses for collection, and in the event the Developer prosecutes a collection law suit, the City agrees to cooperate in its collection attempts by allowing full and free access to its books and records. In the event the City and any of its agents, officers, or employees is made a party Defendant in any actual or threatened litigation arising out of or resulting from this Agreement and/or the City's execution thereof, the Developer or its heirs, successors, assigns, and purchasers, shall defend such litigation, including the interest of the City, and shall further release and hold the City harmless from any Judgment entered against the Developer and/or the City and shall further indemnify the City from any loss resulting therefrom, including reasonable attorney's fees.

8. City's Collection of Other Fees and Charges. Nothing shall limit or in any way affect the rights of the City to collect other fees and charges pursuant to City ordinances, resolutions, motions, or policies, as the fees provided for herein are in addition to such other City fees and charges.

9. Term. This Recapture Agreement shall be in full force and effect for a period of twenty (20) years from the date hereof, unless sooner terminated by the Agreement of the parties hereto or by the completion of all duties to be performed hereunder. To the extent that the owner(s) of the Benefited Property, or any portion thereof, fail to request a permit from the city for connection to the public improvements, or request annexation to the City, within the said twenty (20) years, then this Recapture Agreement, and each and every duty or undertaking set forth herein, shall become null and void and of no further force and effect.

11. Miscellaneous Provisions.

B. Binding Effect: Except as otherwise herein provided, this Agreement shall inure to the benefit of and be binding upon the successors and assigns of Developer and any successor municipal corporation of the City.

D. Recordation: A true and correct copy of this Recapture Agreement, shall be recorded by the City with the DuPage County Recorder of Deeds, so as to provide owner(s) of the Benefited Property, its successors and assigns, with notice of the terms hereof. The cost of such recordation shall be paid by the Developer.

If to City: City of Wheaton
303 W. Wesley Street
Wheaton, IL 60187

With a copy to: Edward J. Walsh, Jr.
601 W. Liberty Drive
P.O. Box 999
Wheaton, IL 60189-0999

If to Developer: Airhart Construction
500 E. Roosevelt Road
West Chicago, IL 60185

With a copy to:

Or at such other place or places as the parties may from time to time designate in writing.

F. Severability: The invalidity or unenforceability of any of the provisions hereof, or of any charge imposed as to any portion of the property deemed benefited, shall not affect the validity or enforceability of the remainder of this Agreement or the charges imposed.

G. Complete Agreement: This Agreement contains all the terms and conditions agreed upon by the parties hereto and no other prior agreement (oral or otherwise) regarding the subject matter of this Agreement shall be deemed to exist to bind the parties.

H. Captions and Paragraph Headings: The captions and paragraph headings incorporated herein are for convenience only and are not part of this Agreement, and further shall not be used to construe the terms hereof.

I. Governing Law: This Agreement and the application of the terms contained herein shall be governed by the laws of the State of Illinois.

J. No Assumption or Obligation: Notwithstanding anything contained herein to the contrary, it is understood and agreed by and between the parties hereto that nothing contained

herein shall in any manner be construed to constitute an assumption or undertaking by Developer to construct or complete the subject improvements on the Subject Property and/or the Benefited Property. The City agrees and acknowledges that the construction of the said public improvements by Developer shall be in the sole discretion of the Developer. Non-performance by Developer shall terminate the City's obligations provided herein and the Recapture rights of Developer.

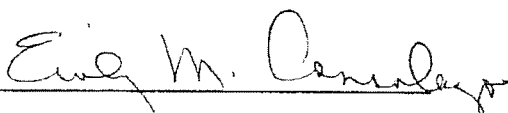
IN WITNESS WHEREOF, the parties hereto have affixed their signatures on the day and date first written above.

THE CITY OF WHEATON, an Illinois municipal corporation




Mayor

Attest:



City Clerk

AIRHART CONSTRUCTION CORP.



President

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

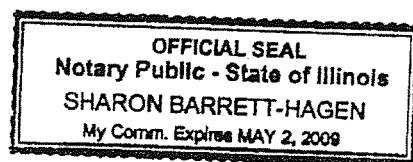
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that C. James Carr, Mayor of the City of Wheaton, Illinois and Emily M. Consolazio, City Clerk of the City of Wheaton, Illinois, who are personally know to me to be the same persons whose names are subscribed to the foregoing instrument as such Mayor and City Clerk, respectively, appeared before me this date in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of the City of Wheaton, a municipal corporation, for the uses and purposes therein set forth; and that said City Clerk then and there acknowledged that she, as custodian of the corporation, did affix the seal of said corporation to said instrument as her own 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 10th day of February, 2007.

Notary Public

Sharon Barrett Hagen

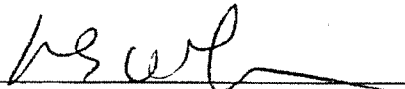
SEAL



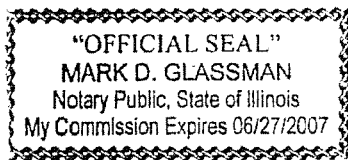
STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, Court M. Airhart, who is personally know to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this date in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 12th day of February, 2007

Notary Public 

SEAL



Doc. # 070601

EXHIBIT "A"

SUBJECT PROPERTY LEGAL DESCRIPTION

EXHIBIT "A"

Subject Property Legal Description – Mackenzie Place Recapture

ALL OF MACKENZIE PLACE SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 13, 2005 AS DOCUMENT NUMBER R2005-275049, IN DUPAGE COUNTY, ILLINOIS, AND

ALL OF MACKENZIE PLACE PHASE 2 SUBDIVISION A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 18, 2006 AS DOCUMENT NUMBER R2006-136329, IN DUPAGE COUNTY, ILLINOIS.

PIN's:

EXHIBIT "B"

BENEFITED PROPERTY DESCRIPTIONS

EXHIBIT "B"

Benefited Property Descriptions - Mackenzie Place Recapture

Parcel #1

LOT 15 IN BLOCK 1 IN ARTHUR T. MACINTOSH AND COMPANY'S WHEATON FARMS, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, AND PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 1924 AS DOCUMENT 175034, IN DUPAGE COUNTY, ILLINOIS.

2021 N. Stoddard Avenue
Wheaton, IL 60187

PIN 05-10-101-008

Parcel #2

LOT 14 IN BLOCK 1 IN ARTHUR T. MACINTOSH AND COMPANY'S WHEATON FARMS, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, AND PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 1924 AS DOCUMENT 175034, IN DUPAGE COUNTY, ILLINOIS.

2015 N. Stoddard Avenue
Wheaton, IL

PIN 05-10-101-009

Parcel #3

LOT 13 IN BLOCK 1 IN ARTHUR T. MACINTOSH AND COMPANY'S WHEATON FARMS, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, AND PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 1924 AS DOCUMENT 175034, IN DUPAGE COUNTY, ILLINOIS.

2011 N. Stoddard Avenue
Wheaton, IL

PIN 05-10-101-010

R 2007-035601

Parcel #4

LOT 12 IN BLOCK 1 IN ARTHUR T. MACINTOSH AND COMPANY'S WHEATON FARMS, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, AND PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 1924 AS DOCUMENT 175034, IN DUPAGE COUNTY, ILLINOIS.

2007 N. Stoddard Avenue
Wheaton, IL

PIN 05-10-101-011

Parcel #5

THE WEST HALF OF LOT 11 IN BLOCK 1 IN ARTHUR T. MACINTOSH AND COMPANY'S WHEATON FARMS, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, AND PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 1924 AS DOCUMENT 175034, IN DUPAGE COUNTY, ILLINOIS.

2003 N. Stoddard Avenue
Wheaton, IL

PIN 05-10-101-012

Parcel #6

THE WEST HALF OF LOT 16 IN BLOCK 3 IN ARTHUR T. MACINTOSH AND COMPANY'S WHEATON FARMS, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, AND PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 1924 AS DOCUMENT 175034, IN DUPAGE COUNTY, ILLINOIS.

1925 N. President Street
Wheaton, IL

PIN 05-10-103-021

Parcel #7

THE EAST HALF OF LOT 16 IN BLOCK 3 IN ARTHUR T. MACINTOSH AND COMPANY'S WHEATON FARMS, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, AND PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 1924 AS DOCUMENT 175034, IN DUPAGE COUNTY, ILLINOIS.

1010 Daly Road
Wheaton, IL

PIN 05-10-103-022

Parcel #8

THE WEST HALF OF LOT 1 IN BLOCK 3 IN ARTHUR T. MACINTOSH AND COMPANY'S WHEATON FARMS, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, AND PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 1924 AS DOCUMENT 175034, IN DUPAGE COUNTY, ILLINOIS.

1014 Daly Road
Wheaton, IL

PIN 05-10-103-011

Parcel #9

THE EAST HALF OF LOT 1 IN BLOCK 3 IN ARTHUR T. MACINTOSH AND COMPANY'S WHEATON FARMS, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, AND PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 1924 AS DOCUMENT 175034, IN DUPAGE COUNTY, ILLINOIS.

1928 N. Stoddard Avenue
Wheaton, IL

PIN 05-10-103-012

EXHIBIT "C"

RECAPTURE EXPENSES

Exhibit "C"

Mackenzie Place Recapture Agreement

Summary of Recapture Expenses

Benefited Property	Property Frontage (L.Ft.)	Roadway	Watermain	Sanitary	Total
#1 2021 N. Stoddard Av	100	\$ 6,206.00	\$ 2,636.00	\$ 2,151.00	\$ 10,993.00
#2 2015 N. Stoddard Av	100	\$ 6,206.00	\$ 2,636.00	\$ 2,151.00	\$ 10,993.00
#3 2011 N. Stoddard Av	100	\$ 6,206.00	\$ 2,636.00	\$ 2,151.00	\$ 10,993.00
#4 2007 N. Stoddard Av	100	\$ 6,206.00	\$ 2,636.00	\$ 2,151.00	\$ 10,993.00
#5 2003 N. Stoddard Av	100	\$ 6,206.00	\$ 2,636.00	\$ 2,151.00	\$ 10,993.00
Stoddard Totals	500	\$ 31,030.00	\$ 13,180.00	\$ 10,755.00	\$ 54,965.00
#6 1925 N. President St	180	\$ 11,163.60	\$ 6,260.40	-	\$ 17,424.00
#7 1010 Daly Rd	120	\$ 7,442.40	\$ 4,173.60	-	\$ 11,616.00
#8 1014 Daly Rd	150	\$ 9,303.00	\$ 5,217.00	-	\$ 14,520.00
#9 1928 N. Stoddard Av	150	\$ 9,303.00	\$ 5,217.00	-	\$ 14,520.00
Daly Totals	600	\$ 37,212.00	\$ 20,868.00	-	\$ 58,080.00
Grand Totals		\$ 68,242.00	\$ 34,048.00	\$ 10,755.00	\$ 113,045.00

R2007-025601