



**Village of Romeoville
Proposed Bluff Road
TIF District**

***Public Hearing
December 6, 2017***

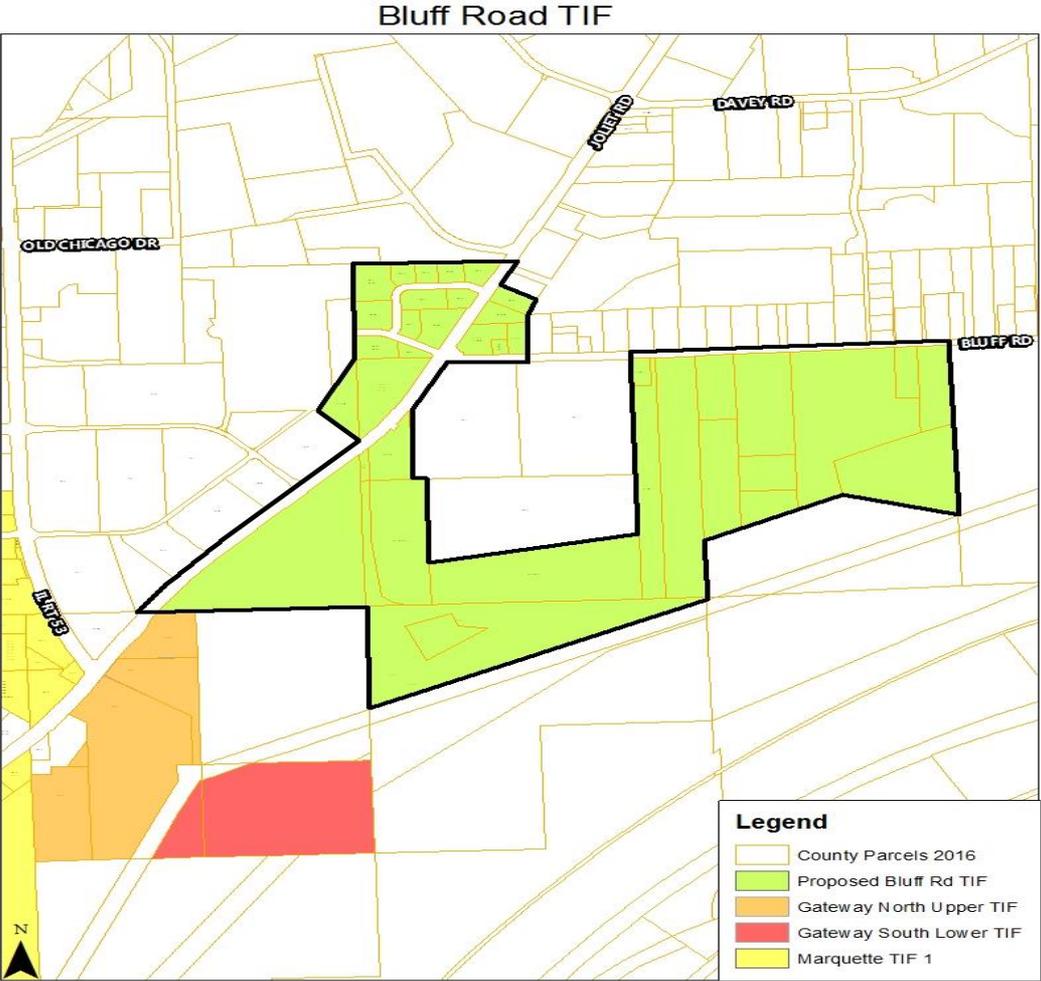
Overview

- I. Background of Proposed TIF District/Plan for Area
- II. Factors Qualifying Area as a TIF District
- III. Key Elements of TIF Plan
- IV. Next Steps



I. Background

Bluff Road TIF District Boundaries



II. Qualification Factors

The proposed TIF District is found to qualify under the following criteria:

Portions as “blighted-vacant,” based upon certain adverse conditions that present a barrier to the area’s successful redevelopment.

Portions as “blighted-improvements” based upon certain factors in the TIF Act that could serve as impediments to further redevelopment.

The TIF is a contiguous area greater than 1 and ½ acres.

II. Qualification Factors

Blighted-Improved Factors

- 1) Dilapidation
- 2) Obsolescence
- 3) Deterioration
- 4) Presence of Structures Below Code
- 5) Illegal Uses
- 6) Excessive Vacancies
- 7) Lack of Ventilation and Sanitary Facilities

8) Inadequate Utilities

- 9) Excessive Land Coverage

10) Deleterious Layout/Layout

- 11) Environmental Clean-up

12) Lack of Community Planning

13) Lagging/Declining EAV

II. Qualification Factors

Blighted-Vacant Factors

- 1) **Obsolete Platting**
- 2) **Diversity of Ownership**
- 3) Tax Delinquencies
- 4) Proximity to Deterioration
- 5) Environmental Remediation
- 6) **Lagging EAV**

Stand Alone Factors

- 1) Unused Quarries, Mines, or Strip Mine Ponds
- 2) Unused Railyards, rail tracks or railroad rights-of-way
- 3) **Chronic Flooding**
- 4) **Unused Disposal Site**