



Draft Dated October 3, 2018

**VILLAGE OF ROMEOVILLE
NORMANTOWN ROAD/WEBER ROAD BUSINESS DISTRICT NO. 1
PLAN**

Prepared Jointly by:

Kane, McKenna, and Associates, Inc.

In Conjunction with the

Village of Romeoville

October, 2018

Village of Romeoville
Normantown Road/Weber Road Business District No. 1
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I. INTRODUCTION

A. Background

The Village of Romeoville (the "Village") has identified the area south of Interstate 55 and generally located at the intersection of Normantown Road and Weber Road (the "Business District") would benefit from the utilization of a business district designation as specifically provided for in 65 ILCS 5/11-74.3-1 et. seq., as amended (the "BD Act" or "Business District Act"). Kane, McKenna and Associates, Inc. ("KMA") has been retained to assist the Village in determining the eligibility of the area in accordance with the BD Act and in preparing this Business District Plan.

The proposed Business District includes the frontage properties along the intersection of Normantown Road and Weber Road, as well as properties located north on Brunswick Lane to the frontage road, and identified in the Boundary Map attached on Exhibit A.

Recent trends within the economy will require the Village to address public improvement costs or it is anticipated that current levels of occupancy and operation may decline and new investment may be hampered, unless public assistance is forthcoming. The Business District designation is important to the redevelopment concepts envisioned by the Village.

The Village recognizes that economic development initiatives can offer communities the opportunity to accomplish various goals, including increased property and sales tax revenues, the capture of currently unrealized sales tax or hotel tax, and the attraction of users from the immediate area as well as neighboring areas. A diversified tax base, increased employment and services to local residents, and reductions in statutorily defined "blighted conditions" are also important to the Village.

The Normantown Road/Weber Road Business District No. 1 Plan (the "Plan") developed by the Village is an initial step in an effort to maintain and strengthen Village retail and commercial advantages, preserve area strengths, and to develop a flexible and workable approach in order to maintain retail and commercial uses within the Village.

It is intended that the Plan's goals and objectives will be supplemented by ongoing efforts as well as integrated with new proposed efforts that take into account and attempt to balance both the marketplace and Village planning preferences.

Pursuant to its updated "Romeoville Comprehensive Plan", adopted July 19, 2017 (the "Comprehensive Plan") and the Community Assessment Report, it is acknowledged that:

The Comprehensive Plan focuses on developing a long term growth strategy influenced by several factors including:

1. Advancing implementation policies that encourage development introducing a broad range of uses to the community. A diversity of uses will support directly or indirectly the fiscal health of the Village through additional tax revenue, new services, and supportive uses that make existing business more successful and enhance the stability of

neighborhoods. Fiscal sustainability is dependent on the ability of the Village to withstand significant changes in economic trends, such as the rapid changes in retailing, loss of taxes, or decline of significant business sectors, such as manufacturing.

2. Provide a greater diversification of land uses to reduce reliance on any one business sector. The introduction of supportive land uses, such as housing near employment centers, creates a walking market comprised of employees who enhance local sales by frequenting local businesses. Quality housing near employment centers provides important assets for a business seeking a Romeoville location, as they improve access to employees and reduce commuting time for residents. Diversifying employment opportunities and providing for services, commercial businesses, and entertainment options that cater to the needs of residents is necessary to create a more complete community.
3. Focus on improving internal accessibility by providing for alternative forms of transportation. Romeoville's economic success is based on its access to regional and interstate roadways. The success of creating more diversified, mixed use development stakes a multimodal approach to ensure all travel modes -- driving, walking, biking, and taking public transit -- are properly integrated into the design of the built environment. The provision of safe and convenient routes for motorists, pedestrians, and bicyclists are fundamentally tied to the Village's focus on strengthening access to transit facilities and enhancing connectivity to the local system of parks, forest preserves, and open space.

Source: Romeoville Comprehensive Plan, 2017

The Business District Act authorizes Illinois municipalities to designate an area within the municipality as a business district. A business district must be established in conformance with a specific plan officially approved by the Village Board of the municipality after holding a public hearing on the proposed designation.

B. Municipal Powers under the Act

In accordance with the BD Act, the Village may exercise the following powers in carrying out a business district development plan:

- (1) To make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan. A contract by and between the municipality and any developer or other nongovernmental person to pay or reimburse said developer or other nongovernmental person for business district project costs incurred or to be incurred by said developer or other nongovernmental person shall not be deemed an economic incentive agreement under Section 8-11-20, notwithstanding the fact that such contract provides for the sharing, rebate, or payment of retailers' occupation taxes or service occupation taxes (including, without limitation, taxes imposed pursuant to subsection (11) the municipality receives from the development or redevelopment of properties in the business district. Contracts shall be binding upon successor corporate authorities of the municipality and any party to such contract may seek to enforce and compel performance of the contract by civil action, mandamus, injunction, or other proceeding.
- (2) Within a business district, to acquire by purchase, donation, or lease, and to own, convey, lease, mortgage, or dispose of land and other real or personal property or rights or interests therein; and to grant or acquire licenses, easements, and options with respect thereto, all in the manner and at such price authorized by law. No conveyance, lease, mortgage, disposition of land or other property acquired by the municipality or agreement relating to the development of property, shall be made or executed except pursuant to prior official action of the municipality. No conveyance, lease mortgage, or other disposition of land owned by the municipality, and no agreement relating to the development of property, within a business district shall be made without making public disclosure of the terms and disposition of all bids and proposals submitted to the municipality in connection therewith.
- (2.5) To acquire property by eminent domain in accordance with the Eminent Domain Act.
- (3) To clear any area within a business district by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements, and to clear and grade land.
- (4) To install, repair, construct, reconstruct, or relocate public streets, public utilities, and other public site improvements within or without a business district which are essential to the preparation of a business district for use in accordance with a business district plan.
- (5) To renovate, rehabilitate, reconstruct, relocate, repair, or remodel any existing buildings, structures, works, utilities, or fixtures within any business district.

- (6) To construct public improvements, including but not limited to buildings, structures, works, utilities, or fixtures within any business district.
- (7) To fix, charge, and collect fees, rents, and charges for the use of any building, facility, or property or any portion thereof owned or leased by the municipality within a business district.
- (8) To pay or cause to be paid business district project costs. Any payments to be made by the municipality to developers or other nongovernmental persons for business district project costs incurred by such developer or other nongovernmental person shall be made only pursuant to the prior official action of the municipality evidencing an intent to pay or cause to be paid such business district project costs. A municipality is not required to obtain any right, title, or interest in any real or personal property in order to pay business district project costs associated with such property. The municipality shall adopt such accounting procedures as shall be necessary to determine that such business district project costs are properly paid.
- (9) To apply for and accept grants, guarantees, donations of property or labor or any other thing of value for use in connection with a business district project.
- (10) If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality.
- (11) If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a hotel operators' occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for the business district project costs as set forth in the Business District Act for the business district project costs.

Pursuant to the Business District Act, the service occupation and retailers' occupation taxes may be imposed at a rate not to exceed one percent (1%) of the gross receipts from sales of tangible personal property within the business district, and must be imposed in quarter percent (0.25%) increments. The taxes may not be imposed on "tangible personal property titled or registered with an agency of this State's government or food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purposes of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use." The hotel operators' occupation tax may be imposed at a rate of not to exceed one percent (1%) of the gross rental receipts from the rental leasing or letting of hotel rooms within the business district (excluding, however, gross rental receipts from the rental

leasing or letting of a hotel to permanent residents, as defined in the Hotel Operators' Occupation Tax Act), must be imposed in quarter percent (0.25%) increments.

Pursuant to the Business District Act, the business district tax allocation fund, in which the taxes described above are deposited, shall be dissolved no later than 270 days following payment of the last distribution of taxes that retire all Business District costs and obligations. These Service Occupation and Retailers Occupation taxes, if imposed, shall be collected by the Illinois Department of Revenue and then disbursed to the Village. The Hotel Operators Occupation tax shall be administered and collected by the Village.

In accordance with the Business District Act, the Plan sets forth the necessity for, the objectives of, and the development program for the Business District in the Village. All exhibits to this Plan are incorporated herein by this reference thereto.

C. Village Goals and Objectives

The Business District Plan has been prepared in accordance with the provisions of the Business District Act and is intended to guide improvements, activities and projects within the Normantown Road/Weber Road Business District in order to stimulate private investment in the Village in conjunction with the Romeoville Comprehensive Plan.

Village Goals

- Provide a greater diversification of land uses to reduce reliance on any one business sector.
- Advance implementation policies that encourage development including business retention and introducing new businesses to the community
- Focus on improving internal accessibility by providing for necessary public transportation circulation.
- Ensure that each development opportunity will provide for new uses that support the needs of residents, including expanded tax base and job creation.

Sustained economic growth within the Village is essential to the community's development. Economic growth is important since it both provides employment opportunities for residents and strengthens the Village's tax base.

II. QUALIFICATION FOR THE BUSINESS DISTRICT

The Business District boundaries are generally described above and a map of the Business District boundaries is contained in Exhibit A.

Business District development and redevelopment is specifically provided for in 65 ILCS § 5/11-74.3-1 et seq. the “Act” or the “Business District Act”. Pursuant to the Act, the Village may designate a specific area of the Village as a Business District, with the authority to levy an additional Service Occupation and Retailers Occupation tax or Hotel Operations Occupation Tax therein, but only after the holding of a public hearing and the making of a formal finding as to the following:

“Blighted area” means an area that is a blighted area which, by reason of the predominance of defective, non-existent, or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability, an economic underutilization of the area or a menace to the public health, safety, morals, or welfare.

Pursuant to the Act, the Village Board may designate a specific area of the Village as a business district, with the authority to levy additional and special taxes therein, but only after the holding of a public hearing and the making of a formal finding as to the following the business district on the whole has not been subject to growth and development through investment by private enterprises or would not reasonably be anticipated to be developed or redeveloped without the adoption of the business district development or redevelopment plan;

- (i) the business district plan conforms to the comprehensive plan for the development of the municipality as a whole; and
- (ii) the business district qualifies pursuant to factors as defined by the Act.

The proposed site as it currently exists demonstrates several factors which present a concern for the public health, safety or welfare of the community and environment including defective or inadequate street layout, unsafe conditions and deterioration of site improvements. The factors are summarized below:

1. **Obsolete Platting or Subdivision.** Much of the area has platting that fails to create right-of-ways for streets, alleys or other public right-of-ways and omits easements for public utilities. There are a number of platting deficiencies including integration with proposed uses. For example, the vacant sub-area lacks the appropriate right-of-ways for streets and public right-of-ways. Additionally, it lacks easements for public roadways or utilities required for the proposed redevelopment. Infrastructure needs to be provided to accommodate future development.

2. **Defective or inadequate street layout** – The State of Illinois Department of Transportation (IDOT) and the Will County Division of Transportation have been developing improvement plans for Weber Road and the area near the I-55 interchange for several years. Access to existing properties east of Weber Road and south of Normantown Road are of concern. The planned removal of existing right in and right out driveways will have impact on existing businesses. The Village has been exploring public road improvements to extend the rear access road further south and west in order to connect to Weber Road at a new right in and right out drive. Proposed improvements will require new roadway construction, potential land acquisition, and site preparation on the east side of Weber Road.

In addition, potential traffic improvements west of Weber Road (possible signalization improvements) and at Brunswick Drive will require Village coordination and funding due to the comprehensive nature of the Weber Road/ Normantown Road intersection usage and traffic planning.

III. BUSINESS DISTRICT DESCRIPTION

A. General Description

The Business District is generally described includes the frontage properties along the intersection of Normantown Road and Weber Road and extending north along Brunswick Lane to the frontage road.

B. Legal Description

The legal description of the Business District is included in Exhibit A. The Business District includes only parcels of real property that will be directly and substantially benefited by this Plan.

C. Name of Proposed Business District

The name of the Business District shall be the “Normantown Road/Weber Road Business District No. 1”.

IV. BUSINESS DISTRICT REDEVELOPMENT

A. Business District Policy Criteria

The Village will review the following policy criteria to guide development activities within the Business District:

- 1) Preserve and create an environment within the Business District which will promote the economic and social welfare of the Village including opportunities for new retail/commercial growth.
- 2) Exercise powers provided for under the Business District Act in the promotion of the public interest and enhancement of the tax base and tax revenues to the Village.
- 3) Enhance the economic well-being and strengthen the retail/commercial sector within the Business District by encouraging private investment and reinvestment through public financing vehicles, if necessary, to increase business activity, attract sound and stable commercial growth, create and retain job opportunities and enhance and diversify the tax base.
- 4) Address the need for economic feasibility, cost efficiency and economies of scale in development through encouragement of coordinated development of projects. The Village will review projects on an individual basis in order to determine the need for assistance.
- 5) Provide necessary public infrastructure that enhances the Business District to create an attractive service and/or shopping environment to encourage and support private investment.
- 6) Establish adequate and safe vehicular and pedestrian circulation and provide adequate parking in locations easily accessible for patrons and other users of commercial activities.

B. Private Development Actions

The Village is committed to being prudent regarding the use of public resources in the assistance of economic development activities. Accordingly, Village assistance for economic development located within the Business District, as generally described below, will require thorough Village review of the need for public assistance. The Village Board will need to approve the terms of assistance in a development agreement with any developer or business proposals. Private development actions would be expected to conform to the Village's Business District Policy Criteria set forth in Section IV. A. above.

Any developer will need to evidence capacity to implement the proposed project and it must conform to the appropriate Village planning provisions. The Village seeks to expand and diversify its economic and tax base. Accordingly, the project must serve to improve the economic tax base of the Village.

C. General Project Description

The Village may provide or enter into an agreement with the developer or other private sector interests to provide certain public and private improvements in the Business District to enhance the immediate area and to serve the needs of development and the interests of the Village and its residents.

The Village intends to develop the Business District in accordance with the Village's Comprehensive Plan further contributing to the long-term economic health and vitality of the Village.

Proposed Village projects may include but shall not necessarily be limited to:

- Improvement of public utilities including provision of sewer related system improvements and storm water detention;
- Coordinate parking and traffic related improvements;
- Improvement of streets and roadways;
- Rehabilitation of building exterior and interior components;
- Improvement of entryway and signage related features;
- Beautification and installation of identification markers, landscaping/ streetscaping; and
- Relocation and/or extension of utilities.

To achieve the objectives of this Plan, the Village may additionally enter into agreements with the developer or other private sector interests in order to implement the objectives of this Plan.

D. Business District Project Costs

Business district project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the BD Act, and any such costs incidental to this Business District Plan. Private investments, which supplement “Business District Project Costs”, are expected to substantially exceed such costs. Eligible costs permitted under the BD Act which may be pertinent to this Business District Plan include:

- 1) costs of studies, surveys, development of plans and specifications, implementation and administration of a business district plan, and personnel and professional service costs including architectural, engineering, legal, marketing, financial, planning, or other professional services, provided that no charges for professional services may be based on a percentage of tax revenues received by the municipality;
- 2) property assembly costs, including but not limited to, acquisition of land and other real or personal property or rights or interests therein, and specifically including payments to developers or other nongovernmental persons as reimbursement for property assembly costs incurred by that developer or other nongovernmental person;
- 3) site preparation costs, including but not limited to clearance, demolition or removal of any existing buildings, structures, fixtures, utilities, and improvements and clearing and grading of land.
- 4) costs of installation, repair, construction, reconstruction, extension, or relocation of public streets, public utilities, and other public site improvements within or without the business district which are essential to the preparation of the business district for use in accordance with the business district plan, and specifically including payments to developers or other nongovernmental persons as reimbursement for site preparation costs incurred by the developer or nongovernmental person;
- 5) costs of renovation, rehabilitation, reconstruction, relocation, repair, or remodeling of any existing buildings, improvements, and fixtures within the business district, and specifically including payments to developers or other nongovernmental persons as reimbursement for costs incurred by those developers or nongovernmental persons;
- 6) costs of installation or construction within the business district of buildings, structures, works, streets, improvements, equipment, utilities, or fixtures, and specifically including payments to developers or other nongovernmental persons as reimbursements for such costs incurred by such developer or nongovernmental person;

- 7) financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations, payment of any interest on any obligations issued under this law that accrues during the estimated period of construction of any development or redevelopment project for which those obligations are issued and for not exceeding 36 months thereafter, and any reasonable reserves related to the issuance of those obligations; and
- 8) relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law.

“Business district tax allocation fund” means the special fund to be established by a municipality for a business district as provided in Section 11-74.3-6.

A list of the types of eligible project costs the Village anticipates funding is summarized in the table on the following page. The exact amount of assistance the Village will offer will be specifically set forth in the development agreement the Village executes for this project.

The total amount shown for all line items in the following table is intended only as a maximum not to exceed limit for this Plan. It is not intended nor does it establish an entitlement to any of the line item amounts listed in the budget for the developer. Only the Village Board in its sole discretion may establish the amount of public assistance provided to the developer through the adoption of a development agreement.

**Village of Romeoville
Normantown Road/Weber Road Business District
Types of Business District Project Costs and
Estimated Budget Allocations**

Estimated costs are shown below. Adjustments to these cost items may be made without amendment to the Plan. **The costs represent estimated amounts and do not represent actual Village commitments or expenditures. The Total Maximum Expenditure Amount set forth below shall constitute a ceiling on the aggregate amount of possible expenditures of funds in the Business District.**

(a)	Land Acquisition and Assembly	\$ 2,000,000
(b)	Business District Infrastructure (water and sewer Improvements, reconstruction of sidewalks, roadways, curb and gutter) and Traffic Signalization/Signage/ Right-of-Way Related Improvements and Other Public Improvements	\$ 4,000,000
(c)	Site Preparation (including parking improvements and lighting), demolition, grading and excavation storm water detention, landscaping	\$ 2,000,000
(d)	New Construction – Including Parking Improvements Public Facilities and Private Facilities	\$ 2,000,000
(e)	Rehabilitation of Structures/Site Improvements	\$ 2,000,000
(f)	Professional Costs (including but not limited to architect/engineering, consultant, and legal services)	<u>\$ 1,000,000</u>
	Total Maximum Expenditure Amount	\$ 13,000,000

*The Total Maximum Expenditure Amount does not include any costs associated with the issuance of debt obligations, if applicable.

All project cost estimates are in 2018 dollars and are subject to inflationary adjustments. In addition to the above stated costs, any bonds or debt obligations (including notes) issued by the Village may include any required interest payments and an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such bonds or obligations as well as to provide for capitalized interest and reasonably required reserves. Adjustments between the estimated line item costs above are expected. The individual costs will be reevaluated in light of the nature of the private development and resulting tax revenues as the project is considered for public financing alternatives that the Village may provide.

The amounts of the line items set forth above are not intended to place a specific limit on the described line item expenditures. Adjustments may be made in line items within the Total Maximum Expenditure Amount, either increasing or decreasing individual line item costs.

Adjustments to these cost items may be made without amendment to the Plan as long as the Total Maximum Expenditure Amount is not exceeded.

E. Issuance of Obligations

The Village may issue obligations pursuant to the Business District Act in order to pay for business district project costs. The obligations may be secured by the Normantown Road/Weber Road Business District Taxes and other sources the Village deems appropriate.

One or more series of obligations may be issued from time to time in order to implement the Business District Plan. Obligations issued by the Village pursuant to the Business District Plan and the Business District Act shall be retired pursuant to the requirements of said Act.

V. VILLAGE PUBLIC FINANCING ASSISTANCE

Village assistance will be limited to the amounts required to implement the proposed project in a feasible and fiscally prudent manner. Any proposed project must conform to applicable Village codes and regulations and serve to provide an adequate return/benefit to the Village. The extent of assistance, if any, shall be determined by the Village Board upon a full review of the proposed project.

The Village has an obligation to be prudent with the use of public resources in commercial development activities. For this reason it is very important that, whenever the use of public financing is at issue in relation to commercial redevelopment goals for a proposed project, the Village have a process in place to govern conditions under which it will make private development incentives available.

That process must allow for adequate analysis of a request for public financial assistance and the evaluation of the project to determine if it meets the needs and objectives of the Village. All this should be incorporated into a business development agreement which may only become effective with approval by the Village Board. This process should include the following steps.

- 1) Developer approaches Village for specific private development incentives assistance and presents a request to the Village.
- 2) Village will review request. If deemed a potentially viable and beneficial project, Village will begin review of development project.
- 3) Village will review and analyze information submitted by developer. Any additional information required by the Village shall be submitted in a timely manner.
- 4) If request is deemed feasible, then the request may be processed by the Village.
- 5) Village attorney will initiate preparation and negotiation of a business district development agreement.
- 6) Village staff will undertake negotiations regarding the proposed Development Project and business district development plan with developer.
- 7) The development project will then be presented with Village staff recommendation for review and approval by the Village Board.

Note: Many of the steps noted above may be consolidated depending upon the timetable and characteristics of the development project.

The Village may issue obligations secured by the "Normantown Road/Weber Road Business District Tax Allocation Fund" established for the Business District pursuant to the Business District Act and this Plan.

Any obligations issued by the Village pursuant to this Plan and the Business District Act shall be retired pursuant to the Business District Act. One or more series of obligations may be issued from time to time in order to implement this Plan. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from incremental sales tax revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by Village ordinance.

Such securities may be issued on either a taxable or tax-exempt basis, as general obligation bonds, general obligation debt certificates, alternate bonds or revenue bonds, or other debt instruments, with either fixed rate or floating interest rates, with or without capitalized interest, with or without deferred principal retirement, with or without interest rate limits except as limited by law, and with or without redemption provisions, and on such other terms, all as the Village may determine.

VI. SOURCES OF FUNDS TO PAY DEVELOPMENT PROJECT COSTS

Upon designation of the Business District by Village ordinance, the Village intends to impose the service occupation tax and the retailer's occupation tax provided for by the Business District Act, within the Business District, at a rate of up to 1.0% of gross sales for the term of the Business District as provided for in the Business District Act. In addition, up to a 1% hotel operators' occupation tax may be imposed upon the gross rental receipts from the letting or leasing of hotel rooms within the Business District. All of the taxes shall constitute the "Special Business District Taxes" as provided for in the Business District Act. Said Special Business District Taxes shall be a source of funding for paying Business District Project Costs within the Business District and any obligations incurred by the Village to pay such Business District Project Costs.

A separate Village ordinance shall also be adopted by the Village Board that shall create a separate fund entitled the "Normantown Road/Weber Road Business District Tax Allocation Fund" in order to receive the Special Business District Taxes from the Illinois Department of Revenue and the Village's Business District Hotel Tax. Pursuant to the Business District Act, all Special Business District Taxes shall be deposited into this special fund.

VII. ESTABLISHMENT AND TERM OF THE BUSINESS DISTRICT

The establishment of the Business District shall become effective upon adoption of an ordinance by the Village Board adopting this Plan and designating the Business District. In addition, the Village shall adopt the necessary sales tax enabling ordinance to be filed with the State of Illinois following the establishment of the Business District. Development agreements between the Village and any developer or other private party shall be consistent with the provisions of the Business District Act and this Plan.

The Village shall adopt an ordinance immediately rescinding the Special Business District Taxes imposed pursuant to the Business District Act upon payment of all Business District Project Costs and the retirement of all Business District obligations, but in no event more than 270 days following the payment of the last distribution of sales taxes that retire of the Normantown Road/Weber Road Business District obligations.

VIII. FORMAL FINDINGS

Based upon the information described in Section II, and the attached Exhibits, the Village Board hereby finds and determines as follows:

- 1) The Business District on the whole has not been subject to growth and development by private enterprises or would not reasonably be anticipated to be developed or redeveloped without the adoption of this Plan;
- 2) The Business District Plan conforms to the Village's Comprehensive Plan for the development of the municipality as a whole; and
- 3) The Business District is qualified as defined in the Business District Act by reason of the predominance of obsolete platting or subdivision and defective or inadequate street layout.
- 4) The Business District is "blighted" as defined by the Act.
- 5) The Business District is a contiguous area.

IX. PLAN AMENDMENTS

The Village Board may amend this Plan from time to time by adopting an ordinance providing for such amendment in accordance with the Business District Act.

EXHIBIT A
Legal Description

LEGAL DESCRIPTION
OF
NORMANTOWN BUSINESS DISTRICT

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29 AND THAT PART OF THE SOUTHEAST QUARTER OF SECTION 30 AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 31 AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPLE MERIDIAN, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 IN WEBER TOWN CENTER BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 31 AND SAID SOUTHEAST QUARTER OF SECTION 30 ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 2009 AS DOCUMENT R2009-028025;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2 ALSO BEING THE SOUTHERLY LINE OF INTERSTATE ROUTE 55, TO THE WESTERLY LINE OF PROPERTY IDENTIFIED ON THE 2017 WILL COUNTY TAX MAPS AS PARCEL NUMBER 02-31-200-022-0000;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF INTERSTATE ROUTE 55 ALSO BEING THE NORTHERLY LINE OF SAID PROPERTY IDENTIFIED ON THE 2017 WILL COUNTY TAX MAPS AS PARCEL NUMBER 02-31-200-022-0000 AND THE NORTHERLY LINE OF PROPERTY IDENTIFIED ON THE 2017 WILL COUNTY TAX MAPS AS PARCEL NUMBER 02-31-200-017-0000, TO THE NORTHEAST CORNER OF SAID PROPERTY IDENTIFIED ON THE 2017 WILL COUNTY TAX MAPS AS PARCEL NUMBER 02-31-200-017-0000, SAID CORNER ALSO BEING THE INTERSECTION OF THE WEST LINE OF WEBER ROAD WITH THE SOUTHERLY LINE OF SAID INTERSTATE ROUTE 55;

THENCE SOUTHEASTERLY, TO THE NORTHWEST CORNER OF PROPERTY IDENTIFIED ON THE COUNTY OF WILL GIS DATA VIEWER AS PARCEL NUMBER 02-29-300-007-0010, SAID CORNER ALSO BEING THE INTERSECTION OF THE EAST LINE OF SAID WEBER ROAD WITH THE SOUTHERLY LINE OF SAID INTERSTATE ROUTE 55;

THENCE NORTHEASTERLY ALONG THE NORTHERLY LINES OF SAID PROPERTY IDENTIFIED ON THE COUNTY OF WILL GIS DATA VIEWER AS PARCEL NUMBER 02-29-300-007-0010 ALSO BEING THE SOUTHERLY LINE OF SAID INTERSTATE ROUTE 55, TO THE WEST LINE OF LOT 1 IN NORMANTOWN SQUARE ADDITION 1 BEING A RESUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 29 AND NORTHWEST QUARTER OF SECTION 32 ACCORDING TO THE PLAT THEREOF RECORDED APRIL 10, 2007 AS DOCUMENT R2007-054918;

THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHERLY LINE OF INTERSTATE ROUTE 55 ALSO BEING THE NORTHWESTERLY LINE OF SAID LOT 1 IN NORMANTOWN SQUARE ADDITION 1, TO THE NORTH LINE OF SAID LOT 1;

THENCE EAST ALONG SAID NORTH LINE OF LOT 1 AND THE NORTH LINE OF LOT 2 IN SAID NORMANTOWN SQUARE ADDITION 1, TO THE EAST LINE OF SAID LOT 2;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 2, TO NORTH LINE OF LOT 5 IN NORMANTOWN SQUARE BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 29 AND SAID NORTHWEST QUARTER OF SECTION 32 ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 2005 AS DOCUMENT R2005-159676;

THENCE EAST ALONG SAID NORTH LINE OF LOT 5 AND THE EASTERLY PROLONGATION THEREOF, TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 29 ALSO BEING THE EAST LINE OF SE. FRONTAGE ROAD ALSO KNOWN AS BRUNSWICK LANE;

THENCE SOUTH ALONG SAID EAST LINE OF BRUNSWICK LANE, TO THE NORTHERLY LINE OF NORMANTOWN ROAD;

THENCE SOUTH, TO THE NORTHEAST CORNER OF LOT 6 IN NORMANTOWN CENTER BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 32 ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 2003 AS DOCUMENT R2003-052588 AND RECORDED MAY 13, 2003 AS DOCUMENT R2003-110091;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 6 AND ALONG THE EAST LINE OF LOT 7 IN SAID NORMANTOWN CENTER, TO THE SOUTH LINE PROPERTY IDENTIFIED ON THE 2017 WILL COUNTY TAX MAPS AS PARCEL NUMBER 02-32-102-019-0000;

THENCE WEST ALONG SAID SOUTH LINE, TO THE SOUTHEAST CORNER OF LOT 2 IN WEBER AND NORMANTOWN 2ND RESUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 32 ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 1999 AS DOCUMENT R99-076929;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 IN WEBER AND NORMANTOWN 2ND RESUBDIVISION, TO THE EAST LINE OF WEBER ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF WEBER ROAD, TO THE EASTERLY PROLONGATION OF THE EASTMOST SOUTH LINE OF PROPERTY IDENTIFIED ON THE 2017 WILL COUNTY TAX MAPS AS PARCEL NUMBER 02-31-200-020-0000;

THENCE WEST ALONG SAID PROLONGATION AND EASTMOST SOUTH LINE OF PROPERTY IDENTIFIED ON THE 2017 WILL COUNTY TAX MAPS AS PARCEL NUMBER 02-31-200-020-0000, TO THE SOUTHMOST EAST LINE OF SAID PROPERTY IDENTIFIED ON THE 2017 WILL COUNTY TAX MAPS AS PARCEL NUMBER 02-31-200-020-0000;

THENCE SOUTH ALONG SAID SOUTHMOST EAST LINE, TO THE NORTHERLY LINE OF LOT 5 IN WINDHAM LAKES SOUTHWEST BEING A SUBDIVISION OF PART OF SAID SECTION 31 AND PART OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 2006 AS DOCUMENT R2006-109671;

THENCE WESTERLY ALONG SAID NORTHERLY LINE, TO A BEND IN SAID NORTHERLY LINE OF LOT 5;

THENCE SOUTHERLY, WESTERLY AND NORTHWESTERLY ALONG THE NORTHERLY LINES OF SAID LOT 5 AND THE NORTHWESTERLY PROLONGATION THEREOF, TO THE EAST LINE OF LOT 1 IN SAID WINDHAM LAKES SOUTHWEST;

THENCE NORTH ALONG SAID EAST LINE, TO THE NORTH LINE OF SAID LOT 1 ALSO BEING THE SOUTH LINE OF NORMANTOWN ROAD ALSO KNOWN AS FRONTAGE ROAD;

THENCE WESTERLY ALONG SAID SOUTH LINE OF NORMANTOWN ROAD, TO THE SOUTHERLY PROLONGATION OF THE SOUTHMOST WEST LINE OF LOT 2 IN SAID WEBER TOWN CENTER;

THENCE NORTH ALONG SAID PROLONGATION AND NORTH, WEST AND NORTHWESTERLY ALONG THE WEST LINES OF SAID LOT 2, TO THE POINT OF BEGINNING.

EXHIBIT B

Business District Boundary Map

Normantown Business District



1455

1455

1455

CENTER BLVD

BRUNSWICK LN

WEBER RD



Legend

-  Proposed Business District
-  County Parcels 2016