

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes

Wednesday, April 5, 2017

6:59 PM

**Village Hall Board Room
1050 W. Romeo Rd**

Village Board

Regular Meeting**1. CALL TO ORDER****Roll Call**

Present 7 - Trustee Jose Chavez, Trustee Linda Palmiter, Trustee Ken Griffin, Trustee Dave Richards, Trustee Brian A. Clancy Sr., Mayor John Noak, and Trustee Lourdes Aguirre

2. POSTING OF COLORS, PLEDGE OF ALLEGIANCE**3. PETITIONS FROM THE PUBLIC**

None

4. CONSENT AGENDA

A motion was made by Trustee Griffin, seconded by Trustee Richards, to do a consent agenda. The motion carried by the following vote:

Aye: 6 - Trustee Chavez, Trustee Palmiter, Trustee Griffin, Trustee Richards, Trustee Clancy, and Trustee Aguirre

Non-voting: 1 - Mayor Noak

Approval of the Consent Agenda

A motion was made by Trustee Griffin, seconded by Trustee Clancy, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Trustee Chavez, Trustee Palmiter, Trustee Griffin, Trustee Richards, Trustee Clancy, and Trustee Aguirre

Non-voting: 1 - Mayor Noak

[MIN17-0667](#) **Approval of Minutes-March 1, 2017 Workshop Meeting**

This Minutes Workshop was Approved.

[MIN17-0668](#) **Approval of Minutes-March 1, 2017 Regular Meeting**

This Minutes Regular was Approved.

[17-2336](#) **Approval of Bills-Schedule A**

This Approval Of Bills was Approved.

[17-2337](#) **Approval of Bills-Schedule B**

This Approval Of Bills was Approved.

[17-2338](#) **Approval of Bills-Schedule C**

This Approval Of Bills was Approved.

[17-2339](#)

Approval of Bills-Schedule D

This Approval Of Bills was Approved.

[17-2340](#)

Approval of Bills-Schedule E

This Approval Of Bills was Approved.

[17-2344](#)

Approval of Bills-Schedule F

This Approval Of Bills was Approved.

[17-2345](#)

Approval of Bills-Schedule G

This Approval Of Bills was Approved.

[17-2346](#)

Approval of Bills-Schedule H

This Approval Of Bills was Approved.

[17-2347](#)

Approval of Bills-Schedule I

This Approval Of Bills was Approved.

[ORD17-1357](#)

An Ordinance Approving the Official Zoning Map - 2017

This Ordinance was Approved.

[RES17-2268](#)

**A Resolution Approving a Plat of Vacation of Easements
Hillwood**

This Resolution was Approved.

[RES17-2269](#)

**A Resolution Approving a Final Plat of Subdivision
Romeoville Industrial Center (Hillwood)**

This Resolution was Approved.

[RES17-2270](#)

**Resolution for the use of MFT funds to fund the Village's portion
of the Belmont Drive between 135th and IL 53 (Section
15-00061-00-RS) project.**

This Resolution was Approved.

[RES17-2271](#)

**Resolution for the use of MFT funds to fund the Village's portion
of the Crossroads Parkway between North Center Boulevard and
Veterans Parkway (Section 15-00062-00-RS) project.**

This Resolution was Approved.

[RES17-2272](#) **Resolution for the use of MFT funds to fund the Village's portion of the Grand Boulevard between Weber Road and Anna Lane (Section 16-00065-00-RS) project.**

This Resolution was Approved.

[RES17-2274](#) **Approving a Sign License Agreement With BMO Harris Bank**

This Resolution was Approved.

[RES17-2275](#) **A Resolution Declaring Surplus Property and Authorizing the Disposition of Surplus Property (Dumbell Weights)**

This Resolution was Approved.

[RES17-2276](#) **A Resolution Authorizing the Execution of an Easement Agreement (Recreational Pathway—Budler Road)**

This Resolution was Approved.

[RES17-2284](#) **Resolution Awarding of the Contract for the 2017/2018 Street Lighting Maintenance Program**

This Resolution was Approved.

[RES17-2286](#) **Resolution for the use of MFT funds to maintain the streets of the Village of Romeoville for the Fiscal Year 2018 (May 1, 2017 thru April 30, 2018).**

This Resolution was Approved.

[RES17-2287](#) **Approving a License Agreement - Monument Sign - Romeoville Dental**

This Resolution was Approved.

5. MAYOR'S REPORT

Congratulations to all of the election winners.

Condolences to Carol Penning on the loss of her mother.

Attended the SRA vs Officials game, it was a great time as always.

Congratulations to the Northern Will County SRA who held a ribbon cutting for their office at 10 Montrose.

Midwest Compassion Center will be holding their ribbon cutting tomorrow at 1:00.

Congratulations to David Livingston who will be sworn in as Lewis University's new President on Friday.

Join us for Pizza with Peter Rabbit on Friday.

Lewis University will be hosting a Community Easter Egg Hunt on Saturday from 9:00-11:00.

17-2341 Proclamation -Child Abuse Prevention Month

Chief Turvey informed the residents about the Village's effort to raise donations for the Guardian Angel Home. Anyone who donates will receive a pinwheel to put in the front of the Police Department.

A motion was made by Trustee Griffin, seconded by Trustee Richards, that this Proclamation be Accepted. The motion carried by the following vote:

Aye: 6 - Trustee Chavez, Trustee Palmiter, Trustee Griffin, Trustee Richards, Trustee Clancy, and Trustee Aguirre

Non-voting: 1 - Mayor Noak

17-2342 Proclamation - Telecommunicators Week

Alex Szalinski thanked the Mayor and Board for this proclamation. He stated that by the end of this year we will no longer employ dispatchers in Romeoville because of the consolidation mandate. On top of their stressful job, our dispatchers have the added burden of not knowing how their careers will be affected by this consolidation. It has been made very clear to us that the Village's focus is to do right by the dispatchers and that is a big reason why our 16 dispatchers are still here. They make a difference and some times that difference is between life and death.

Mayor Noak added that the consolidation is a mandate by the State of Illinois. Unfortunately, this is out of our hands.

A motion was made by Trustee Griffin, seconded by Trustee Clancy, that this Proclamation be Accepted. The motion carried by the following vote:

Aye: 6 - Trustee Chavez, Trustee Palmiter, Trustee Griffin, Trustee Richards, Trustee Clancy, and Trustee Aguirre

Non-voting: 1 - Mayor Noak

17-2343 Proclamation-Occupational Therapy Month

Theresa Capone thanked the Village for this proclamation. Occupational Therapy is celebrating 100 years this year. This is the most misunderstood health care profession. Basically, it is helping people to live their life to the fullest and she is proud to be a part of this profession as she has for the past 40 years.

A motion was made by Trustee Griffin, seconded by Trustee Richards, that this Proclamation be Accepted. The motion carried by the following vote:

Aye: 6 - Trustee Chavez, Trustee Palmiter, Trustee Griffin, Trustee Richards, Trustee Clancy, and Trustee Aguirre

Non-voting: 1 - Mayor Noak

[PH17-2243](#)

A Public Hearing Regarding Designation of A Proposed Redevelopment Project Area, Approval of A Redevelopment Plan and Project, and The Adoption Of Tax Increment Allocation Financing "North Upper Tax Increment Finance District"

Mr Rockwell introduced Robert Rychlicki from Kane McKenna who gave a brief presentation on this TIF. The presentation is attached.

A motion was made by Trustee Griffin, seconded by Trustee Richards, that this Public Hearing be opened . The motion carried by the following vote:

Aye: 6 - Trustee Chavez, Trustee Palmiter, Trustee Griffin, Trustee Richards, Trustee Clancy, and Trustee Aguirre

Non-voting: 1 - Mayor Noak

A motion was made by Trustee Clancy, seconded by Trustee Griffin, to close the public hearing. The motion carried by the following vote:

Aye: 6 - Trustee Chavez, Trustee Palmiter, Trustee Griffin, Trustee Richards, Trustee Clancy, and Trustee Aguirre

Non-voting: 1 - Mayor Noak

[PH17-2244](#)

A Public Hearing Regarding Designation of A Proposed Redevelopment Project Area, Approval of A Redevelopment Plan and Project, and The Adoption Of Tax Increment Allocation Financing "South Lower Tax Increment Finance District"

Robert Rychlicki from Kane McKenna gave a brief presentation on this TIF. The presentation is attached.

A motion was made by Trustee Griffin, seconded by Trustee Richards, that this Public Hearing be opened. The motion carried by the following vote:

Aye: 6 - Trustee Chavez, Trustee Palmiter, Trustee Griffin, Trustee Richards, Trustee Clancy, and Trustee Aguirre

Non-voting: 1 - Mayor Noak

A motion was made by Trustee Palmiter, seconded by Trustee Griffin, to close the public hearing. The motion carried by the following vote:

Aye: 6 - Trustee Chavez, Trustee Palmiter, Trustee Griffin, Trustee Richards, Trustee Clancy, and Trustee Aguirre

Non-voting: 1 - Mayor Noak

[PH17-2246](#)**A Public Hearing on a Proposed Annexation Agreement for the Natural Gas Pipeline Company of America, LLC (Kinder Morgan)**

Mr Vogel reported that the Natural Gas Pipeline has some right of way property that we are working to annex into the Village. This will benefit the Village as this is the location for a future bike path and this will also lay the foundation for some roadway crossings over the rights of way. The annexation agreement will be presented at the next meeting.

A motion was made by Trustee Griffin, seconded by Trustee Richards, that this Public Hearing be opened. The motion carried by the following vote:

Aye: 6 - Trustee Chavez, Trustee Palmiter, Trustee Griffin, Trustee Richards, Trustee Clancy, and Trustee Aguirre

Non-voting: 1 - Mayor Noak

A motion was made by Trustee Richards, seconded by Trustee Palmiter, to close the public hearing. The motion carried by the following vote:

Aye: 6 - Trustee Chavez, Trustee Palmiter, Trustee Griffin, Trustee Richards, Trustee Clancy, and Trustee Aguirre

Non-voting: 1 - Mayor Noak

[ORD17-1360](#)**An Ordinance Amending Chapter 112 (Alcoholic Beverages) of the Village of Romeoville Code of Ordinances**

A motion was made by Trustee Richards, seconded by Trustee Griffin, that this Ordinance be Approved. The motion carried by the following vote:

Aye: 6 - Trustee Chavez, Trustee Palmiter, Trustee Griffin, Trustee Richards, Trustee Clancy, and Trustee Aguirre

Non-voting: 1 - Mayor Noak

6. CLERK'S REPORT

Thanks to all who attended the Valley View Enrichment Foundation dinner and special thanks to those who donated.

The Community Service Council is hosting a series of informational sessions regarding Money Smart Week the week of April 24th. They are joining with First Midwest Bank for these sessions.

Thanks to all of the Telecommunicators for your service.

Condolences to Carol Penning.

Thanks to all who came out to vote on Tuesday.

7. CITIZEN'S, COMMITTEES, COMMISSIONS AND LIAISON REPORTS

None

8. VILLAGE MANAGER'S REPORT

Mr Gulden congratulated the Mayor, Trustees and Clerk on their election victory.

9. NEW BUSINESS

A motion was made by Trustee Griffin, seconded by Trustee Richards, to do a consent agenda. The motion carried by the following vote:

Aye: 6 - Trustee Chavez, Trustee Palmiter, Trustee Griffin, Trustee Richards, Trustee Clancy, and Trustee Aguirre

Non-voting: 1 - Mayor Noak

Approval of the Consent Agenda

A motion was made by Trustee Clancy, seconded by Trustee Griffin, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Trustee Chavez, Trustee Palmiter, Trustee Griffin, Trustee Richards, Trustee Clancy, and Trustee Aguirre

Non-voting: 1 - Mayor Noak

[ORD17-1356](#) An Ordinance Amending Chapter 43 of the Village Code of Ordinances (Fee Schedule)-Fire Department Fees

This Ordinance was Approved.

[ORD17-1358](#) An Ordinance Approving a Variance to the Stormwater Ordinance (Chapter 160) for the Spangler Property (Pizzuti)

This Ordinance was Approved.

[RES17-2273](#) A Resolution Approving an Office License Agreement with the Senior Services Center of Will County, Inc.

This Resolution was Approved.

[RES17-2277](#) A Resolution Authorizing the Execution of a Lease Amendment with PDV Midwest Refining LLC (Temporary Construction Easements/Grading)

This Resolution was Approved.

[RES17-2278](#) A Resolution Authorizing an Amendment to an Intergovernmental Agreement with the Villages of Bolingbrook and Plainfield (Engineering Cost Sharing for Phase I Engineering for I-55 Interchanges at Illinois Route 126 and Airport Road)

This Resolution was Approved.

[RES17-2279](#) **A Resolution Authorizing the Execution of an Intergovernmental Agreement with the Illinois Department of Transportation 60X10 (I-55/Weber Road Project)**

This Resolution was Approved.

[RES17-2280](#) **A Resolution Authorizing the Execution of an Intergovernmental Agreement with Will County for the Costs of Improvements to Weber Road from 119th Street to Normantown Road**

This Resolution was Approved.

[RES17-2281](#) **A Resolution Authorizing the Execution of an Intergovernmental Agreement with Will County for the Costs of Improvements to Weber Road from South of 135th Street/Romeo Road Extending to South of Normantown Road**

This Resolution was Approved.

[RES17-2282](#) **A Resolution Authorizing a Development Agreement with DCT 5 Greenwood, LLC (Development of Property at 5 Greenwood Avenue, Romeoville, Illinois)**

This Resolution was Approved.

[RES17-2283](#) **A Resolution to Waive the Bid Process and Accept the Price Quote for the Purchase of a Road Hog Cold Asphalt Planer**

This Resolution was Approved.

[RES17-2285](#) **A Resolution to Waive the Bid Process and Accept the Price Quote for the Installation of Security Gates at the Public Works Facility**

This Resolution was Approved.

10. BOARD COMMENTS

Trustee Chavez-

Thanks to all who voted in this past election. Congratulations to all of the Romeoville residents who won their election.

Thanks to all who came out for the Trivia Challenge.

Congratulations to the Knights of Columbus, they had a record setting attendance.

Congratulations to the Romeoville Christian Academy girls basketball players who won state.

Congratulations to the St Andrew's boys basketball players who won the Joliet Diocese tournament.

Trustee Palmiter-

Condolences to Carol Penning.

Congratulations to her fellow trustees and to all who won their election.

The impact of the consolidation will be felt by all residents.

Trustee Griffin-

Condolences to Carol Penning.

Thanks to all who came out to vote. It is a privilege to be able to cast a vote, it is too bad that more people did not exercise that right.

Trustee Clancy-

Condolences to Carol Penning.

Thanks to all who voted.

The SRA basketball game was quite a game.

The Knight's of Columbus Dinner was awesome. It was the biggest turn out yet.

A Recreation update was given.

Trustee Richards-

Condolences to Carol Penning.

Thanks to all who voted.

Congratulations to all who won, especially the Romeoville residents who won.

The Will County Recycling event was great. There were 1,100 vehicles that participated.

If you can donate for Child Abuse Prevention Month please do so.

The SRA basketball game was great.

REMA held a weather spotting class on April 1st. It is great that they get out in the community to prepare residents during severe weather events.

The Mobile Emergency Command Center is ready to go.

The April 11th Planning and Zoning meeting has been cancelled.

Thanks to our Telecommunicators.

Trustee Aguirre-

Thanks to all who came out to vote and congratulations to our Mayor, Trustees and Clerk.

Condolences to Carol Penning.

11. EXECUTIVE SESSION

None

12. ADJOURNMENT

A motion was made by Trustee Clancy, seconded by Trustee Chavez, that this Meeting be Adjourned at 7:55 p.m. The motion carried by the following vote:

Aye: 6 - Trustee Chavez, Trustee Palmiter, Trustee Griffin, Trustee Richards, Trustee Clancy, and Trustee Aguirre

Non-voting: 1 - Mayor Noak



**Village of Romeoville
Proposed North (Upper)
Route 53 / Joliet Road
TIF District**

Public Hearing

April 5, 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

North (Upper) Route 53/Joliet Road TIF

- Primary focus – develop blighted-vacant land
- Currently vacant land
- Potential to be a gateway into Romeoville

TIF Plan

- Area identifies as key focus area
- Subject of redevelopment in near future
- Includes Eligibility Report

I. Background

Why Now?

Village faces many challenges:

- ◉ Address the impacts of the economic downturn in relation to property valuations
- ◉ Recession has impacted nearly all revenue sources

Challenges in real estate alternatives

- ◉ Improve area appearance and the Village's ability to compete with other municipalities
- ◉ Improve project economics in order to make projects competitive

I. Background

The TIF Plan complies with key legal provisions of the TIF Act, including but not limited to:

TIF Plan conforms to the Village's Comprehensive Plan

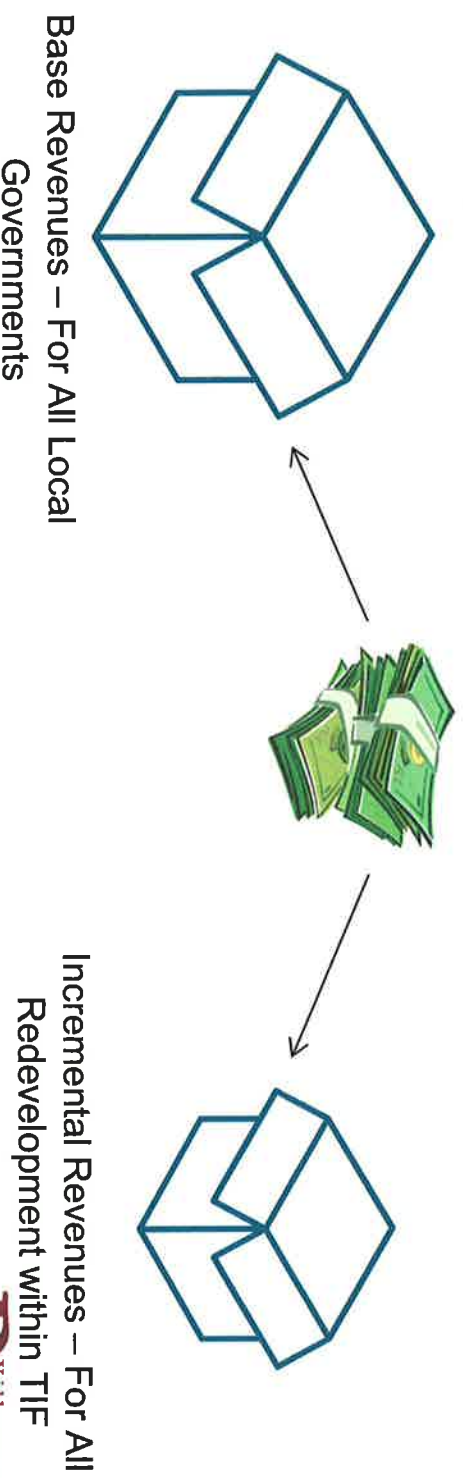
Area consists of contiguous parcels – exceeds 1 ½ acres

"But-for" requirement is met - Redevelopment is feasible only with the utilization of tax increment financing, as documented in the TIF Qualification Report

I. Background

Review of TIF Financing

TIF involves splitting property tax revenue generated from properties within the TIF District into two components:

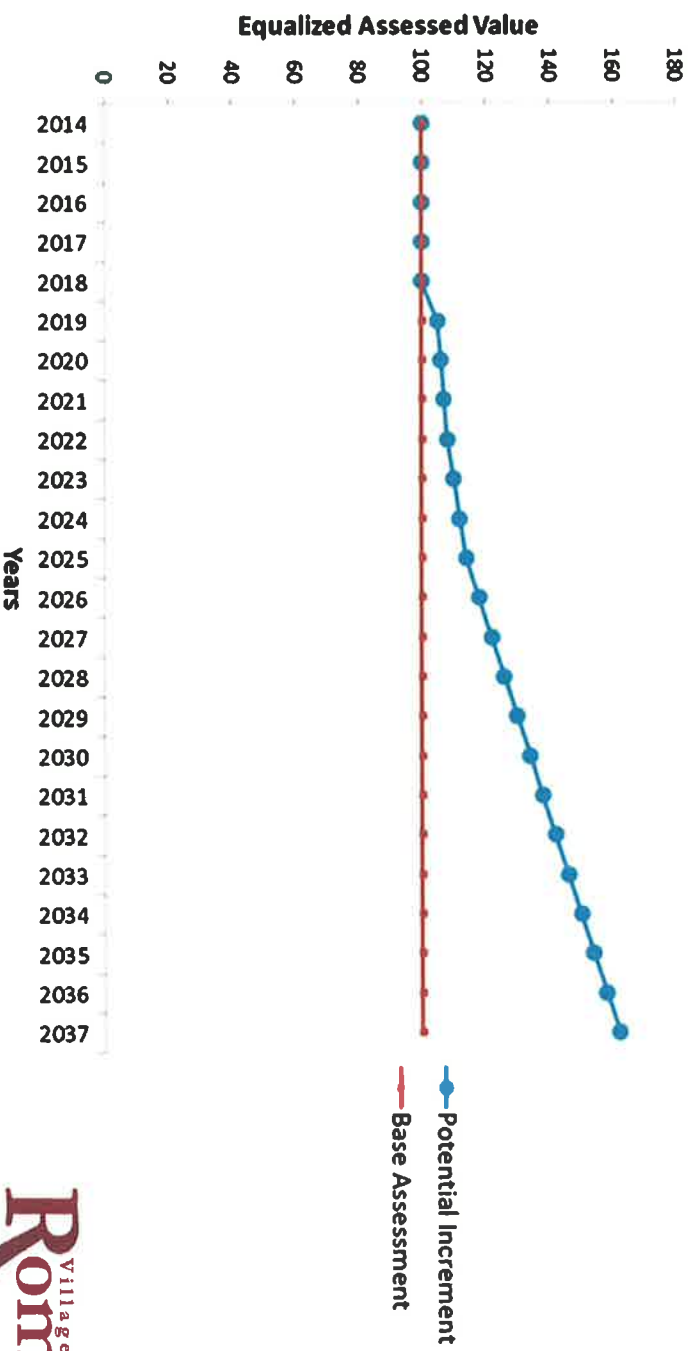


I. Background

Review of TIF Financing

Ideally, a successful TIF produces positive incremental revenue over time

TIF Mechanism Performance



I. Background

TIF Plan components:

TIF Budget - will not fund all private development costs – limited to certain types of capital items, including public improvements, property assembly, rehabilitation (not private new construction) or site preparation. Does not pay for municipal personnel or operating costs.

TIF Term – cannot exceed 23 years.

TIF reporting – requires independent audit and review of annual redevelopment activities.

I. Background

North (Upper) Route 53 / Joliet Road TIF District

North IL 53 / Joliet Road TIF- Existing Land Use



II. Qualification Factors

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

as "blighted-vacant," based upon certain adverse conditions that present a barrier to the area's successful development.

"Stand Alone" and two (2) eligibility factors have been identified

District is a contiguous area greater than 1 and ½ acres

Potential for redevelopment and improvement to tax base

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) Area Used for Commercial Agriculture purposes 5 years prior to RPA.

II. Qualification Factors

Obsolete Platting

As indicated by Village staff, the proposed RPA reflects obsolete platting.

Because the area was platted prior to either Village or County zoning or subdivision regulations (per the Village staff), there are a number of platting deficiencies.

For example, the vacant sub-area lacks the appropriate right-of-ways for streets, alleys and other public rights-of-way. Additionally, it lacks easements for public utilities required for the proposed redevelopment.

II. Qualification Factors

Lagging or Declining EAV

	2015	2014	2013	2012	2011	2010
Total EAV	300,000	307,554	306,450	307,060	313,371	319,692
EAV Change (%)	-2.34%	0.36%	-0.02%	-2.01%	-1.98%	
Village EAV (Excluding Sub-Area)	1,065,215,144	1,037,588,331	1,033,588,331	1,094,650,611	1,163,842,214	1,276,365,069
Village EAV Change (%)	2.66%	0.42%	-5.61%	-5.95%	-8.82%	
CPI	0.10%	1.60%	1.50%	2.10%	3.20%	1.60%

II. Qualification Factors

Stand Alone Factor – Unused Mine or Quarry

The area includes an unused mine or former quarry use.



III. Key Elements of TIF Plan

Estimated base EAV: \$300,361 (Assumes 2015 EAV and tax parcel division)

Projected EAV: Upon completion of redevelopment activities, approximately \$12,000,000-15,000,000

Proposed TIF Budget: \$15,700,000 (see next slide)

Proposed Land Uses: Commercial and Industrial uses

Key “but for” finding: Redevelopment will not go forward without the TIF assistance

III. Key Elements of TIF Plan

<u>Program Actions/Improvements</u>	<u>Estimated Costs</u>
Land Acquisition, Assembly Costs, Demolition and Relocation Costs	\$1,000,000
Site Preparation (including related geo-technical costs), Environmental Cleanup, and Related Costs	\$4,500,000
Utility Improvements including, but not limited to, water, storm, sanitary sewer, the service of public facilities, and road improvements	\$3,500,000
Building Rehabilitation and Development/Public facilities including but not limited to parking improvements and Taxing District Capital Costs pursuant to the Act	\$250,000
Interest Costs Pursuant to the Act	\$2,700,000
Planning, Legal, Engineering, Administrative and Other Professional Service Costs	\$3,500,000
Job Training	\$250,000
TOTAL ESTIMATED TIF BUDGET	\$15,700,000

III. Key Elements of TIF Plan

Budget Guidelines

Overall budget cannot be exceeded

Budget must be sized to cover gross expenditures, not net expenditure (e.g., gross purchase price of property)

Line-items in budget are flexible

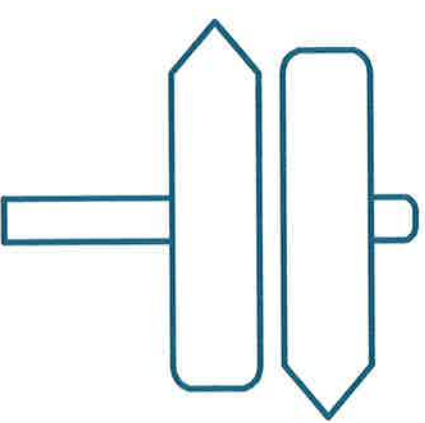
Covers 23 years; difficult to estimate with precision

Budget expenditures subject to:

- Village approvals
- Determination of appropriateness of costs
- Special TIF audit and review

NEXT STEPS

TIF ordinances may be introduced 14 to 90 days after the Public Hearing is closed.



- Subject to additional review/approval by Village Board.



**Village of Romeoville
Proposed South (Lower)
Route 53 / Joliet Road
TIF District**

**Public Hearing
April 5, 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

South(Lower) Route 53/ Joliet Road TIF

- ◉ Primary focus – develop blighted-vacant land
- ◉ Currently vacant land
- ◉ Potential to be a gateway into Romeoville

TIF Plan

- ◉ Area identifies as key focus area
- ◉ Subject of redevelopment in near future
- ◉ Includes Eligibility Report

I. Background

Why Now?

Village faces many challenges:

- ◉ Address the impacts of the economic downturn in relation to property valuations
- ◉ Recession has impacted nearly all revenue sources

Challenges in real estate alternatives

- ◉ Improve area appearance and the Village's ability to compete with other municipalities
- ◉ Improve project economics in order to make projects competitive

I. Background

The TIF Plan complies with key legal provisions of the TIF Act, including but not limited to:

TIF Plan conforms to the Village's Comprehensive Plan

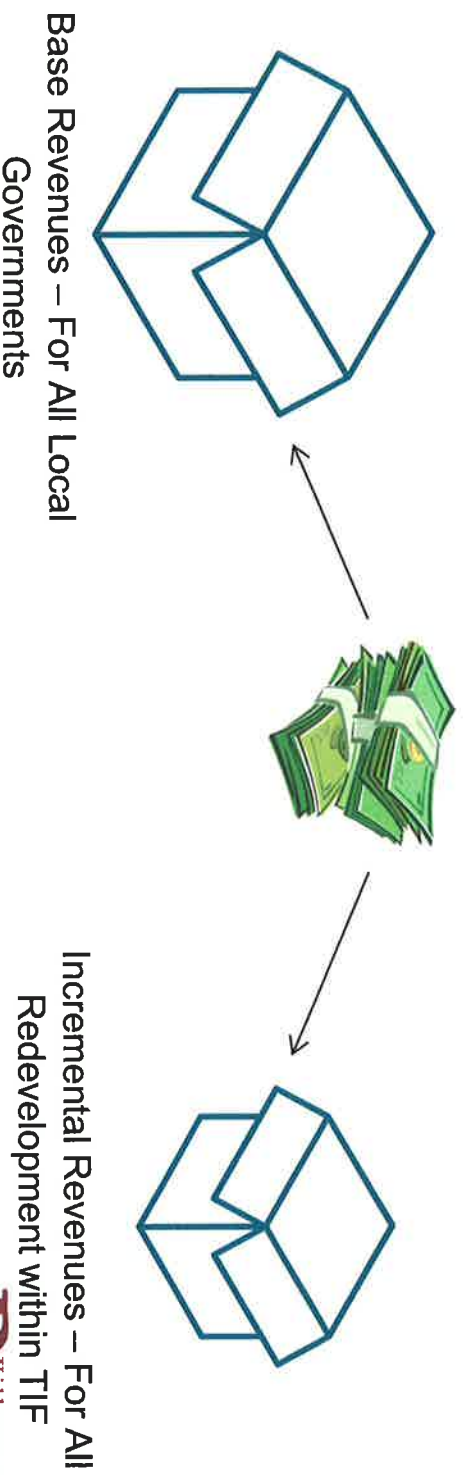
Area consists of contiguous parcels – exceeds 1 ½ acres

“But-for” requirement is met - Redevelopment is feasible only with the utilization of tax increment financing, as documented in the TIF Qualification Report

I. Background

Review of TIF Financing

TIF involves splitting property tax revenue generated from properties within the TIF District into two components:

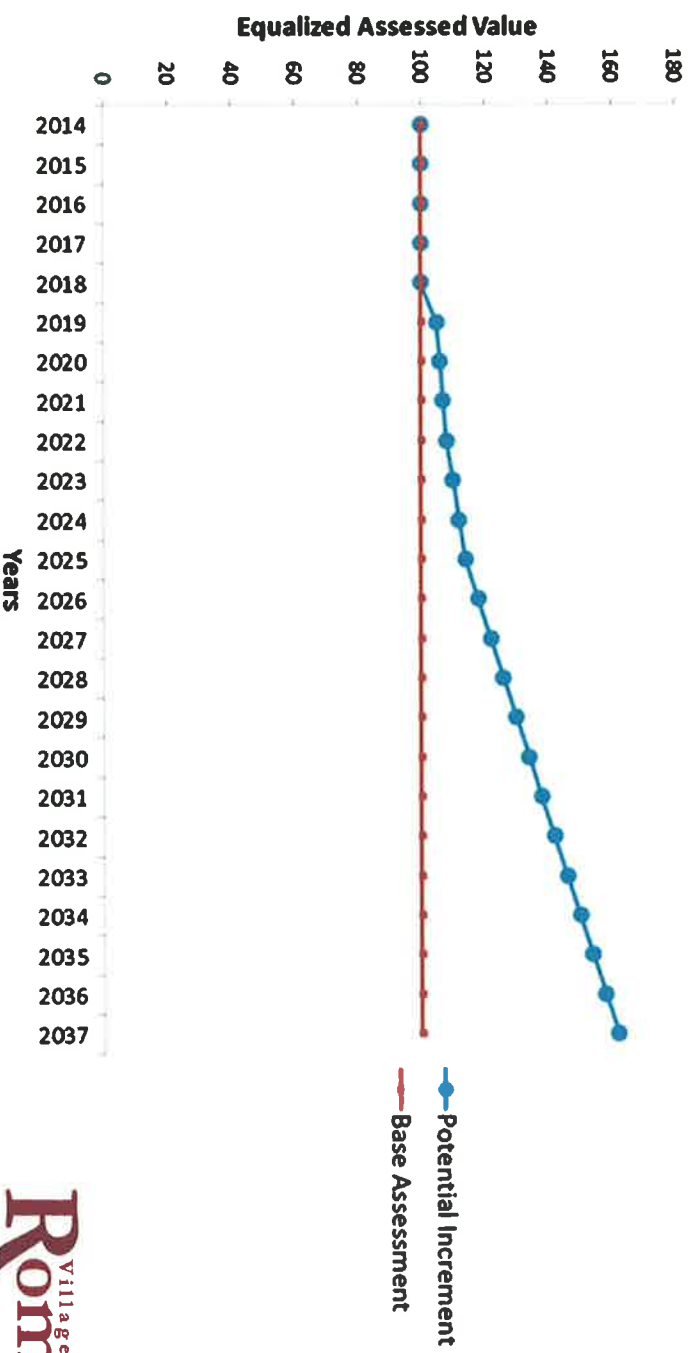


I. Background

Review of TIF Financing

Ideally, a successful TIF produces positive incremental revenue over time

TIF Mechanism Performance



I. Background

TIF Plan components:

TIF Budget - will not fund all private development costs – limited to certain types of capital items, including public improvements, property assembly, rehabilitation (not private new construction) or site preparation. Does not pay for municipal personnel or operating costs.

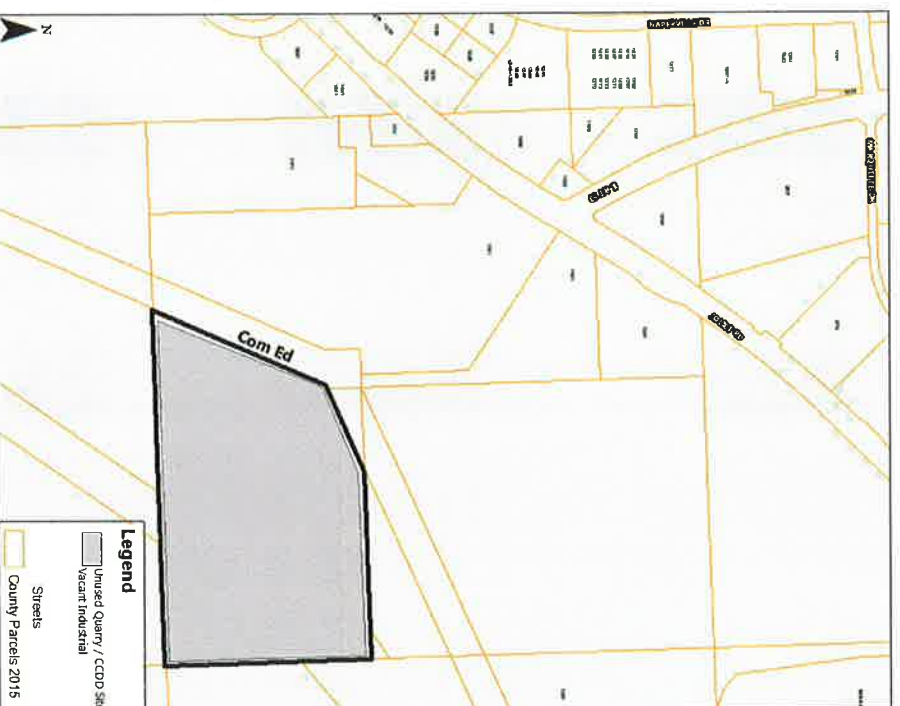
TIF Term – cannot exceed 23 years.

TIF reporting – requires independent audit and review of annual redevelopment activities.

I. Background

South (Lower) Route 53 / Joliet Road TIF District

South IL 53 / Joliet Road TIF Existing Land Use



II. Qualification Factors

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

as "blighted-vacant," based upon certain adverse conditions that present a barrier to the area's successful development.

"Stand Alone" and two (2) eligibility factors have been identified

District is a contiguous area greater than 1 and ½ acres

Potential for redevelopment and improvement to tax base

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**
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- 3) Chronic Flooding
- 4) Area Used for Commercial Agriculture purposes 5 years prior to RPA.

II. Qualification Factors

Obsolete Platting

As indicated by Village staff, the proposed RPA reflects obsolete platting.

Because the area was platted prior to either Village or County zoning or subdivision regulations (per the Village staff), there are a number of platting deficiencies.

For example, the vacant sub-area lacks the appropriate right-of-ways for streets, alleys and other public rights-of-way. Additionally, it lacks easements for public utilities required for the proposed redevelopment.

II. Qualification Factors

Lagging or Declining EAV

	2015	2014	2013	2012	2011	2010
Total EAV	114,966	114,966	114,966	114,966	114,966	114,966
EAV Change (%)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Village EAV (Excluding Sub-Area)	1,065,400,539	1,037,780,919	1,033,436,145	1,094,842,705	1,164,040,619	1,276,569,795
Village EAV Change (%)	2.66%	0.42%	-5.61%	-5.94%	-8.81%	
CPI	0.10%	1.60%	1.50%	2.10%	3.20%	1.60%

II. Qualification Factors

Stand Alone Factor – Unused Mine or Quarry

The area includes an unused mine or former quarry use.



III. Key Elements of TIF Plan

Estimated base EAV: \$114,966 (Assumes 2015 EAV and division of tax parcel)

Projected EAV: Upon completion of redevelopment activities, approximately \$7,000,000-10,000,000

Proposed TIF Budget: \$5,000,000 (see next slide)

Proposed Land Uses: Commercial and Industrial uses

Key "but for" finding: Redevelopment will not go forward without the TIF assistance

III. Key Elements of TIF Plan

<u>Program Actions/Improvements</u>	<u>Estimated Costs</u>
Land Acquisition, Assembly Costs, Demolition and Relocation Costs	\$500,000
Site Preparation (including related geo-technical costs), Environmental Cleanup, and Related Costs	\$1,000,000
Utility Improvements including, but not limited to, water, storm, sanitary sewer, the service of public facilities, and road improvements	\$1,000,000
Building Rehabilitation and Development/Public facilities including but not limited to parking improvements and Taxing District Capital Costs pursuant to the Act	\$250,000
Interest Costs Pursuant to the Act	\$1,500,000
Planning, Legal, Engineering, Administrative and Other Professional Service Costs	\$500,000
Job Training	\$250,000
TOTAL ESTIMATED TIF BUDGET	\$5,000,000

III. Key Elements of TIF Plan

Budget Guidelines

Overall budget cannot be exceeded

Budget must be sized to cover gross expenditures, not net expenditure (e.g., gross purchase price of property)

Line-items in budget are flexible

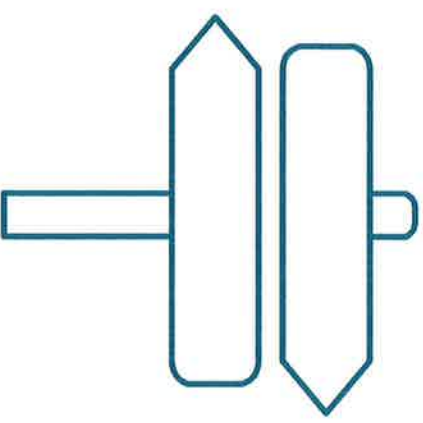
Covers 23 years; difficult to estimate with precision

Budget expenditures subject to:

- Village approvals
- Determination of appropriateness of costs
- Special TIF audit and review

NEXT STEPS

TIF ordinances may be introduced 14 to 90 days after the Public Hearing is closed.



- Subject to additional review/approval by Village Board.