

**FIRST AMENDMENT TO THE VILLAGE OF ROMEOVILLE
INDEPENDENCE BOULEVARD TIF REDEVELOPMENT PLAN AND
PROJECT**

Prepared Jointly by:

**Village of Romeoville Park
and
Kane, McKenna and Associates, Inc.**

Original Redevelopment Plan and Project: _____, 2018
First Amendment to Redevelopment Plan and Project: _____, 2018

The Village of Romeoville's (hereinafter the "Village") Independence Boulevard TIF Redevelopment Plan and Project is hereby amended as described herein. The amendatory language contained herein constitutes the First Amendment to the TIF Redevelopment Plan and Project adopted in 2018.

- 1) Section I "Introduction" on page 1, the second through fourth paragraphs are to be replaced with the following:

"The RPA, as amended, is generally bounded by Enterprise Drive and Chambers Drive on the north, Independence Boulevard/Illinois Route 53 and Pinetree Drive on the west, Forestwood Drive on the south and Forestwood Drive on the east.

The areas generally located to the east and south of Independence Boulevard/Illinois Route 53 are included as part of the First Amendment to the RPA, and include industrial/commercial uses, limited single family residential fronting Independence Boulevard, and vacant land in the center and east portion of the RPA.

- 2) Section I "Introduction" on page 2, the second paragraph, references a boundary map in Exhibit 2. The boundary map as amended, is now included in Exhibit 2 attached hereto.
- 3) Section II "Redevelopment Project Legal Description" on page 4 is to be replaced with an amended Exhibit 1.
- 4) Section V "TIF Qualification Factors Existing in the Redevelopment Project Area" on page 8, is amended to add a new second paragraph after Findings: Exhibit 4 also includes an First Amendment to the Independence Boulevard TIF Qualification/Designation Report for the properties east and south of Independence Boulevard/Illinois Route 53. The first paragraph after "Eligibility Survey" is amended to include "and February, 2018" after "June 2017".
- 5) Section VI.E. The "Redevelopment Project" page 21, entitled "Village of Romeoville Independence Boulevard Redevelopment Project, Estimated Project Costs" is amended as follows:

**“VILLAGE OF ROMEOVILLE
INDEPENDENCE BOULEVARD REDEVELOPMENT PROJECT
ESTIMATED PROJECT COSTS**

<u>Program Actions/Improvements</u>	<u>Estimated Costs (A)</u>
1. Utility Improvements including, but not limited to water, storm, sanitary sewers, the service of public facilities, public parking facilities and road and streetscape improvements	\$10,000,000
2. Demolition, Site Preparation, Environmental Cleanup and Related Costs	5,000,000
3. Land Acquisition, Assembly Costs and Relocation Costs	4,000,000
4. Rehabilitation Programs	4,000,000
5. Interest Costs Pursuant to the Act	3,000,000
6. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	1,400,000
7. School District Tuition and Library District Costs per the TIF Act	100,000
8. Public facilities and Taxing District Capital Improvements Pursuant to the Act	2,000,000
9. Job Training	<u>500,000</u>
TOTAL ESTIMATED PROJECT COSTS	\$30,000,000

NOTES:

- a. All costs are shown in 2018 dollars and do not include additional costs to be incurred in future financing (e.g., bond issuance costs, interest payments on obligations and related expenses) or inflationary costs that may be realized.
- b. Private redevelopment costs and investments are in addition to the above.
- c. The total estimated Redevelopment Project Costs shall not be increased by more than 5% after adjustment for inflation from the date of this Redevelopment Plan Amendment.
- d. TIF revenues may be expended into or from any contiguous Redevelopment Project Area.
- e. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.”

- 6) Section VI.F. "Redevelopment Project" page 22, "Sources of Funds to Pay Redevelopment Costs Eligible Under Illinois TIF Statute" is amended to add a new sentence at the end of paragraph 3.

"The First Amendment to the RPA base equalized assessed valuation is expected to be the 2017 tax year".

- 7) Section VI.H. "Redevelopment Project" page 23, "Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area" is amended to read in its entirety as follows:

"The total base year equalized assessed valuation for the original Redevelopment Project Area is \$318,954. The First Amendment to the Plan and Project EAV is estimated to increase the base year EAV to approximately \$17,675,201."

- 8) Section VI.I. "Redevelopment Project" page 23, Section V, Subsection I entitled "Anticipated Equalized Assessed Valuation (EAV)" is amended to delete the existing subsection and adding the following thereto:

"Upon completion of the anticipated private development of the Redevelopment Project Area over the remaining TIF period, it is estimated that the equalized assessed valuation (EAV) of the property within the amended Redevelopment Project Area will be approximately \$45,000,000 to \$50,000,000."

- 8) Exhibit 1, entitled "Boundary Map", is deleted and is replaced by amended Exhibit 1 attached hereto and made part hereof.
- 9) Exhibit 2, entitled "Legal Description", is deleted and replaced by amended Exhibit 2 attached hereto and made part hereof.
- 10) Exhibit 3, entitled "Existing/Future Land Use Maps", is deleted and replaced by amended Exhibit 3 attached hereto and made part hereof.
- 11) Exhibit 4, entitled "TIF Qualification/Designation Report is amended to add the "First Amendment to the Village of Romeoville Independence Boulevard TIF attached hereto and made part hereof.

EXHIBIT 1
BOUNDARY MAP, AS AMENDED

Independence Blvd TIF as Amended

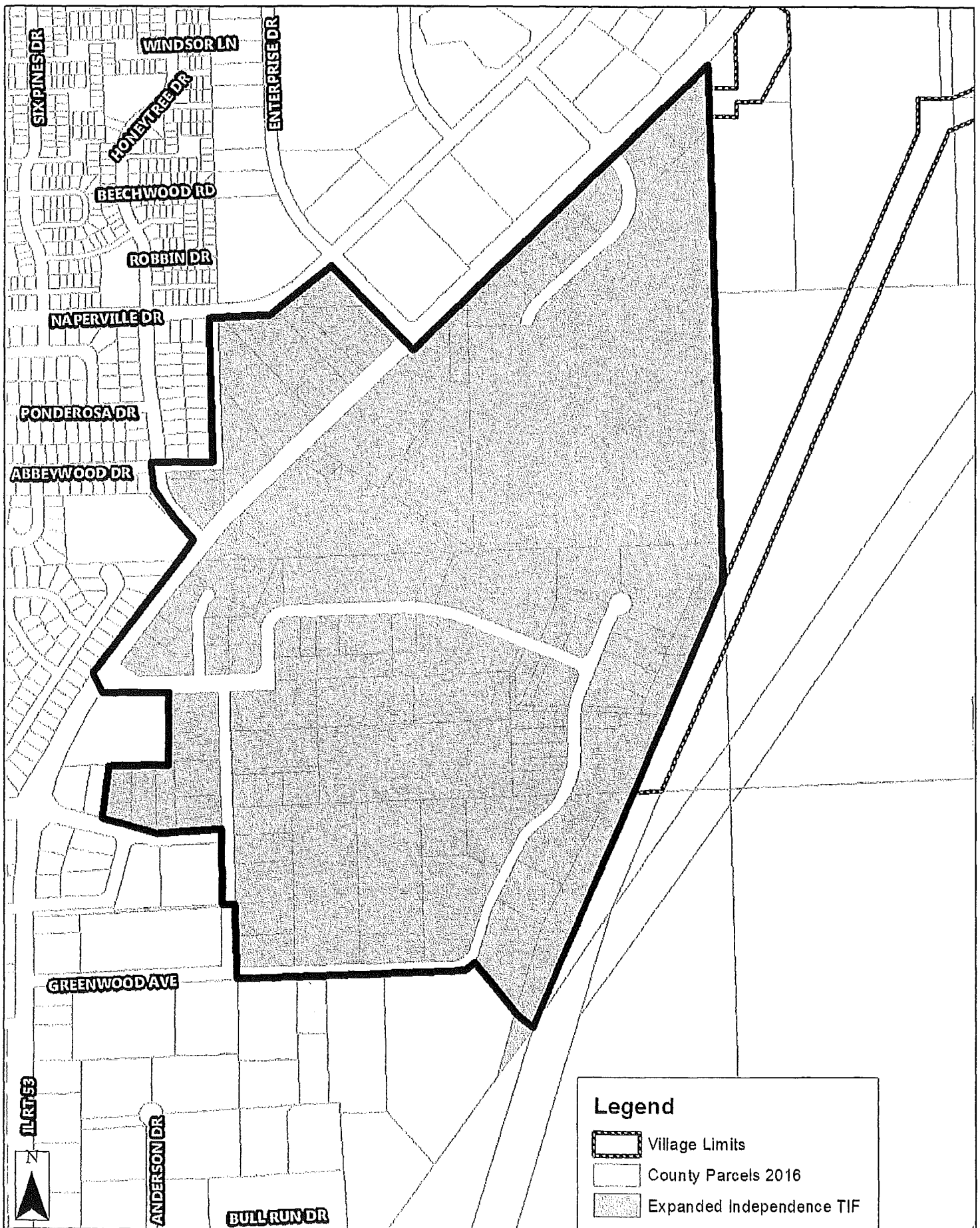


EXHIBIT 2
LEGAL DESCRIPTION, AS AMENDED

LEGAL DESCRIPTION
OF
THE VILLAGE OF ROMEOVILLE NEW INDEPENDENCE BOULEVARD TIF DISTRICT

THAT PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 27 AND THAT PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 34, ALL IN TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPLE MERIDIAN, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 IN ROMEOVILLE INDUSTRIAL PARK UNIT ONE, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 34 ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 1986 AS DOCUMENT R86-042585;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 5 AND THE WEST LINE OF LOT 4 IN SAID ROMEOVILLE INDUSTRIAL PARK UNIT ONE, TO THE NORTHWEST CORNER OF SAID LOT 4;

THENCE WEST ALONG THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 4, TO THE EAST LINE OF PROPERTY IDENTIFIED ON THE 2017 WILL COUNTY TAX MAPS AS PARCEL NUMBER 02-34-110-010-0000;

THENCE NORTH ALONG SAID EAST LINE OF PROPERTY IDENTIFIED ON THE 2017 WILL COUNTY TAX MAPS AS PARCEL NUMBER 02-34-110-010-0000, TO THE NORTHEAST CORNER OF SAID PROPERTY IDENTIFIED ON THE 2017 WILL COUNTY TAX MAPS AS PARCEL NUMBER 02-34-110-010-0000;

THENCE NORTHERLY, TO THE SOUTHEAST CORNER OF BLOCK 3 IN RESUBDIVISION OF HAMPTON PARK INDUSTRIAL DISTRICT, A SUBDIVISION IN THE SOUTH HALF OF SAID SECTION 27 AND THE NORTH HALF OF SAID SECTION 34 ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 9, 1969 AS DOCUMENT R69-018893;

THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK 3, TO THE SOUTHEAST CORNER OF LOT 3 IN OXFORD BANK SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH HALF OF SAID SECTION 27 AND THE NORTH HALF OF SAID SECTION 34, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 20, 1994 AS DOCUMENT R94-113037;

THENCE WEST AND NORTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT 3 AND ALONG THE SOUTHERLY LINE OF LOTS 2 AND 1 IN SAID OXFORD BANK SUBDIVISION, TO THE SOUTHWEST CORNER OF SAID LOT 1 IN OXFORD BANK SUBDIVISION;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 IN OXFORD BANK SUBDIVISION, TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 1 AND 2 AND 3 IN OXFORD BANK SUBDIVISION, TO THE EAST LINE OF PROPERTY IDENTIFIED ON THE 2017 WILL COUNTY TAX MAPS AS PARCEL NUMBER 02-27-311-008-0000;

THENCE NORTH ALONG SAID EAST LINE, TO THE NORTH LINE OF SAID PROPERTY IDENTIFIED ON THE 2017 WILL COUNTY TAX MAPS AS PARCEL NUMBER 02-27-311-008-0000;

THENCE WEST ALONG SAID NORTH LINE AND THE WESTERLY PROLONGATION THEREOF, TO THE SOUTHEAST LINE OF BLOCK 9 IN HAMPTON PARK SUBDIVISION NO. 4, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 27 ALSO BEING THE NORTHWEST LINE OF JOLIET ROAD;

THENCE NORTHERLY ALONG SAID EASTERLY LINE OF BLOCK 9 AND THE NORTHERLY PROLONGATION THEREOF, TO THE SOUTHWEST LINE OF HONEYTREE DRIVE AS DEDICATED PER DOCUMENT R72-019651;

THENCE NORTHWESTERLY ALONG SAID SOUTHWEST LINE, TO THE SOUTHMOST CORNER OF LOT 119 IN HONEYTREE SUBDIVISION UNIT FIVE, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 27 ACCORDING TO THE PLAT THEREOF RECORDED PER SAID DOCUMENT R72-019651;

THENCE NORTHEASTERLY ALONG THE SOUTHEAST LINE OF SAID LOT 119, TO THE EAST LINE OF SAID LOT 119;

THENCE NORTH ALONG SAID EAST LINE OF LOT 119, TO THE NORTHEAST CORNER OF SAID LOT 119;

THENCE NORTH, TO THE SOUTHEAST CORNER OF LOT 1 IN SAID HONEYTREE SUBDIVISION UNIT FIVE;

THENCE EASTERLY, TO THE SOUTHWEST CORNER OF LOT 15 IN PINE TRAILS, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SAID SECTION 27 ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 20, 1988 AS DOCUMENT R88-002542;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 15 AND THE SOUTH LINE OF LOT 14 IN SAID PINE TRAILS ALSO BEING THE NORTH LINE OF ABBEYWOOD DRIVE AS DEDICATED PER SAID DOCUMENT R88-002542, TO THE WEST LINE OF PINE TRAIL AS DEDICATED PER SAID DOCUMENT R88-002542;

THENCE NORTH ALONG SAID WEST LINE AND THE NORTHERLY PROLONGATION THEREOF, TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 27;

THENCE EAST ALONG SAID NORTH LINE, TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 27;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 27, TO THE SOUTHWEST CORNER OF PROPERTY IDENTIFIED ON THE 2017 WILL COUNTY TAX MAPS AS PARCEL NUMBER 02-27-200-004-0000;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID PROPERTY IDENTIFIED ON THE 2017 WILL COUNTY TAX MAPS AS PARCEL NUMBER 02-27-200-004-0000, TO THE NORTHMOST CORNER OF SAID PROPERTY IDENTIFIED ON THE 2017 WILL COUNTY TAX MAPS AS PARCEL NUMBER 02-27-200-004-0000;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID PROPERTY IDENTIFIED ON THE 2017 WILL COUNTY TAX MAPS AS PARCEL NUMBER 02-27-200-004-0000, TO THE EASTMOST CORNER OF SAID PROPERTY IDENTIFIED ON THE 2017 WILL COUNTY TAX MAPS AS PARCEL NUMBER 02-27-200-004-0000 ALSO BEING THE NORTHEAST CORNER OF PROPERTY IDENTIFIED ON THE 2017 WILL COUNTY TAX MAPS AS PARCEL NUMBER 02-27-400-011-0000;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID PROPERTY IDENTIFIED ON THE 2017 WILL COUNTY TAX MAPS AS PARCEL NUMBER 02-27-400-011-0000 AND THE SOUTHEASTERLY PROLONGATION THEREOF, TO THE SOUTHEASTERLY LINE OF JOLIET ROAD;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF JOLIET ROAD, TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 27;

THENCE SOUTH ALONG SAID EAST LINE, TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 27;

THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, TO THE NORTHEAST CORNER OF HAMPTON PARK INDUSTRIAL DISTRICT SUBDIVISION OF PART OF THE SOUTH HALF OF SAID SECTION 27 AND PART OF THE NORTH HALF OF SAID SECTION 34 ACCORDING TO THE PLAT THEREOF RECORDED JUNE 28, 1960 AS DOCUMENT 906784 ALSO BEING THE NORTHEAST CORNER OF RIDGEWOOD BUSINESS PARK PHASE 3 A SUBDIVISION IN PART OF THE SOUTH HALF OF SAID SECTION 27 AND PART OF THE NORTH HALF OF SAID SECTION 34 ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 1990 AS DOCUMENT R90-060000;

THENCE SOUTH ALONG THE EAST LINE OF LOT 21 IN SAID RIDGEWOOD BUSINESS PARK PHASE 3, TO THE NORTHEAST CORNER OF LOT 31 IN SAID RIDGEWOOD BUSINESS PARK PHASE 3;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 31 AND ALONG THE SOUTHEASTERLY LINE OF LOTS 30 AND 29 IN SAID RIDGEWOOD BUSINESS PARK PHASE 3, TO THE NORTHEAST CORNER OF LOT 15 IN ROMEOVILLE INDUSTRIAL PARK UNIT NO. TWO A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 34 ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 1993 AS DOCUMENT R93-043490;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 15 TO THE SOUTHMOST CORNER OF SAID LOT 15;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 15, TO THE SOUTHMOST CORNER OF LOT 3 IN THE RESUBDIVISION OF LOT 15 IN ROMEOVILLE INDUSTRIAL PARK UNIT TWO A SUBDIVISION IS SAID NORTHEAST QUARTER OF SECTION 34 ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 23, 2004 AS DOCUMENT R2004-013846;

THENCE NORTHWESTERLY ALONG SOUTHWESTERLY LINE OF SAID LOT 3 AND THE NORTHWESTERLY PROLONGATION THEREOF, TO THE SOUTHEASTERLY LINE OF LOT 13 IN SAID ROMEOVILLE INDUSTRIAL PARK UNIT NO. TWO;

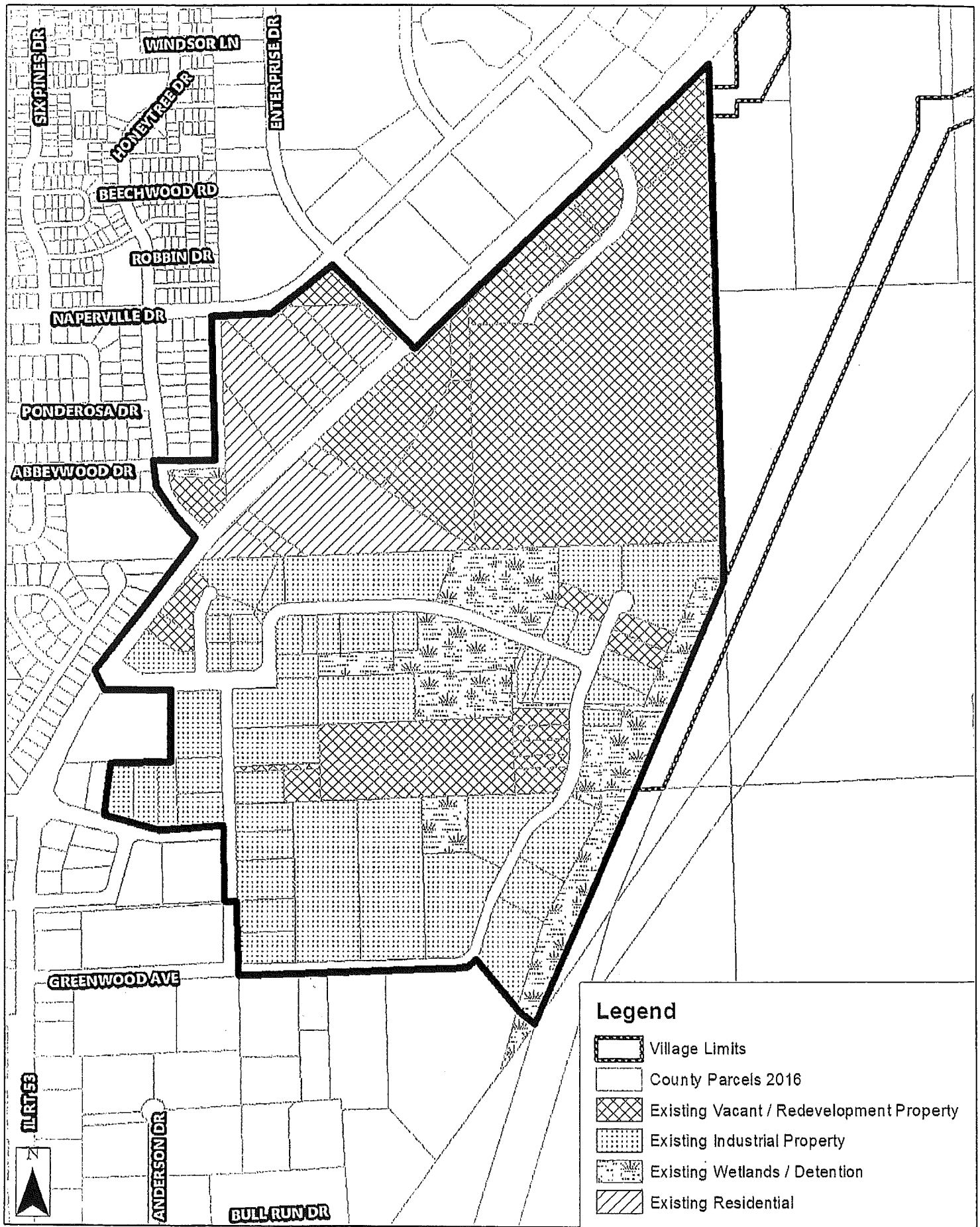
THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID SOUTHEASTERLY LINE AND SOUTH LINE OF SAID LOT 13 AND THE SOUTH LINE OF LOTS 12 AND 11 IN SAID ROMEOVILLE INDUSTRIAL PARK UNIT NO. TWO, TO THE SOUTHEAST CORNER OF SAID LOT 5 IN SAID ROMEOVILLE INDUSTRIAL PARK UNIT ONE;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 5, TO THE POINT OF BEGINNING.

EXHIBIT 3

EXISTING LAND USE MAP, AND FUTURE LAND USE MAP, AS AMENDED

Independence Blvd TIF as Amended - Existing Uses



Independence Blvd TIF as Amended - Proposed Uses

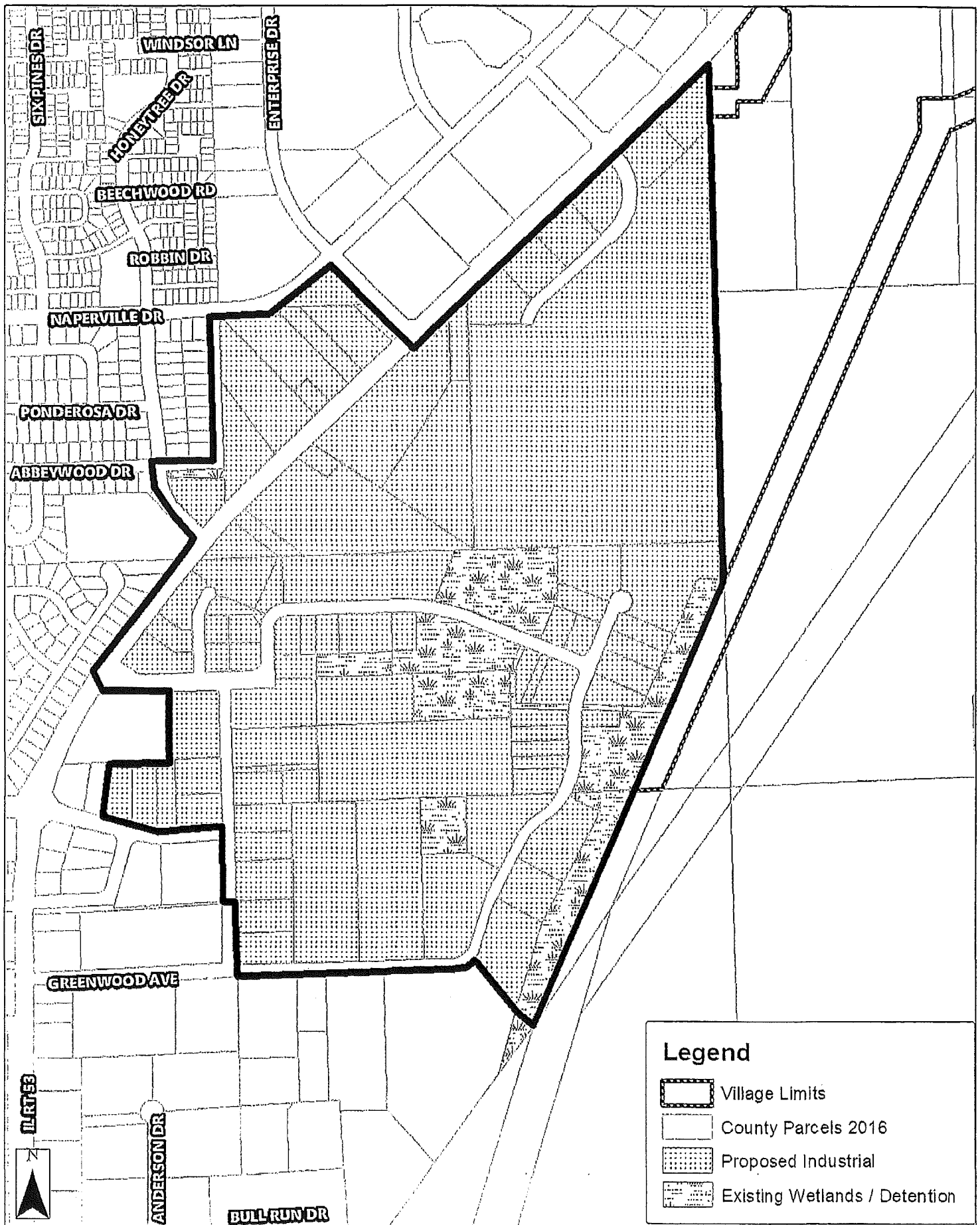


EXHIBIT 4

**FIRST AMENDMENT TO THE VILLAGE OF ROMEOVILLE
INDEPENDENCE BOULEVARD TIF QUALIFICATION/DESIGNATION REPORT**

**VILLAGE OF ROMEOVILLE, ILLINOIS
TAX INCREMENT FINANCE (TIF) DISTRICT
QUALIFICATION REPORT
FIRST AMENDMENT TO THE INDEPENDENCE BOULEVARD
TIF DISTRICT**

A study to determine whether certain properties within the Village of Romeoville qualify in part as a blighted improved area and in part as a blighted vacant area as defined in the Tax Increment Allocation Redevelopment Act of Chapter 65, 5/11-74.4-1, et. seq., as amended of the Illinois Compiled Statutes (the "TIF Act").

Prepared by the Village of Romeoville, Illinois

in conjunction with

Kane, McKenna and Associates, Inc.

June, 2018

**VILLAGE OF ROMEOVILLE
FIRST AMENDMENT TO THE INDEPENDENCE BOULEVARD TIF
DISTRICT
TIF QUALIFICATION REPORT**

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EXECUTIVE SUMMARY

Kane, McKenna and Associates, Inc. (KMA) has been retained by the Village of Romeoville, Illinois (the "Village") to conduct an analysis of the potential qualification and designation of certain property located in the Village, to be referred herein as the proposed First Amendment to the Independence Redevelopment Project Area (the "RPA").

The Village is pursuing the TIF district amendment as part of its ongoing review of the Route 53 corridor area. By undertaking the designation, the Village will help strengthen the RPA as a significant contributor to the Village's overall economic base.

For purposes of this report, KMA has subdivided the RPA into two sub-areas:

Sub-Area 1/Blighted Improved Area– This classification is for all land that is generally developed with structures and other improvements in place. Sub-Area 1 consists of frontage and adjacent properties along Forestwood Drive, Rocbaar Drive, a western portion of Parkwood Avenue, a northern portion of Devonwood Avenue, and an eastern portion of Independence Boulevard.

Sub-Area 2/Blighted Vacant Area – This classification is for all land that is absent of structures or other significant improvements. Sub-Area 2 includes frontage and adjacent properties on east and west portions of Forestwood Drive and on north and south portions of Rocbaar Drive.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the qualification of the RPA as an amendment to the Independence Boulevard TIF District. The conclusions in the executive summary herein are subject in all respects to the full Qualification Report detailing conditions observed within the RPA.

- 1) *Blighted Improved* – Sub-Area 1– Portions of the RPA qualify as a “Blighted Improved Area” as defined under the Tax Increment Finance (“TIF”) Act. Overall, because of certain factors identified in this report, the area is in danger of a further decline in property values. This condition prevents, or threatens to prevent, the healthy economic and physical development of properties in a manner that the community deems essential to its overall economic health.
- 2) *Blighted Vacant Area* – Sub-Area 2 - Vacant land within the RPA qualifies as a “blighted vacant area” pursuant to the TIF Act. Currently, the vacant land lacks economic viability for development due to certain adverse conditions identified in Section IV of this report. As a result, it prevents or threatens to prevent the beneficial economic and physical development of properties the community deems essential to its overall economic health.
- 3) *Viable redevelopment sites could produce incremental revenue* – Within the RPA, there are parcels which potentially could be redeveloped or rehabilitated and thereby produce incremental property tax revenue. Such revenue, used in combination with other Village resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the TIF District.
- 4) *Pursuit of amendment to the TIF District is recommended* – To mitigate the existing conditions (thereby promoting the improved physical condition of the RPA) and to leverage the Village’s investment and redevelopment efforts, KMA recommends that the Village pursue the First Amendment of the Independence Boulevard TIF District.

I. BACKGROUND

In the context of planning for the proposed First Amendment to the Independence Boulevard TIF District, the Village has initiated a study of the area to determine whether portions of it would potentially qualify as a conservation area or a blighted area under the TIF Act. Kane, McKenna and Associates, Inc. agreed to undertake the study on the Village's behalf.

Current Land Use. The RPA is generally located just to the east of the Normantown Road and Independence Boulevard intersection. It consists of frontage and adjacent properties along Devonwood Avenue, Parkwood Avenue, Rocbaar Drive, Forestwood Drive, and Independence Boulevard. Current land use consists of industrial and commercial uses with limited residential use along Route 53 as well as vacant properties in the north and eastern parts of the RPA.

Despite its potentially advantageous location along Route 53, a major traffic corridor with easy access to the I-55 Expressway, redevelopment opportunities are constrained by existing conditions such as lagging EAV, deterioration, inadequate utilities, and obsolete platting. The RPA suffers from a variety of economic development impediments, as defined in the TIF Act. Section IV of this report identifies these and additional impediments to redevelopment in greater detail. The RPA provides the Village with the possibility of bringing new development to an area that has been underutilized.

General Redevelopment Objectives. The redevelopment of the RPA would further the Village's overarching land use objectives as described in the Village's *Comprehensive Plan Update* (2017), zoning ordinance, and other land use planning elements. In the *Comprehensive Plan Update*, the Village has articulated a number of public policy objectives which would be supported by the proposed amendment to the TIF District. The *Comprehensive Plan Update* defines several broad policy goals and related strategies as noted below.

Key objectives and strategies from the Village's *Comprehensive Plan Update* include:

- Establish a balance of land uses to ensure long term fiscal sustainability

- Ensure the Village's services, utilities, and other infrastructure are properly maintained and improved over time to continue providing exemplar municipal support and capacity to residents and businesses
- Capitalize on Romeoville's comparative advantages
 - o A central location with excellent highway accessibility
 - o A location providing affordable housing
 - o Proximity to customers, suppliers, and support services
 - o Access to a broad labor base
 - o Excellent community services and amenities
 - o Positive business climate
- Concentrate retail uses at key nodes to strengthen a small core of commercial centers rather than a scattered collection of retail businesses across the Village
- Encourage development patterns that minimize conflicts between regular auto traffic and trucks that form the lifeblood of Romeoville's strong industrial base

Source: Village of Romeoville Comprehensive Plan Update (2017)

Amendment of the TIF District would enable the Village to further these objectives and strategies.

The RPA is specifically identified in the *Comprehensive Plan Update* as a key gateway and a significant employment area for the Village. The area is identified as an asset and point of interest for the Village in meeting objectives and goals. Amendment to the TIF District would enable the Village to meet these objectives.

Given the gap between the Village's goals for the area versus the conditions described in this report, the Village has determined that the redevelopment of the RPA would be highly beneficial to the community. With a redevelopment strategy in place, the economic base associated with the RPA would be stabilized and increased – thereby benefiting the community as a whole. Without such a redevelopment strategy, the adverse conditions identified in this report would likely worsen.

General Scope and Methodology. KMA performed its analysis by conducting a series of meetings and discussions with Village staff, starting in January, 2018 and continuing periodically up to the date of this report. The objective of the meetings was to gather data related to the qualification criteria for properties included in the RPA. These meetings were complemented by a series of field surveys for the entire area to evaluate the condition of the RPA, reviewing individual parcels as well as the RPA as a whole. The field surveys and data collected have been utilized to assess the likelihood that the RPA would qualify for TIF designation.

For additional information about KMA's data collection and evaluation methods, refer to Section III of this report.

II. QUALIFICATION CRITERIA

With the assistance of Village staff, Kane, McKenna and Associates, Inc. assessed the RPA to determine the likelihood that qualifying factors listed in the TIF Act would be present. The relevant provisions of the TIF Act are cited below.

The Act sets out specific procedures which must be adhered to in designating a redevelopment project area (RPA). By definition, a “redevelopment project area” is:

“An area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.”

Under the TIF Act, a “conservation area” means any improved area located within the boundaries of a development project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more where certain conditions are met as indicated below.

Under the TIF Act, a “blighted area” means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where certain conditions are met, as indicated below.

TIF Qualification Factors for a “Blighted Improved Area”. In accordance with the TIF Act, KMA assessed the following factors to determine TIF qualification for the proposed TIF properties characterized as “improved.” Per the statute, such an area meets state standards provided that:

If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

(A) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

(C) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

(D) Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive vacancies. The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

(G) Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

(I) Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

(J) Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

(K) Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision,

parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

(M) Lagging or Declining EAV. The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

TIF Qualification Factors for a “Blighted Vacant Area”. In accordance with the TIF Act, KMA performed an assessment to determine if Sub-Area 2 of the RPA qualified as a “blighted vacant area”. Per the statute such an area meets state standards provided that:

If vacant, the sound growth of the redevelopment project area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area:

(A) Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

(B) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

(C) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.

(D) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

(E) The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(F) The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last (5) calendar years prior to the year in which the redevelopment project area is designated.

Additionally, one (1) or more of the following factors may be present in the area under study:

(A) The area consists of one or more unused quarries, mines, or strip mine ponds.

(B) The area consists of unused rail yards, rail tracks, or railroad rights of way.

(C) The area, prior to its designation, is subject to (i) chronic flooding that professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.

(D) The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.

(E) Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

(F) The area qualified as a “blighted area” immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

III. EVALUATION METHODOLOGY

In evaluating the RPA's potential qualification as a TIF District, the following methodology was utilized:

- 1) Site surveys of the RPA were undertaken by representatives from Kane, McKenna and Associates, Inc., supplemented with photographic analysis of the sites. Site surveys were completed for each parcel of land within the RPA.
- 2) KMA conducted evaluations of exterior structures and associated site improvements, noting such conditions as deterioration and obsolescence. Additionally, KMA reviewed the following data: 2011-2016 tax information from Will County, tax parcel maps, aerial photos, site data, local history (including discussions with Village staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning, etc.).
- 3) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, TIF Act factors applicable to specific structures and site conditions of the parcels.
- 4) The RPA was examined to assess the applicability of the different factors required for qualification as a TIF district. Examination was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The RPA was evaluated to determine the applicability of the various factors, as defined under the TIF Act, which would qualify the area as either a blighted improved area or blighted vacant area.

IV. QUALIFICATION FINDINGS FOR THE RPA

Based upon KMA's evaluation of parcels in the RPA and analysis of each of the eligibility factors summarized in Section II, the following factors are present to support qualification of the area as a blighted improved area (Sub-Area 1) and a blighted vacant area (Sub-Area 2). These factors are found to be clearly present and reasonably distributed throughout the RPA, as required under the TIF Act. The qualifying factors are summarized in the table below.

Qualification Factors –TIF District

<i>TIF Designation</i>	<i>Maximum Possible Factors per Statute</i>	<i>Minimum Factors Needed to Qualify per Statute</i>	<i>Qualifying Factors Present in each Sub Area</i>
Sub-Area #1: Blighted Improved Area	13	5	6 <ul style="list-style-type: none">• Lagging/Declining EAV• Deterioration• Lack of Community Planning• Obsolescence• Inadequate Utilities• Deleterious Land Use/Layout
Sub-Area #2: Blighted Vacant Area	6	2	2 <ul style="list-style-type: none">• Lagging/Declining EAV• Obsolete Platting

Sub-Area 1: Findings for a “Blighted Improved”. Sub-Area 1 of the RPA is found to qualify as a “blighted improved area” under the statutory criteria set forth in the TIF Act. KMA reviewed those factors needed to qualify an area as a “blighted improved area”. KMA determined that of the 13 statutory factors, six (6) were present and thus would qualify Sub-Area 1 as a blighted improved area.

- 1) Declining or Lagging EAV. The total equalized assessed value (EAV) of Sub-Area 1 has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, and increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated and also lagged behind the balance of the Village EAV for four (4) of the last five (5) years. Just one of these quantitative measurements would qualify for this category under the TIF Act, but Sub-Area 1’s qualification under all three categories highlights the area’s need for redevelopment and indicates the presence of factors which deter growth.

EAV Trend for Sub-Area 1

Sub-Area 1	2017	2016	2015	2014	2013	2012
Sub-Area 1 EAV	\$17,460,004	\$15,648,448	\$14,684,420	\$15,069,720	\$15,348,256	\$16,405,711
Annual % Change	11.50%	6.56%	-2.56%	-1.81%	-6.45%	
Village of Romeoville (Excluding Sub-Area 1)	\$1,190,699,988	\$1,125,010,085	\$1,050,831,085	\$1,022,826,165	\$1,018,202,855	\$1,078,551,960
Annual % Change	5.84%	7.06%	2.74%	0.45%	-5.60%	
CPI	2.10%	1.30%	0.10%	1.60%	1.50%	

Source: Will County and U.S. Bureau of Labor Statistics

- 2) Deterioration. Various degrees of deterioration were identified throughout the area ranging from minor to major. Per the TIF Act, deterioration can be evidenced in building defects as well as deterioration of surface improvements. Such building defects include, but are not limited to, defects in primary components such as roofs or secondary components such as windows, gutters and doors.

With respect to surface improvements, deterioration related to parking areas, alleyways, and driveways was observed throughout Sub-Area 1. This was

evidenced by: surface cracking, potholes, depressions, weed growth and loose paving materials. Certain building components including loading areas, doors, and windows also evidenced deterioration within the RPA.

- 3) Inadequate Utilities. Inadequate Utilities are those that are: (i) of insufficient capacity to serve uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or lacking within the redevelopment project area.

Stormwater detention does not meet current Village standards within the RPA. As properties are redeveloped there may be a need for relocation or expansion of the water and sewer systems. Resurfacing, widening, and reconstruction of roadways will also be required as part of redevelopment activities. Traffic signalization and internal roadway improvements are also required as part of redevelopment activities.

- 4) Lack of Community Planning. According to the Act, an area suffers from a lack of community planning if the area was developed prior to, or without the benefit of, a community plan. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, overcrowded parcels, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

Lack of community planning is evidenced by:

- a) Insufficient or non-existent buffering and set-backs between commercial, industrial and residential uses and between buildings and roadways;
- b) Parking that does not meet contemporary standards for off-street parking;
- c) Insufficient space for ingress/egress and for unloading/loading in industrial and commercial areas;
- d) Uncoordinated commercial and residential uses interspersed throughout the western part of the RPA;
- e) Vacant areas that need to be integrated with improved areas after redevelopment has occurred; and
- f) Coordination of access/egress to the area including improvements to internal circulation.

Modern development of the parcels within the proposed RPA would discourage the mixing of conflicting land uses without sufficient land platting, provide buffers between commercial and residential areas, establish appropriate land development ratios, and set other restrictions to prevent problems that arise out of incompatible uses. Conformance to current stormwater detention standards is also required.

- 5) Obsolescence. The Act states that obsolescence is the condition or process of falling into disuse or structures that have become ill-suited for their original use. The RPA exhibits both economic and functional obsolescence. The need for access/egress, storage or buffering to adjacent uses is present due to lot sizes and lack of buffering.

Many older industrial buildings evidence limited ceiling heights, limited loading/dock areas and in some areas special or single uses. Many parcels are of irregular shape and size within the RPA. Some parcels are also landlocked or evidence limited access to roadway improvements.

Declines in area valuation support the economic obsolescence found in Sub Area 1, indicating that both the age and the condition of the properties have resulted in an area wide decline of value from tax year 2011 to tax year 2016.

- 6) Deleterious Land-Use or Layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive or unsuitable for the surrounding area.

There are certain issues pertaining to ingress/egress internally and along Route 53/Independence Boulevard

Residential structures on Route 53/Independence Boulevard are located adjacent to industrial uses with little to no buffering.

Sub-Area 2: Findings for a “Blighted Vacant Area”. Within this area, KMA identified two (2) vacant qualification factors and zero (0) stand-alone factors. As previously defined in Section II, an area qualifies for vacant status with the presence of any two of the six vacant factors or one of the stand-alone factors.

1. Lagging or Declining EAV. The total equalized assessed value (EAV) of Sub-Area 2 has increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for four (4) of the last five (5) calendar years prior to the year in which the amendment is designated and also lagged behind the balance of the Village EAV for four (4) of the last five (5) years. Just one of these quantitative measurements would qualify for this category under the TIF Act, but Sub-Area 2’s qualification under two categories highlights the area’s need for redevelopment and indicates the presence of factors which deter growth.

EAV Trend for Sub-Area 2

Sub-Area 2	2017	2016	2015	2014	2013	2012
Sub-Area 2 EAV	\$215,197	\$204,295	\$196,500	\$196,500	\$197,057	253,100
Annual % Change	5.34%	3.9%	-0.00%	-0.28%	-22.14%	
Village of Romeoville (Excluding Sub-Area 2)	\$1,207,994,795	\$1,140,454,238	\$1,065,319,005	\$1,037,699,385	\$1,033,354,054	\$1,094,704,571
Annual % Change	5.92%	7.05%	2.66%	-5.61%	-5.61%	
CPI	2.10%	1.30%	0.10%	1.60%	1.50%	

Source: Will County and U.S. Bureau of Labor Statistics

2. Obsolete Platting. Obsolete platting can be defined as vacant land that has platting that fails to create right-of-ways for streets, alleys or other public right-of-ways or that omits easements for public utilities.

Large parcels to the north and east would require platting for right-of-ways and utilities including detention areas. Other parcels in the central area may also require platting for different uses. Access and egress also needs review for the parcels (including public rights-of-way).

V. SUMMARY OF FINDINGS; GENERAL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to the Village potentially designating the RPA as a TIF District.

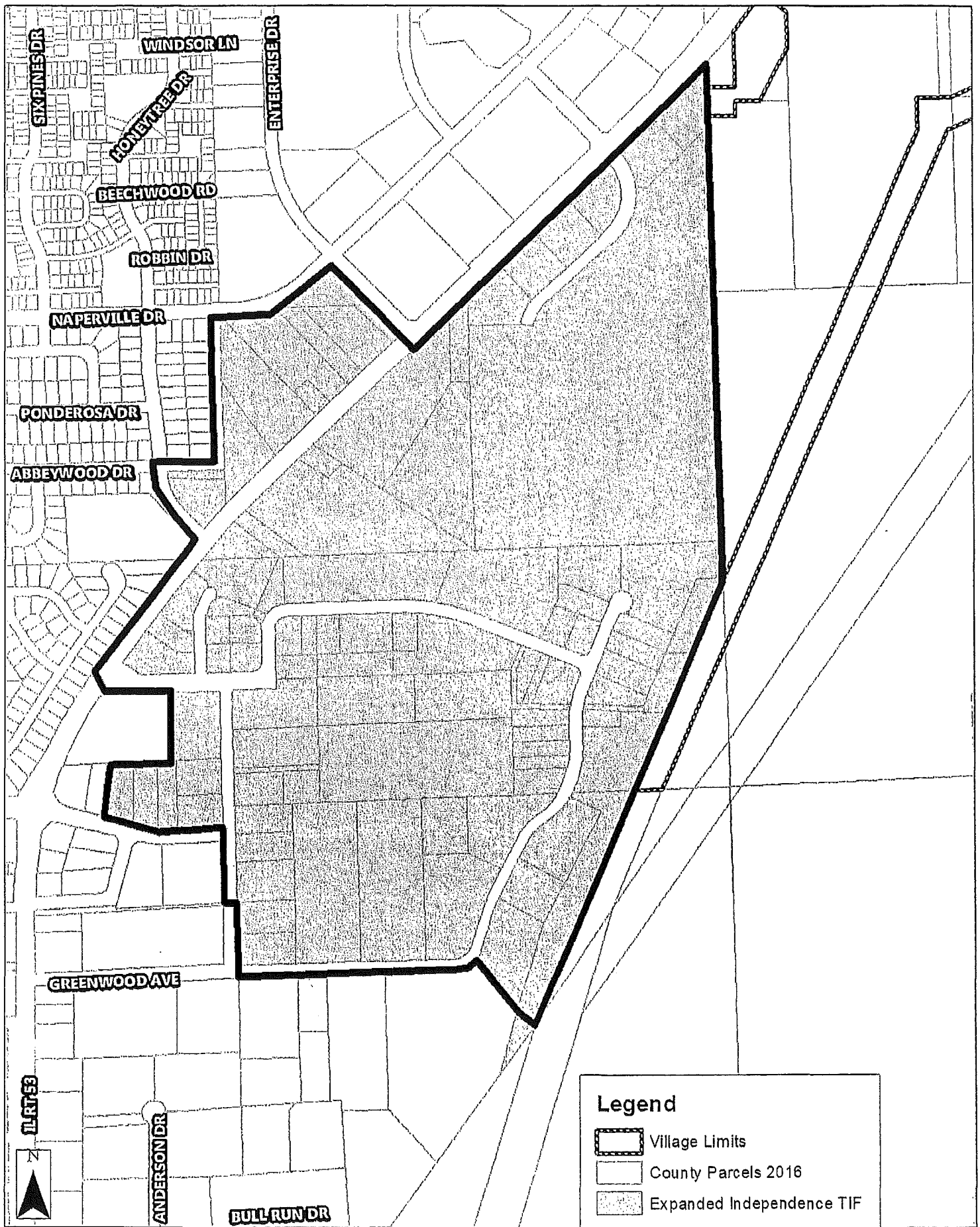
- The area is contiguous and is greater than 1½ acres in size;
- The RPA will qualify in part as a “blighted improved area”, and in part as a “blighted vacant area”. Further, the factors as documented herein are present to a meaningful extent and are distributed throughout the area. (A more detailed analysis of the qualification findings is outlined in Section IV of this report.)
- All property in the area would substantially benefit by the proposed redevelopment project improvements;
- The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area; and
- The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

In the judgment of KMA, these preliminary findings support the case for the Village to initiate a formal process to consider the First Amendment to the Independence Boulevard TIF District.

Appendix I
TIF Boundary Map and Tax Parcel List

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TIF Boundary Map and Tax Parcel List

Independence Blvd TIF as Amended

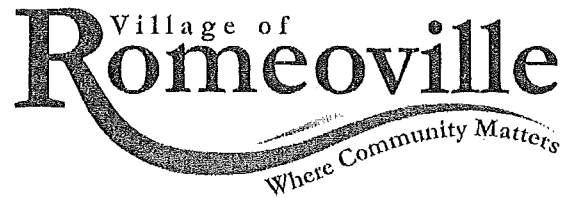


Village of Romeoville EAV Analysis
Proposed Independence TIF Amendment 2018

Improved Area									
PIN	Class	Tax Code	2017 EAV	2016 EAV	2015 EAV	2014 EAV	2013 EAV	2012 EAV	2011 EAV
12-02-27-200-002-0000	C	1270	238,632	227,161	217,900	217,900	217,900	217,900	236,700
12-02-27-200-004-0000	I	1271	547	521	500	500	500	500	500
12-02-27-207-001-0000	I	1270	79,289	75,477	72,400	72,400	72,400	72,400	72,400
12-02-27-207-002-0000	I	1270	84,325	80,272	77,000	77,000	77,000	77,000	77,000
12-02-27-207-003-0000	I	1270	79,289	80,168	76,900	76,900	76,900	76,900	76,900
12-02-27-207-004-0000	I	1270	106,012	100,915	96,800	96,800	96,800	96,800	96,800
12-02-27-208-001-0000	I	1270	62,315	59,319	56,900	56,900	56,900	88,400	88,400
12-02-27-311-004-0000	I	1208	159,564	151,893	145,700	145,700	145,700	186,600	186,600
12-02-27-311-011-0000	I	1270	427,107	406,575	356,200	390,000	390,000	390,000	434,400
12-02-27-311-013-0000	I	1208	230,639	219,551	210,600	210,600	210,600	210,600	210,600
12-02-27-311-014-0000	I	1208	56,948	54,210	52,000	52,000	52,000	52,000	52,000
12-02-27-311-015-0000	I	1208	647,457	616,332	528,200	528,200	528,200	528,200	528,200
12-02-27-311-016-0000	I	1208	130,323	124,058	119,000	119,000	119,000	119,000	119,000
12-02-27-319-001-0000	I	1270	28,145	26,792	25,700	25,700	25,700	25,700	25,700
12-02-27-319-002-0000	I	1270	20,041	19,078	18,300	18,300	18,300	18,300	18,300
12-02-27-319-003-0000	C	1270	340,263	323,905	310,700	310,700	310,700	310,700	374,700
12-02-27-400-011-0000	R	1270	1,996	1,900	1,800	1,800	1,600	1,700	1,800
12-02-27-401-001-0000	R	1270	67,757	46,500	51,700	55,800	58,500	55,300	54,400
12-02-27-401-002-0000	R	1270	64,816	61,700	59,200	59,200	53,800	56,700	59,600
12-02-27-401-003-0000	R	1270	95,176	79,600	75,900	70,200	62,800	49,200	51,800
12-02-27-401-004-0000	R	1270	60,193	51,300	49,000	45,400	40,700	49,200	51,800
12-02-27-401-006-0000	I	1270	73,923	70,369	67,500	67,500	67,500	67,500	67,500
12-02-27-401-030-0000	I	1208	1,002,182	954,005	868,700	954,000	1,185,200	1,316,900	1,316,900
12-02-27-401-031-0010	I	1270	49,501	47,121	45,200	45,200	45,200	45,200	45,200
12-02-27-401-031-0020	I	1208	419,880	399,695	383,400	426,000	426,000	504,500	504,500
12-02-27-401-032-0010	I	1270	14,018	13,344	12,800	12,800	12,800	12,800	12,800
12-02-27-401-032-0020	I	1208	17,522	16,680	16,000	16,000	16,000	16,000	16,000
12-02-27-401-033-0000									282,600
12-02-27-401-033-0010	I	1208	280,577	267,089	256,200	256,200	256,200	256,200	0
12-02-27-401-033-0020	I	1270	28,912	27,522	26,400	26,400	26,400	26,400	0
12-02-27-401-034-0000									641,800
12-02-27-401-034-0010	I	1208	349,446	349,446	335,200	422,900	422,900	422,900	0
12-02-27-401-034-0020	I	1270	182,542	182,542	175,100	218,900	218,900	218,900	0
12-02-27-401-035-0020	C	1270	202,822	193,071	185,200	185,200	185,200	185,200	278,800
12-02-27-401-036-0000	I	1270	155,073	147,618	141,600	141,600	141,600	141,600	141,600
12-02-27-402-008-0000									445,200
12-02-27-402-008-0010	I	1208	278,720	265,321	254,505	254,505	254,505	425,600	0
12-02-27-402-008-0020	I	1270	9,096	8,658	8,305	8,305	8,305	19,600	0
12-02-27-402-010-0000	E	1270	-	0	0	0	0	0	0
12-02-27-402-011-0000	I	1270	435,431	414,498	397,600	397,600	397,600	397,600	397,600
12-02-27-402-014-0000	I	1208	45,120	42,951	41,200	41,200	41,200	41,200	41,200
12-02-27-402-015-0000	I	1208	181,165	172,456	147,700	231,500	231,500	231,500	231,500
12-02-27-402-016-0000	I	1208	100,980	118,200	118,200	94,800	96,125	118,200	118,200
12-02-27-402-017-0000	I	1208	146,911	152,700	133,600	133,600	199,278	152,700	152,700
12-02-27-402-022-0000	I	1208	256,921	244,571	234,600	234,600	234,600	234,600	234,600
12-02-27-402-023-0000	I	1208	-	0	0	0	0	0	0
12-02-27-402-024-0000	I	1208	17,522	16,680	16,000	16,000	16,000	16,000	16,000
12-02-27-402-026-0000	I	1270	104,587	99,559	95,500	95,500	95,500	95,500	95,500
12-02-27-402-027-0000	I	1270	44,140	42,018	18,100	18,100	18,100	18,100	18,100
12-02-27-402-028-0000	I	1208	376,730	358,620	344,000	344,000	344,000	390,700	390,700
12-02-27-476-016-0000	I	1208	39,972	38,051	36,500	36,500	36,500	40,600	40,600
12-02-27-476-019-0000	I	1208	21,574	20,537	19,700	19,700	19,700	19,700	19,700
12-02-27-476-020-0000	I	1208	310,913	295,966	283,900	283,900	283,900	283,900	283,900
12-02-27-476-022-0000	I	1208	374,868	356,848	342,300	342,300	342,300	342,300	342,300
12-02-27-476-023-0000	I	1208	175,821	16,680	16,000	16,000	16,000	197,700	197,700
12-02-27-476-024-0000	I	1208	135,700	155,600	98,800	135,700	141,468	176,200	176,200
12-02-27-476-025-0000	I	1208	988,808	941,274	902,900	902,900	902,900	902,900	1,013,100
12-02-27-476-027-0000	I	1208	365,017	400,800	333,305	333,305	347,470	400,800	400,800
12-02-27-476-028-0000	I	1208	22232	21,163	20,300	20,300	20,300	20,300	20,300
12-02-27-476-029-0000	I	1208	22561	21,476	20,600	20,600	20,600	20,600	20,600
12-02-27-477-013-0000	I	1208	336978	320,778	307,700	307,700	307,700	307,700	307,700
12-02-34-201-001-0000	I	1270	219450	178,894	171,600	171,600	171,600	171,600	171,600
12-02-34-201-002-0000	I	1270	270399	236,440	226,800	226,800	235,000	266,705	235,000
12-02-34-201-003-0000	I	1270	88816	84,547	81,100	81,100	81,100	198,400	233,300
12-02-34-201-004-0000	I	1208	152728	178,476	171,200	171,200	198,400	198,400	198,400
12-02-34-201-005-0000	I	1208	270392	257,393	246,900	246,900	246,900	246,900	246,900
12-02-34-201-007-0000	I	1208	2,137,452	1,118,498	1,072,900	1,072,900	1,072,900	1,072,900	1,072,900
12-02-34-201-008-0000	I	1208	691262	658,031	631,205	631,205	631,205	631,205	631,205
12-02-34-201-009-0000	I	1208	1	0	0	0	0	1	1
12-02-34-201-010-0000	I	1208	968629	923,634	859,200	859,200	859,200	859,200	898,000
12-02-34-201-011-0000	I	1208	657088	625,500	600,000	600,000	600,000	600,000	600,000
12-02-34-202-019-0000	I	1208	411993	392,188	363,300	363,300	363,300	429,300	429,300
12-02-34-202-020-0000	I	1208	373,665	355,702	341,200	341,200	341,200	367,900	367,900
12-02-34-202-021-0000	I	1208	670,231	638,011	612,000	612,000	612,000	612,000	612,000
Total			17,460,004	15,648,448	14,684,420	15,069,720	15,348,256	16,405,711	16,786,006
Annual % Change			11.58%	6.56%	-2.56%	-1.81%	-6.45%	-2.27%	
Village EAV			1,208,159,992	1,140,658,533	1,065,515,505	1,037,895,885	1,033,551,111	1,094,957,671	1,164,155,585
Balance of Village EAV			1,190,699,988	1,125,010,085	1,050,831,085	1,022,826,165	1,018,202,855	1,078,551,960	1,147,369,579
Annual % Change			5.84%	7.06%	2.74%	0.45%	-5.60%	-6.00%	
CPI-All Urban Consumers			1.30%	0.10%	1.60%	1.50%	2.10%	3.20%	

Vacant Area

PIN	Class	Tax Code	2017 EAV	2016 EAV	2015 EAV	2014 EAV	2013 EAV	2012 EAV	2011 EAV
12-02-27-402-013-0000	E	1208	0	0	0	0	0	0	0
12-02-27-402-025-0000	I	1208	0	0	0	0	0	0	0
12-02-27-405-005-0000	I	1270	103,491	98,516	94,500	94,500	94,500	151,100	151,100
12-02-27-476-001-0000	E	1208	0	0	0	0	0	0	0
12-02-27-476-014-0000	E	1208	0	0	0	0	0	0	0
12-02-27-476-015-0000	E	1208	0	0	0	0	0	0	0
12-02-27-476-017-0000	E	1208	0	0	0	0	0	0	0
12-02-27-477-001-0000	I	1208	14,347	13,100	13,100	13,100	13,657	13,100	13,100
12-02-27-477-004-0000	I	1208	0	0	0	0	0	0	0
12-02-27-477-005-0000	I	1208	17,742	16,889	16,200	16,200	16,200	16,200	16,200
12-02-27-477-006-0000	I	1208	16,099	15,325	14,700	14,700	14,700	14,700	14,700
12-02-27-477-007-0000	I	1208	16,099	15,325	14,700	14,700	14,700	14,700	14,700
12-02-27-477-010-0000	I	1208	15,661	14,908	14,300	14,300	14,300	14,300	14,300
12-02-27-477-011-0000	I	1208	22,450	21,371	20,500	20,500	20,500	20,500	20,500
12-02-27-477-012-0000	I	1208	9,308	8,861	8,500	8,500	8,500	8,500	8,500
12-02-34-202-018-0000	I	1208	0	0	0	0	0	0	0
Total			215,197	204,295	196,500	196,500	197,057	253,100	253,100
Annual % Change			5.34%	3.97%	0.00%	-0.28%	-22.14%	0.00%	
Village EAV			1,208,159,992	1,140,658,533	1,065,515,505	1,037,895,885	1,033,551,111	1,094,957,671	1,164,155,585
Balance of Village EAV			1,207,944,795	1,140,454,238	1,065,319,005	1,037,699,385	1,033,354,054	1,094,704,571	1,163,902,485
Annual % Change			5.92%	7.05%	2.66%	0.42%	-5.60%	-5.95%	
CPI-All Urban Consumers			1.30%	0.10%	1.60%	1.50%	2.10%	3.20%	



***VILLAGE OF ROMEOVILLE
REDEVELOPMENT PLAN AND PROJECT
INDEPENDENCE BOULEVARD TIF DISTRICT***

"Redevelopment plan" means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a "blighted-improved area" and "blighted-vacant area" and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq., as amended.

Prepared by the Village of Romeoville

in conjunction with

Kane, McKenna and Associates, Inc.

September 2017

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EXHIBITS

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I. INTRODUCTION

The Village of Romeoville (the "Village") is located in Will County, Illinois, approximately thirty five (35) miles southwest of the City of Chicago's "Loop". The Village generally lies adjacent to the municipalities of Bolingbrook, Lemont, Lockport, Crest Hill, and Plainfield. The Village was incorporated in 1895.

The Village of Romeoville encourages controlled growth within the community through the use of the Village's Zoning Ordinance and 2017 Comprehensive Plan, which are intended to guide Romeoville's evolution and development in the future. In terms of redevelopment, the Village intends to attract and encourage industrial and commercial uses for the area described below.

For purposes of this report, KMA has subdivided the proposed RPA into two sub-areas:

- Sub-Area 1/Improved land – This classification is for all land that is generally developed, with structures and other improvements in place; the area includes improved properties located along Independence Boulevard/Route 53, and
- Sub-Area 2/Vacant land – This classification is for the land within the proposed TIF District that is primarily vacant of structures; this property includes parcels located south of Enterprise Drive, north of Honeytree Drive, west of Route 53 and east of Pine Trail Drive.

The conditions of the RPA include deterioration, lack of community planning and obsolete platting. These conditions are evidenced throughout the area and have been documented pursuant to site visits and Village and County data.

The RPA exhibits 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.

The RPA is suitable for redevelopment for industrial and commercial uses. The RPA's best opportunity for redevelopment is related to its proximity to the IL Route 53 corridor and the ability to create a gateway into Romeoville and to continue redevelopment activities generated by the Marquette TIF. The Village has undertaken an initiative, through the designation of the RPA, to redevelop strategic areas including the RPA within the Village and, in doing so, stabilize and expand benefits to the community and affected taxing districts.

The Redevelopment Plan

The Village recognizes the need for implementation of a strategy to revitalize existing properties within the boundaries of the RPA and to stimulate and enhance private development within the area. Business attraction and expansion are key components of the strategy. The needed private investment in the RPA may only be possible if Tax Increment Financing (TIF) is adopted pursuant to the terms of the Tax Increment Allocation Redevelopment Act (the "Act"), Illinois

Compiled Statutes, Chapter 65, Section 5/11-74.4-1 et seq., as amended. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts, which encompass the RPA in the form of a significantly expanded tax base.

The designation of the area as a Redevelopment Project Area will allow the Village to address RPA deficiencies including (but not limited to):

- Redevelop underutilized properties and bring to productive reuse;
- Establishing a pattern of land use activities that will increase efficiency and economic relationships.
- Coordinating land assembly in order to provide sites featuring more modern redevelopment plans; and
- Entering into redevelopment agreements in order to include the redevelopment of property and/or to induce new development to locate within The RPA;
- Improving area appearance through area redevelopment;
- Providing infrastructure that supports redevelopment activities.

A map of the RPA boundaries is included in Exhibit 2 and is a part of this Redevelopment Plan and Project. The area on the whole would not reasonably be anticipated to be developed in a coordinated manner without the adoption of a Redevelopment Plan and Project. The Village, with the assistance of Kane, McKenna and Associates, Inc. ("KMA") has prepared this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the proposed area. By means of public investment, the RPA will become a more viable area that will attract more private investment. The additional public investment will set the stage for the redevelopment of the area with private capital. This in turn will lead to operation of viable industrial and commercial uses within the RPA.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the RPA is not less in the aggregate than 1½ acres.

Through this Redevelopment Plan and Project, the Village will serve as the central force for marshalling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Ultimately, the implementation of this redevelopment plan will create a

stabilized and expanded tax base, the creation of new development opportunities, enhanced retention of existing businesses, and the creation of new employment opportunities within the Village as a result of new private development in the RPA.

Summary

It is found and declared by the Village, through legislative actions as required by the Act, that in order to promote and protect the health, safety, and welfare of the public, that certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken; and, to alleviate the existing adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas. Public/private partnerships are determined to be necessary in order to achieve development goals. Without the development focus and resources provided under the Act, the development goals of the Village would not reasonably be expected to be achieved.

It is found and declared by the Village that the use of incremental tax revenues derived from the tax rates of various taxing districts in the Redevelopment Project Area for the payment of redevelopment project costs is of benefit to those taxing districts. The reason for the use of incremental tax revenues is that these taxing districts whose jurisdictions include the Redevelopment Project Area would not derive the benefits of an increased assessment base without the Village addressing the coordination of redevelopment.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Redevelopment Plan and Project pursuant to 65 ILCS Section 5/11-74.4.3(n)(5) of the Act, that this Redevelopment Plan and Project will not result in the displacement of ten (10) or more inhabited residential units. Therefore, this Plan and Project does not include a housing impact study as is required under the Act.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA.

Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by utilizing tax increment financing.

II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

The Redevelopment Project Area legal description is attached in Exhibit 1.

III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

The following goals and objectives are presented for the RPA in accordance with the Village's Zoning Ordinance and the 2017 Comprehensive Plan. The Redevelopment Plan and Project also conform to the Village's comprehensive planning process.

General Goals to the Village

- 1) To provide for implementation of economic development and redevelopment strategies that benefits the Village and its residents.
- 2) To encourage positive and feasible redevelopment of underutilized facilities.
- 3) To strengthen the property tax base of the Village and overlapping tax districts.
- 4) To create new jobs for Village and area residents.
- 5) To coordinate all redevelopment within the Village in a comprehensive manner, avoiding land use conflicts and negative community impacts with redevelopment projects.
- 6) To create a cooperative partnership between Village and proposed developers, and users.
- 7) To provide public infrastructure improvements within the RPA to promote redevelopment efforts, where necessary.

Specific Objectives for the RPA

- 1) Community Development – Redevelop the IL 53-Joliet Road corridor, incorporating the historic U.S. 66 theme into such redevelopment
- 2) Economic Development – Exploit the economic development opportunities that lie along the IL 53 corridor.
- 3) Community Appearance – Developer gateways for the Village at the Joliet Road and IL 53 intersection and other areas to provide a “sense of arrival” in Romeoville and a positive community image.

Redevelopment Objectives

The Village's redevelopment objectives propose to enrich to the extent possible the negative impact of the qualification factors which are prevalent in much of the Study Area and enhance retail, commercial, and mixed use opportunities where appropriate. To achieve these objectives the Village proposes the following guidelines:

- 1) To encourage redevelopment within the RPA that will address the piecemeal development practices, mitigate conditions associated with older building conditions and vacancies, and attract new land uses which are consistent with the existing uses and provide an enhanced tax base to support the entire Village;
- 2) To implement coordinated development/design practices as set forth in the Village's comprehensive plan and to promote redevelopment in accordance with current planning standards;
- 3) To assist site assembly and preparation in order to provide for the reuse of properties for this stated purpose;
- 4) To coordinate traffic flow and access to site;
- 5) To improve area appearance; and
- 6) To install and improve the necessary infrastructure improvements for improved ingress and egress and loading and unloading areas, and to add buffering to single family residential uses for the industrial/commercial areas, and to support proposed new development in accordance with modern planning standards.

IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA AND ASSESSMENT OF FISCAL IMPACT ON AFFECTED TAXING DISTRICTS

A. Evidence of the Lack of Development and Growth Within the Proposed RPA

As found in Exhibit 4 of this Plan, the RPA has not undergone coordinated or sustained redevelopment. The RPA has not benefited from coordinated private investment and/or development.

B. Assessment of Fiscal Impact on Affected Taxing Districts

It is anticipated that the implementation of this Redevelopment Plan and Project will have a minimal financial impact on most of the affected taxing districts. In fact, the action taken by the Village to stabilize and encourage growth of its tax base through the implementation of this Redevelopment Plan and Project will have a positive impact on the affected taxing districts by arresting inflation-adjusted declines in assessed valuations.

Though strategies will be encouraged to promote growth via private investment within the area, specific objectives are geared to stabilize the RPA's existing strengths and revitalize the RPA's redevelopment potential. Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient surplus funds (as long as those funds are not already obligated to the TIF), to assist affected taxing districts in paying the costs for the increased services.

Any surplus Special Tax Allocation Funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the Village, after all TIF eligible costs either expended or incurred as an obligation by the Village have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the Village as provided by the Act.

V. TIF QUALIFICATION FACTORS EXISTING IN THE REDEVELOPMENT PROJECT AREA

Findings

The RPA was studied to determine its qualifications under the Act. It was determined that the area as a whole qualifies as a TIF district under Illinois law. Refer to the TIF Qualification/Designation Report, (Exhibit 4) which is attached as part of this plan.

Eligibility Survey

The RPA was evaluated beginning in June 2017 and continued to the present by representatives of KMA. Analysis was aided by certain reports obtained from the Village, County Assessor, and other sources. In KMA's evaluation, only information was recorded which would directly aid in the determination of eligibility for a TIF district.

VI. REDEVELOPMENT PROJECT

A. Redevelopment Plan and Project Objectives

The Village proposes to realize its goals and objectives of encouraging the development of the RPA and encouraging private investment through public finance techniques including, but not limited to, Tax Increment Financing;

- 1) By implementing a plan that provides for the attraction of users to redevelop land within the RPA.
- 2) By constructing public improvements which may include (if necessary):
 - i. Street and sidewalk improvements (including new street construction and widening of current streets)
 - ii. Utility improvements (including, but not limited to, water, stormwater management, and sanitary sewer projects consisting of construction and rehabilitation)
 - iii. Signalization, traffic control and lighting
 - iv. Off-street parking (if applicable)
 - v. Urban design components
 - vi. Landscaping and beautification
- 3) By entering into Redevelopment Agreements with developers for qualified redevelopment projects.
- 4) By providing for environmental remediation, if needed, site assembly, site preparation, clearance, and demolition, including grading and excavation.
- 5) Exploration and review of job training programs in coordination with any Village, federal, state, and county programs.

B. Redevelopment Activities

Pursuant to the foregoing objectives, the Village will implement a coordinated program of actions, including, but not limited to, acquisition, site preparation, environmental remediation, demolition, provision of public infrastructure and related public improvements, and rehabilitation of structures, if necessary.

Site Preparation, Clearance, and Demolition

Property within the RPA may be acquired and improved through the use of site clearance, excavation, or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

Environmental Remediation

Property within the RPA may require remediation of various types of contamination, in order to use property for industrial and commercial redevelopment.

Land Assembly

Certain properties in the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites.

Public Improvements

The Village may, but is not required to provide, public improvements in the RPA to enhance the immediate area and support the Redevelopment Plan and Project. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities, including extension of water mains, sanitary and storm sewer systems, roadway/traffic improvements;; and
- Beautification, identification markers, landscaping, lighting, and signage of public right-of-ways.

Rehabilitation

The Village may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village code provisions. Improvements may include exterior and facade-related work as well as interior related work.

Interest Rate Write-Down

The Village may enter into agreements with owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on an annual basis out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

Job Training

The Village may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs;
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

C. General Land Use Plan

As noted in Section I of this Plan, the RPA currently contains vacant and improved land including residential uses. Existing/future land uses are shown in Exhibit 3 attached hereto and made a part of this Plan and include industrial and commercial uses. Future land uses will conform to the Zoning Ordinance and the comprehensive planning process as either may be amended from time to time.

D. Additional Design and Control Standards for Community Development in the Village of Romeoville

The appropriate design controls, as set forth in the Village's Zoning Ordinance and other Village planning efforts, shall apply to the RPA.

E. Estimated Redevelopment Project Costs

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

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, "redevelopment project costs" shall not include lobbying expenses;
 - 1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
2. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;

5. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November, 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
6. Costs of job training and retraining projects including the costs of 'welfare to work' programs implemented by businesses located within the redevelopment project area;
7. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

9. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

- a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.

- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
- (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.
- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply.

Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

10. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
12. Payment in lieu of taxes;
13. Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;
14. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
 - b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;

- c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
- d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
- e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);
- f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate

methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.
16. Unless explicitly stated herein the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost;
17. After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;

18. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. "Historic Resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown on the next page. Adjustments to these cost items may be made without amendment to the Redevelopment Plan and Project.

**VILLAGE OF ROMEOVILLE
ESTIMATED REDEVELOPMENT PROJECT COSTS**

<u>Program Actions/Improvements</u>	<u>Estimated Costs (A)</u>
1. Land Acquisition and Assembly Costs, Including Relocation Costs	\$3,000,000
2. Demolition, Site Preparation, Environmental Cleanup and Related Costs	\$2,000,000
3. Public Improvements including, but not limited to, water, storm, and sanitary sewer service, and road/traffic related improvements	\$1,500,000
4. Rehabilitation	\$ 100,000
5. Interest Costs Pursuant to the Act	\$ 650,000
6. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	\$ 500,000
7. Job Training	<u>\$ 250,000</u>
TOTAL ESTIMATED	<u>\$8,000,000</u>

- (A) All project cost estimates are in year 2017 dollars. Total budgeted costs exclude any financing costs, including annual interest expense, capitalized interest, and any and all closing costs associated with any obligations issued by the Village. Adjustments to the estimated line item costs above are expected. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a total limit on the described expenditures as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the total amount of payment for eligible Redevelopment Project Costs shall not exceed the overall budget amount outlined above and as provided for in the Act. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Statute

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived solely from property tax increment revenues, proceeds from municipal obligations to be retired solely with tax increment revenues, and interest earned on resources available but not immediately needed for the Redevelopment Plan and Project.

"Redevelopment Project Costs" specifically contemplate those eligible costs set forth in the Act and do not contemplate the preponderance of the costs to redevelop the RPA. The majority of development costs will be privately financed, and TIF or other public sources are to be used, subject to approval by the Village Board, only to leverage and commit private redevelopment activity.

The tax increment revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs shall be the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2016 tax year.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate. The Village reserves the right to utilize revenues received under the Act for eligible costs from one Redevelopment Project Area in another Redevelopment Project Area that is either contiguous to, or is separated only by a public right-of-way, from the Redevelopment Project Area from which the revenues are received and may also transfer revenues to other contiguous Redevelopment Project Areas.

The Redevelopment Project Area would not reasonably be expected to be developed in a coordinated manner without the use of the incremental revenues provided by the Act.

G. Nature and Term of Obligations to be Issued

The Village may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its power pursuant to the Illinois State Constitution.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three (23) years after the year of adoption of the ordinance approving the Redevelopment Project Area. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued from time to time

in order to implement this Redevelopment Plan and Project. 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 tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping The RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds, 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.

H. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area

The most recent estimate of equalized assessed valuation (EAV) for tax year 2016 within the RPA is approximately \$ 318,954. The Boundary Map, Exhibit 2, shows the location of the RPA.

I. Anticipated Equalized Assessed Valuation (EAV)

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the Redevelopment Project Area will be approximately \$4,500,000 to \$5,500,000.

VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements. Depending upon the scope of the development as well as the actual uses, the following activities may be included in each phase:

Land Assembly and Relocation: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site. Relocation activities may also be undertaken pursuant to the requirements of the Act and Village policies.

Demolition and Site Preparation: Existing improvements may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition may be necessary for future projects. Additionally, the redevelopment plan contemplates site preparation, or other requirements necessary to prepare the RPA for desired redevelopment projects.

Landscaping/Urban Design Components/Streetscaping: The Village may fund certain landscaping and design projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.

Environmental Remediation: Property within the RPA may require remediation of various types of contamination, in order to re-use property for commercial and industrial redevelopment.

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The provision of necessary detention or retention ponds may also be undertaken by the Village.

Roadway/Street/Parking Improvements: Widening of existing road improvements and/or vacation of roads may be undertaken by the Village. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the general public.

Utility services may also be provided or relocated in order to accommodate the renovation or expansion of property.

Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

Public Safety Related Infrastructure: Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.

Rehabilitation/Taxing District Capital Costs: The Village may fund certain rehabilitation costs or certain taxing district capital improvements as provided for under the Act.

Interest Costs Coverage: The Village may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

Professional Services: The Village may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The Village may reimburse itself from annual tax increment revenue if available.

B. Commitment to Fair Employment Practices and Affirmative Action

As part of any Redevelopment Agreement entered into by the Village and any private developers, both will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices, which provide equal opportunity to all people regardless of sex, color, race, sexual orientation, or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, sexual orientation, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

C. Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment costs

This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) calendar years after the adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after which the ordinance approving the RPA is adopted.

**VIII. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT
PLAN AND PROJECT**

This Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

EXHIBIT 1
LEGAL DESCRIPTION

LEGAL DESCRIPTION
OF
THE VILLAGE OF ROMEOVILLE INDEPENDENCE BOULEVARD TIF DISTRICT

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

THENCE NORTH 89 DEGREES 17 MINUTES 06 SECONDS EAST (BEARINGS AS REFERENCED TO THOSE FOUND IN PINE TRAILS SUBDIVISION (BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SAID SECTION 27 AS PER PLAT THEREOF RECORDED JANUARY 20, 1988 AS DOCUMENT NUMBER R88-02542)), ALONG THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 1220.00 FEET TO THE CENTERLINE OF U.S. ROUTE 66-A;

THENCE SOUTH 47 DEGREES 37 MINUTES 06 SECONDS WEST, ALONG THE CENTERLINE OF U.S. ROUTE 66-A, A DISTANCE OF 377.42 FEET (377.39 FEET RECORD), TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTHWESTERLY ALONG THE CENTERLINE OF U.S. ROUTE 66-A, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 47 DEGREES 37 MINUTES 06 SECONDS WEST, 553.64 FEET; (2) SOUTH 47 DEGREES 55 MINUTES 04 SECONDS WEST, 317.93 FEET; (3) SOUTH 45 DEGREES 44 MINUTES 30 SECOND WEST, 436.70 FEET MORE OR LESS TO THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27 AND A POINT THAT IS 1116.74 FEET (1116.74 FEET RECORD), AS MEASURED ALONG SAID WEST LINE, SOUTH OF THE NORTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

THENCE NORTH 00 DEGREES 05 MINUTES 32 SECONDS EAST, ALONG THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER (ALSO THE EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER) OF SAID SECTION 27, A DISTANCE OF 71.24 FEET, TO A POINT 1045.50 FEET (1045.50 FEET RECORD) SOUTH, AS MEASURED ALONG SAID WEST LINE, FROM THE NORTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER (ALSO AS MEASURED ALONG SAID EAST LINE, FROM THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER) OF SAID SECTION 27, TO THE NORTH RIGHT OF WAY OF U.S. ROUTE 66-A;

THENCE SOUTHWESTERLY ALONG THE SOUTH RIGHT OF WAY OF U.S. ROUTE 66-A, BEING A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 7065.87 FEET, AN ARC LENGTH OF 172.09 FEET, A CHORD LENGTH OF 172.09 FEET, AND A

CHORD BEARING OF SOUTH 43 DEGREES 10 MINUTES 50 SECONDS WEST, TO A NON-TANGENTIAL LINE AND THE EASTERLY RIGHT OF WAY OF HONEYTREE DRIVE;

THENCE NORTH 41 DEGREES 56 MINUTES 25 SECONDS WEST, ALONG SAID NON-TANGENTIAL LINE AND SAID EASTERLY RIGHT OF WAY, 161.10 FEET, TO A TANGENTIAL CURVE TO THE RIGHT;

THENCE NORTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT OF WAY AND SAID TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 279.37 FEET, AN ARC LENGTH OF 175.22 FEET, A CHORD LENGTH OF 172.36 FEET, AND A CHORD BEARING OF SOUTH 23 DEGREES 58 MINUTES 21 SECONDS EAST, TO THE SOUTHWEST CORNER OF OUTLOT "A" IN SAID PINE TRAILS SUBDIVISION;

THENCE CONTINUING NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY AND THE PROLONGATION OF THE LAST DESCRIBED TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 279.37 FEET, AN ARC LENGTH OF 27.13 FEET, A CHORD LENGTH OF 27.12 FEET, AND A CHORD BEARING OF NORTH 03 DEGREES 13 MINUTES 20 SECONDS WEST, TO A TANGENTIAL LINE;

THENCE NORTH 00 DEGREES 26 MINUTES 25 SECONDS WEST, ALONG SAID TANGENTIAL LINE AND SAID EASTERLY RIGHT OF WAY, 12.87 FEET, TO THE NORTH LINE OF OUTLOT "A" AND THE SOUTH LINE OF ABBEYWOOD DRIVE IN SAID PINE TRAILS SUBDIVISION;

THENCE NORTH 89 DEGREES 17 MINUTES 06 SECONDS EAST, ALONG SAID NORTH LINE AND SAID SOUTH LINE, 297.42 FEET TO THE EAST LINE OF SAID OUTLOT "A", THE EAST LINE OF PINE TRAIL, THE EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 27 AND THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

THENCE NORTH 00 DEGREES 05 MINUTES 32 SECONDS EAST, ALONG THE EAST LINE OF PINE TRAIL, THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 AND THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 821.86 FEET, TO THE SOUTH LINE OF THE NORTH 28.14 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

THENCE NORTH 89 DEGREES 17 MINUTES 06 SECONDS EAST, ALONG SAID SOUTH LINE, 321.21 FEET, TO A LINE, SAID LINE HAVING A NORTHERN TERMINUS AT A POINT WHICH BEARS NORTH 89 DEGREES 17 MINUTES 06 SECONDS EAST, 295.77 FEET, FROM THE NORTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27 AND HAVING A SOUTHERN TERMINUS AT A POINT WHICH BEARS SOUTH 47 DEGREES 37 MINUTES 06 SECONDS WEST, 313.00 FEET FROM THE POINT OF BEGINNING;

THENCE NORTH 42 DEGREES 22 MINUTES 54 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 37.67 FEET, TO THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

THENCE NORTH 89 DEGREES 17 MINUTES 06 SECONDS EAST, ALONG THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 419.00 FEET (419.20 FEET RECORD);

THENCE SOUTH 42 DEGREES 22 MINUTES 54 SECONDS EAST, 335.88 FEET, TO THE POINT OF BEGINNING.

EXHIBIT 2
BOUNDARY MAP

Independence Blvd TIF

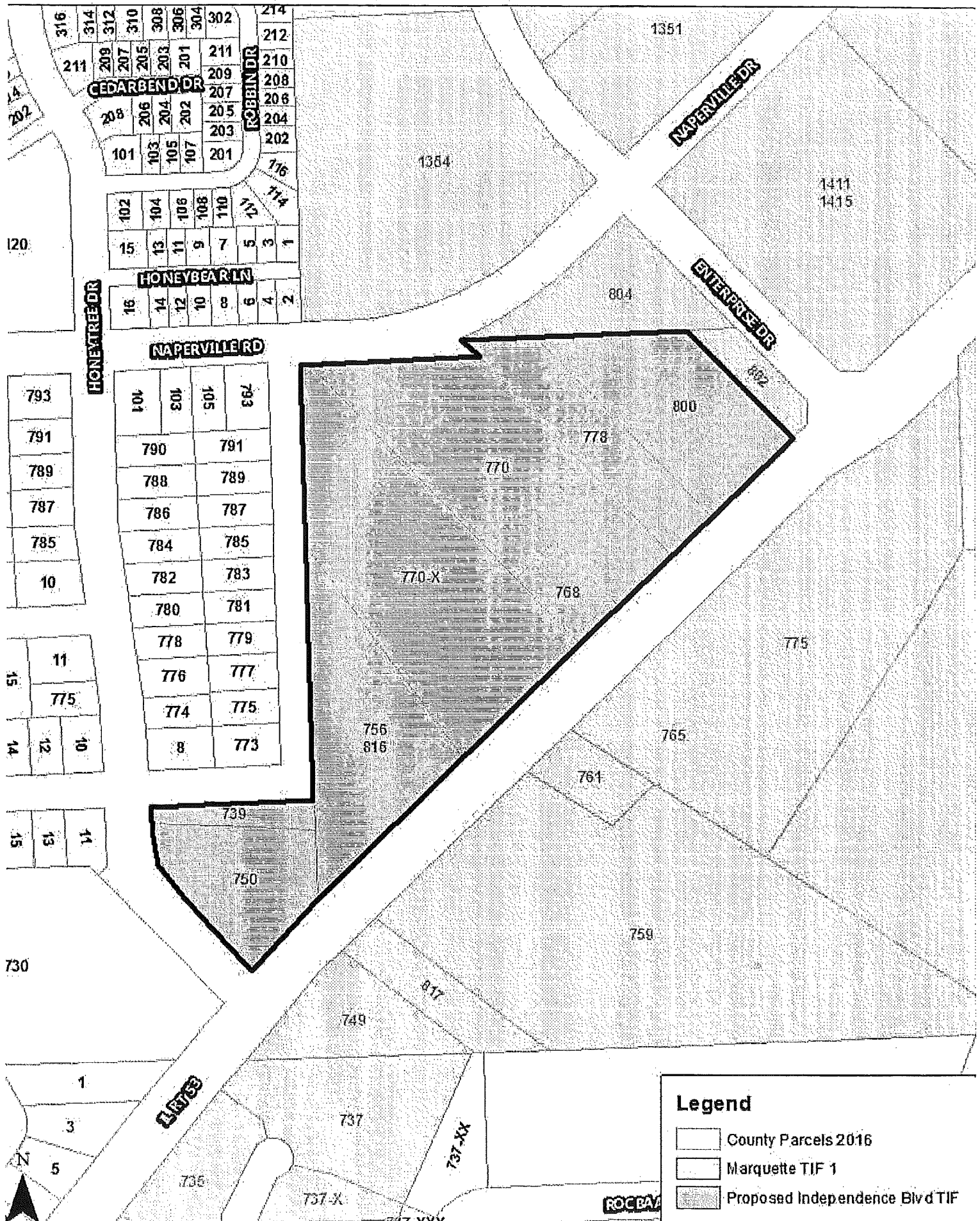
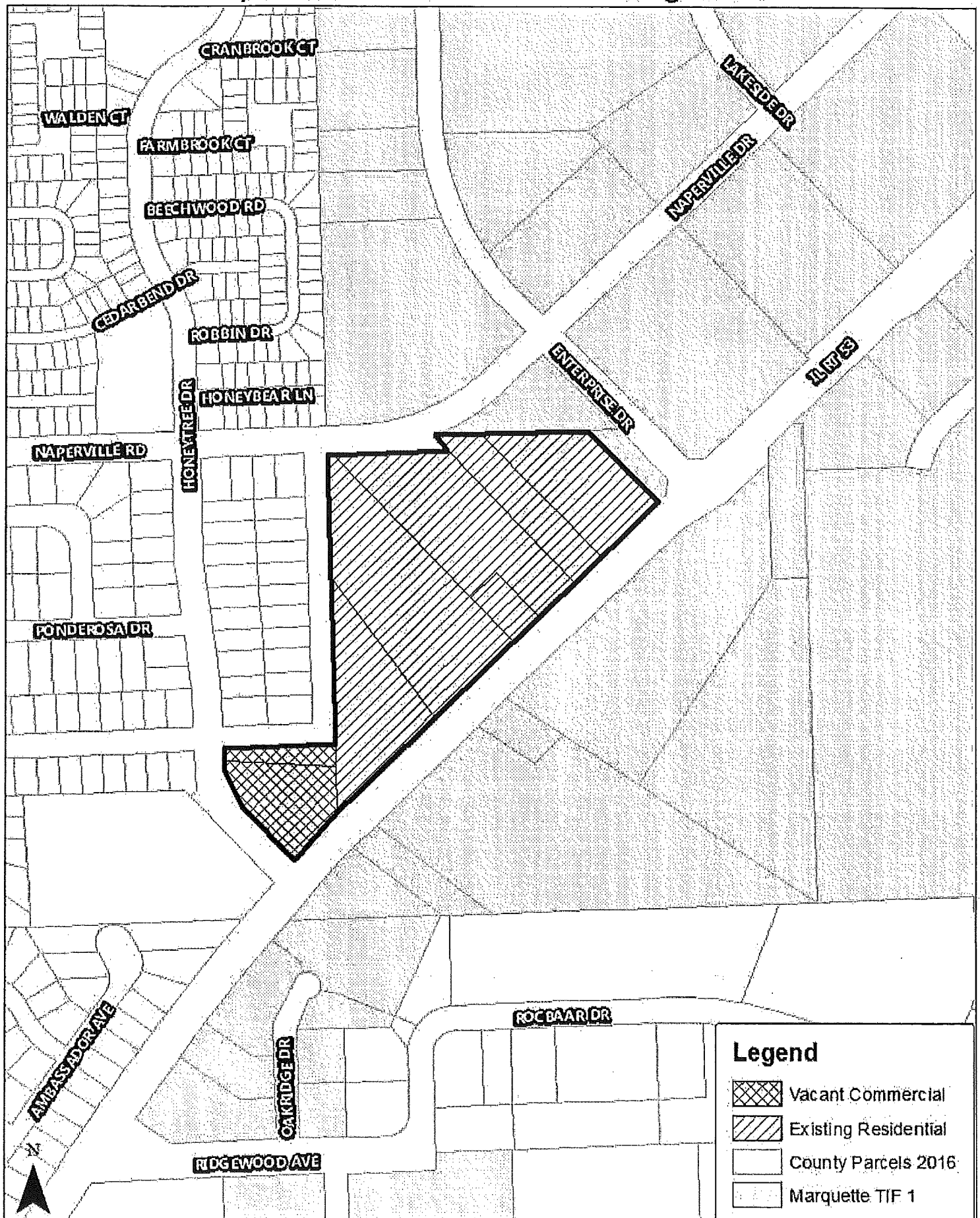


EXHIBIT 3
EXISTING/FUTURE LAND USE MAP

Independence Blvd TIF - Existing Uses



Independence Blvd TIF - Proposed Future Uses

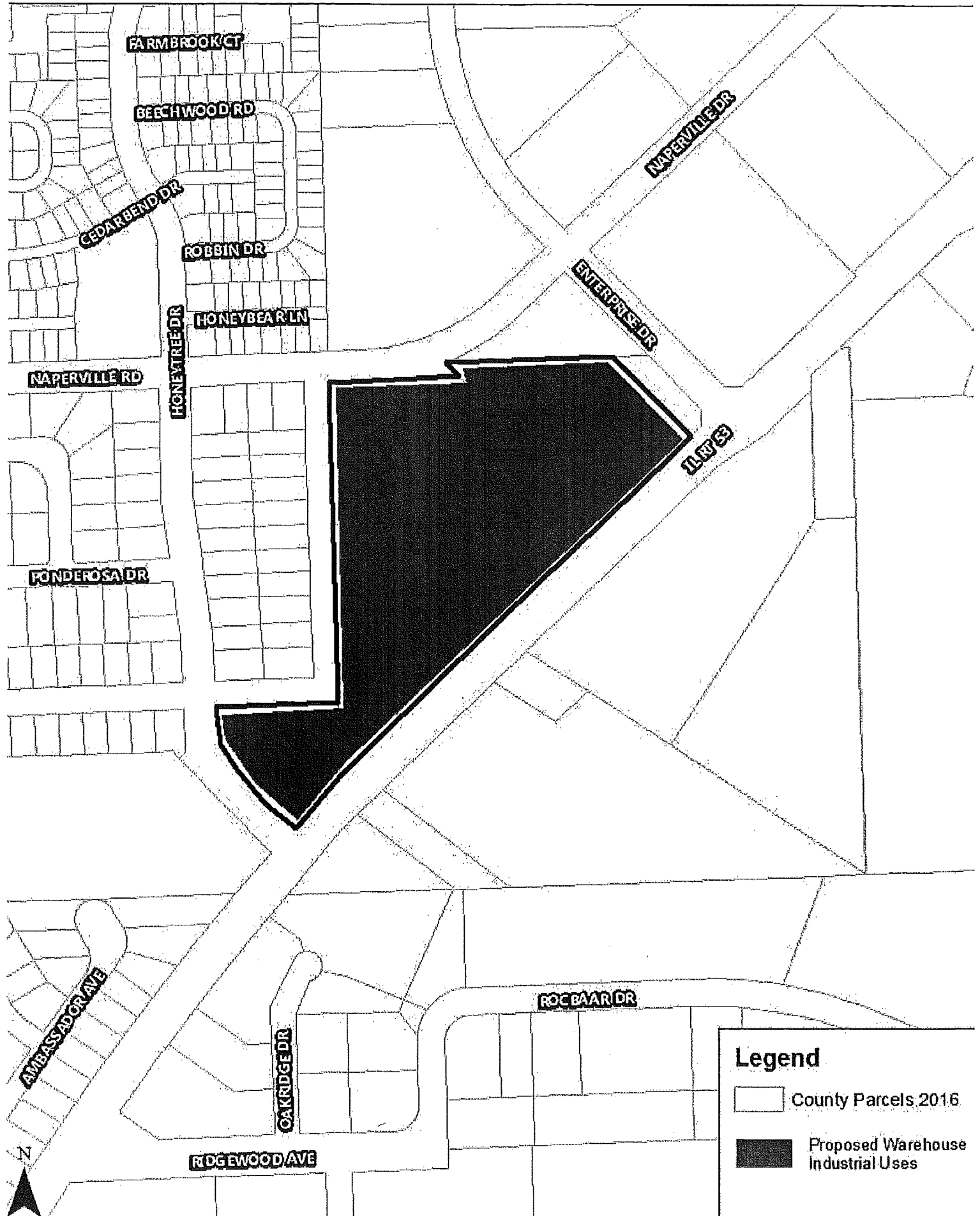


EXHIBIT 4

TIF QUALIFICATION/DESIGNATION REPORT

**VILLAGE OF ROMEOVILLE, ILLINOIS
TAX INCREMENT FINANCE (TIF) DISTRICT
QUALIFICATION REPORT
INDEPENDENCE BOULEVARD TIF DISTRICT**

A study to determine whether certain properties within the Village of Romeoville qualify in part as a conservation area and in part as a blighted vacant area as defined in the Tax Increment Allocation Redevelopment Act of Chapter 65, 5/11-74.4-1, et. seq., as amended of the Illinois Compiled Statutes (the "TIF Act").

***Prepared by The Village of Romeoville, Illinois
in conjunction with
Kane, McKenna and Associates, Inc.***

September 2017

**VILLAGE OF ROMEOVILLE
INDEPENDENCE BOULEVARD TAX INCREMENT FINANCE (TIF)
REDEVELOPMENT PROJECT AREA
QUALIFICATION REPORT**

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EXECUTIVE SUMMARY

Kane, McKenna and Associates, Inc. (KMA) has been retained by the Village of Romeoville, Illinois (the "Village") to conduct an analysis of the potential qualification and designation of certain property located in the Village, to be referred herein as the proposed Redevelopment Project Area (the "RPA" or "TIF District").

The Village is pursuing the RPA designation as part of its strategy to promote the revitalization of the property and thereby assist the Village in achieving its policy goal of promoting economic redevelopment. By undertaking the designation, the Village will help strengthen the RPA as a significant contributor to the Village's overall economic base.

For purposes of this report, KMA has subdivided the proposed RPA into two sub-areas:

- Sub-Area 1/Improved land – This classification is for all land that is generally developed, with structures and other improvements in place; the area includes improved properties located along Independence Boulevard/Route 53, and
- Sub-Area 2/Vacant land – This classification is for the land within the proposed TIF District that is primarily vacant of structures; this property includes parcels located south of Enterprise Drive, north of Honeytree Drive, west of Route 53 and east of Pine Trail Drive.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the potential qualification for the improved land and vacant land within the area as a Tax Increment Finance ("TIF") District:

1) Improved *parcels within the proposed TIF District would qualify as a "conservation area," as the term is defined under the TIF Act* – Overall, the parcels within the proposed TIF District either have declined, or are in danger of declining, toward a blighted condition. This condition prevents, or threatens to prevent, the healthy economic and physical development of properties in a manner that the community deems essential to its overall economic health. Because 50% or more of the structures are over 35 years of age, the proposed TIF District is especially vulnerable to potential physical decline and would meet statutory criteria as a conservation area TIF.

2) *Vacant land within the proposed TIF District qualifies as a "blighted vacant area" pursuant to the TIF Act.* Currently, the vacant land lacks economic viability for development due to certain adverse conditions identified in Section IV of this report. As a result, it prevents or threatens to prevent the beneficial economic and physical development of properties the community deems essential to its overall economic health. In the opinion of KMA, the subject vacant land meets the requirements for designation as a blighted vacant area under the TIF Act.

3) *Current conditions impede redevelopment* – The conditions found within the proposed TIF District present a barrier to the area's successful redevelopment. Without the use of Village planning and economic development resources to mitigate such conditions, potential redevelopment activities are not likely to be economically feasible.

4) *Viable redevelopment sites could produce incremental revenue* – Within the proposed TIF District, there are parcels which potentially could be redeveloped or rehabilitated and thereby produce incremental property tax revenue. Such revenue, used in combination with other Village resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the TIF District.

5) *Pursuit of TIF designation is recommended* – To mitigate the existing conditions (thereby promoting the improved physical condition of the proposed RPA) and to leverage the Village's investment and redevelopment efforts, KMA recommends that the Village pursue the formal TIF designation process for the RPA.

Because the Village will not consider the redevelopment of residential parcels that would dislocate 10 or more residential units within the proposed TIF District, the Village will not conduct a housing impact study pursuant to the TIF Act.

I. BACKGROUND

In the context of planning for the proposed Redevelopment Project Area, the Village has initiated a study of the area to determine whether it would potentially qualify as a TIF District. Kane, McKenna and Associates, Inc. agreed to undertake the study of the proposed RPA or TIF District on the Village's behalf.

Current Land Use

The area is primarily vacant, with the exception of four (4) single family and ancillary structures adjacent to Route 53.

Overall, the area faces a number of redevelopment impediments as described in Section IV of this report. Deterioration, lack of community planning and obsolete platting are some of the principal impediments that currently limit the competitiveness of the area.

General Redevelopment Objectives

The redevelopment of the proposed RPA would further the Village's overarching land use objectives, which are contained in its *Comprehensive Plan*, zoning ordinance, and other land use planning elements. In the *Comprehensive Plan*, the Village has articulated a number of public policy objectives which would be supported by the Village's adoption of the proposed RPA as a TIF District (see exhibit below). The *Comprehensive Plan* defines several broad policy goals and related strategies as noted below.

The Village's *Comprehensive Plan* identifies the following recommendations.

"It is important to capitalize on Romeoville's comparative advantages.

- A central location with excellent highway accessibility;
- A location providing affordable housing;
- Proximity to customers, suppliers, and support services;
- Access to broad labor base;
- Positive business climate.

Key economic development objectives from the Village's *Comprehensive Plan Update* (July, 2017) include:

- Diversity the employment base, which has historically concentrated in the manufacturing, industrial, and warehouse sectors.

- Attract compatible office uses with the recognition that the office market is limited in Romeoville.

Recommendations

- Take a strategic approach to attract new businesses to the Village's industrial sector, particularly attracting entrepreneurs, higher skilled jobs, and enterprises that bring unique services and products to the community. Such opportunities include.
- Integrate development opportunities for business incubation, co-working spaces, and research and technology with the Lewis University District to build up a centralized hub for business growth, employment, training and education.
- Integrate development opportunities for business incubation, co-working spaces, and research and technology in the future Metra station area to support employment in a mixed use center near transit.
- Collaborate with the Regional Alliance Business Incubator at Lewis University to support innovation and entrepreneurship.
- Review and amend the Village's Zoning Ordinance to ensure the appropriate zoning districts are supportive of the different types of employment-generating uses described on this page.

Source: Comprehensive Plan Update Village of Romeoville (July, 2017)

Given the gap between the Village's goals for the area versus the conditions described in this report, the Village has determined that the redevelopment of the proposed RPA would be highly beneficial to the community. With a redevelopment strategy in place, the economic base associated with the RPA would be stabilized and increased – thereby benefiting the community as a whole. Without such a redevelopment strategy, the adverse conditions identified in this report would likely worsen.

General Scope and Methodology

KMA performed its analysis by conducting a series of meetings and discussions with Village staff, starting in June, 2017 and continuing periodically up to the date of this report. The objective of the meetings was to gather data related to the qualification criteria for properties included in the study area. These meetings were complemented by a series of field surveys for the entire area to evaluate the condition of the proposed RPA, reviewing individual parcels as well as the RPA as a whole. The field surveys and data collected have been utilized to test the likelihood that the proposed RPA would qualify for TIF designation.

For the purpose of the study, properties within the proposed RPA are divided into two categories. The qualification factors discussed in this report qualify parts of the RPA as either a "conservation area" or a "blighted vacant" area as such terms are defined pursuant to the TIF Act. The first sub area includes those properties that contain improvements. The second sub area includes those that are vacant land, generally along the southern and central portion of the proposed TIF District.

For additional information about KMA's data collection and evaluation methods, refer to Section III of this report.

II. QUALIFICATION CRITERIA

With the assistance of Village staff, Kane, McKenna and Associates, Inc. assessed the proposed RPA to determine the likelihood that qualifying factors listed in the TIF Act would be present. The relevant provisions of the TIF Act are cited below.

The Act sets out specific procedures which must be adhered to in designating a redevelopment project area (RPA). By definition, a "redevelopment project area" is:

"An area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted areas and conservation areas."

Under the TIF Act, a "blighted area" or "conservation area" means any improved or vacant area within the boundaries of a development project area located within the territorial limits of the municipality where certain conditions are met, as indicated below.

TIF Qualification Factors for a Conservation Area. In accordance with the Illinois TIF Act, KMA performed a two-step assessment to determine if the proposed RPA qualified as a conservation area. First, KMA analyzed the threshold factor of age to determine if a 50% or more of the structures were 35 years of age or older.

Secondly, if a proposed conservation area meets the age threshold, then the following factors are to be examined to determine TIF qualification:

If a *conservation area*, industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of three (3) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the TIF Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

(A) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence. The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration. With respect to buildings, defects include but are not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards. All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, and obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive or unsuitable for the surrounding area.

(K) Environmental Clean-Up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for (or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for) the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law. Any such remediation costs would constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of Community Planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) "Stagnant" EAV. The total equalized assessed value (EAV) of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years , or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years. The finding is based on the last 5 years for which information is available.

TIF Qualification Factors for a Vacant Area. The following are stand-alone factors to determine TIF qualification for area(s) characterized as "blighted vacant." Per the statute, such an area meets state standards provided that:

If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area:

(A) Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

(B) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

(C) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.

(D) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

(E) The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(F) The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last (5) calendar years prior to the year in which the redevelopment project area is designated.

Additionally, one (1) or more of the following factors must be present in the area under study:

- (A) The area consists of one or more unused quarries, mines, or strip mine ponds.
- (B) The area consists of unused rail yards, rail tracks, or railroad rights of way.
- (C) The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
- (D) The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.

(E) Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

(F) The area qualified as a "blighted area" immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

III. EVALUATION METHODOLOGY

In evaluating the proposed RPA's potential qualification as a TIF District, the following methodology was utilized:

- 1) Site surveys of the RPA were undertaken by representatives from Kane, McKenna and Associates, Inc., supplemented with photographic analysis of the sites. Site surveys were completed for each parcel of land within the proposed RPA.
- 2) KMA conducted evaluations of exterior structures and associated site improvements, noting such conditions as deterioration and obsolescence. Additionally, KMA reviewed the following data: 2011 to 2016 tax information from Will County, tax parcel maps, aerial photos, site data, local history (including discussions with Village staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning, etc.).
- 3) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, TIF Act factors applicable to specific structures and site conditions of the parcels.
- 4) The RPA was examined to assess the applicability of the different factors required for qualification as a TIF district. Examination was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The RPA was evaluated to determine the applicability of the various factors, as defined under the TIF Act, which would qualify the area as either a conservation area or blighted vacant area.

IV. QUALIFICATION FINDINGS FOR PROPOSED RPA

Based upon KMA's preliminary evaluation of parcels in the proposed RPA and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the proposed RPA as a conservation area and as a blighted vacant area under the TIF Act. These factors are summarized in the table below.

KMA reviewed the criteria needed to qualify an area in part as a conservation area and in part as a blighted area (for vacant or unimproved parcels). The conservation area is in Sub-Area 1 whereas Sub-Area 2 is vacant, lacking structures or significant surface improvements.

Qualification Factors – TIF District

Sub-Area	Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in Each Sub Area
Sub-Area 1	13	3*	4 <ul style="list-style-type: none">• Deterioration• Lack of Community Planning• Inadequate Utilities• Obsolescence
Sub-Area 2	6	2	3 <ul style="list-style-type: none">• Obsolete Platting• Diversity of Ownership• Adjacent to Deterioration

*For a conservation area TIF, 50 percent or more of structures must be equal to or greater than 35 years in age and have 3 factors present.

Findings for Conservation Area (Sub-Area 1). KMA performed a two-step assessment: first, it reviewed age data to determine if a majority of structures were 35 years in age or greater. Per review of Will County data; an initial determination was made that 3 of 4 structures (75%) were 35 years in age or greater).

Secondly, KMA determined that of the 13 statutory factors, 4 were present and thus would qualify the area as a conservation area.

- 1) Deterioration. Various degrees of deterioration were identified throughout the area. Per the TIF Act, deterioration can be evidenced in building defects as well as deterioration of surface improvements. Such building defects include, but are not limited to, defects in primary components such as roofs or secondary components such as windows, gutters and doors.

With respect to surface improvements, deterioration related to parking areas, alleyways, and driveways was observed throughout the improved section of the Area. This was evidenced by: surface cracking, potholes, depressions, weed growth and loose paving materials. One of the structures was vacant and exhibited significant deterioration in building components and windows/door frames

- 2) Lack of Community Planning. According to the Act, an area suffers from a lack of community planning if the area was developed prior to, or without the benefit of, a community plan. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, overcrowded parcels, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

Land uses are evidenced by piecemeal residential development along Independence Boulevard. The area is somewhat transitional located between a major arterial roadway, (Route 53) industrial uses to the north and residential uses to the west.

The area's lack of community planning is evidenced by the following:

- a) Insufficient or non-existent buffering and set-backs between various industrial uses and between buildings and roadways;
- b) Access/egress to Route 53, and
- c) Uncoordinated residential uses interspersed throughout the Study Area.

Modern development of the parcels within the proposed RPA would discourage the mixing of conflicting land-uses without sufficient land platting, provide buffers between commercial and residential areas, establish appropriate land development ratios, and set other restrictions to prevent problems that arise out of incompatible uses.

- 3) Inadequate Utilities. Sub-Area 1 lacks certain utilities and is therefore found to be inadequate for redevelopment. In particular, the sub-area requires coordinated stormwater detention facilities.
- 4) Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

Properties along Route 53 are adjacent to commercial and industrial uses to the north and west. Traffic counts, visibility and potential reuse results in the single family homes becoming ill suited for their current use.

Findings for Vacant Area (Sub-Area 2). Sub-area 2 qualifies under the TIF Act evidencing three (3) of six (6) factors set forth in the Act.

- 1) Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

The parcels are of irregular size or shape and would need to include easements for access/egress or utility service including consolidation for any reuse.

- 2) Diversity of ownership of parcels of vacant land sufficient in number to retail or impede the ability to assemble the land. The combination of vacant land parcels as well as those of the larger area serve as an impediment to assembly requiring a unified project.
- 3) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land. Deteriorated structures and improvements are located adjacent to the vacant land on the east and west side of Independence Boulevard.

V. SUMMARY OF FINDINGS; GENERAL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to the Village potentially designating the study area as a TIF District.

- The area is contiguous and is greater than 1½ acres in size;
- One part of the proposed RPA will qualify as a “conservation area” and the other part will qualify as a “blighted vacant” area. Further, the factors as documented herein are present to a meaningful extent and are distributed throughout the proposed RPA. (A more detailed analysis of the qualification findings is outlined in Section IV of this report.)
- All property in the area would substantially benefit by the proposed redevelopment project improvements;
- The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area; and
- The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

In the judgment of KMA, these findings support the case for the Village to initiate a formal process to consider the area as a TIF District.

Appendix I
TIF Boundary Map and Tax Parcels

Independence Blvd TIF

