

**SECOND AMENDMENT TO THE VILLAGE OF ROMEOVILLE
DOWNTOWN TIF REDEVELOPMENT PLAN AND PROJECT**

Prepared Jointly by:

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

Original Redevelopment Plan and Project:	January 10, 2005
First Amendment to Redevelopment Plan and Project	July 5, 2006
Second Amendment to Redevelopment Plan and Project	_____, 2019

The Village of Romeoville's (hereinafter the "Village") Downtown TIF Redevelopment Plan and Project is hereby amended as described herein. The amendatory language contained herein constitutes the Second Amendment to the TIF Redevelopment Plan and Project adopted in 2005.

- 1) Section V., 6. Issuance of Obligations, page 24, the second paragraph is amended to remove reference to "December 30, 2028" and replace with "December 31, 2040."
- 2) Section V., H. Valuation of the Project Area sub-section 2, page 25, the entire paragraph is deleted and replaced with the following sentence. "By tax year 2039 (collection year 2040) and following the substantial completion of the Redevelopment Project, the EAV of the Project Area is estimated at approximately \$30 million."
- 3) Section V., X. Phasing and Scheduling, page 33, in the last paragraph, the last sentence, "December 31, 2028" is deleted and replaced with "December 31, 2040."
- 4) Exhibit II, Downtown Area Estimated Redevelopment Project Costs is hereby deleted and replaced with the following exhibit.

"Exhibit II:

Downtown Area

Tax Increment Financing Redevelopment Project Area

Estimated Redevelopment Project Costs

ELIGIBLE EXPENSE	ESTIMATED COST
Analysis, Administration, Studies, Surveys, Legal, Marketing etc.	\$10,000,000
Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	\$20,500,000
Public Works & Improvements, including streets and utilities, public facilities and community facilities	\$40,500,000
Rehabilitation of existing buildings, fixtures and leasehold improvements	\$ 7,500,000
Interest Subsidies	\$10,500,000

ELIGIBLE EXPENSE	ESTIMATED COST
Relocation Costs	\$ 4,000,000
School District Tuition and Library Costs	\$ 3,000,000
Taxing District Capital Costs	\$ 1,500,000
Job Training and Vocational Education	<u>\$ 2,500,000</u>
TOTAL REDEVELOPMENT PROJECT COSTS	\$100,000,000⁽¹⁾⁽²⁾

(1) Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

(2) Increases in estimated total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Redevelopment Plan adoption or amendment, are subject to the Redevelopment Plan amendment procedures as provided under the Act. TIF revenues from contiguous TIF Districts may be transferred to the Downtown TIF District and TIF revenues from the Downtown TIF District may be transferred to contiguous TIF Districts, as provided for by the TIF Act.

Total Redevelopment Project Costs listed above are expected to be paid for with Incremental Property Taxes, however, additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the Village's ability to finance Redevelopment Project costs identified above."

**AN ORDINANCE OF THE VILLAGE OF
ROMEIOVILLE ADOPTING AN AMENDMENT TO
THE TAX INCREMENT REDEVELOPMENT
PLAN AND REDEVELOPMENT PROJECT
FOR THE DOWNTOWN AREA REDEVELOPMENT
PROJECT AREA AND AMENDING
ORDINANCE NO. 05-0241**

WHEREAS, the 10th day of January, 2005, the President asnd Board of Trustees (the "Corporate Authorities") of the Village of Romeoville, Will County, Illinois (the "Village"), adopted Ordinance No. 05-0241 (the "Prior Ordinance") which approved a redevelopment plan and redevelopment project (hereinafter the "Redevelopment Plan and Project") for the Downtown Area Redevelopment Project Area (the "Redevelopment Project Area"); and

WHEREAS, it is now necessary and in the best interest of the Village to amend the Redevelopment Plan and Project to provide for the rehabilitation, enhancement, construction, acquisition and installation of certain community facilities, including parks, community buildings and other gathering places; and

WHEREAS, the proposed amendments to the Redevelopment Plan and Project as set forth herein do not:

1. Add additional parcels of property to the Redevelopment Project Area.
2. Substantially affect the gncral land uses proposed in the Redevelopment Plan.
3. Substantially change the nature of the Redevelopment Project.
4. Increase the total estimated redevelopment project costs set forth in the Redevelopment Plan and Project by more than five percent (5%) after adjustment for inflation from the date the Redevelopment Plan and Project was adopted.

5. Add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the Redevelopment Plan and Project.
6. Increase the number of inhabited residential units to be displaced from the Redevelopment Project Area, as measured from the time of designation of the Redevelopment Project Area, to a total of more than ten (10).’ and

WHEREAS, the Village shall give notice of the hereinafter proposed amendments (the “Amendments”) to the Redevelopment Plan and Project by mail to each affected taxing district (collectively, the “Taxing Districts”) having the authority to levy ad valorem taxes on real property located in and to those registered on the interested party register (collectively, the “Interested Persons”) for the Redevelopment Project Area;

WHEREAS, the Village shall publish notice of the Amendments in a newspaper of general circulation within the Village; and

WHEREAS, such notice and publication shall occur not later than ten (10) days following the adoption of this Ordinance; and

WHEREAS, the Prior Ordinance contains a scrivener’s error in Section 1(5) in that the Ordinance was drafted in 2004 but not adopted until 2005 thereby causing the incorrect year of 2028 to be set forth in the Ordinance; and

WHEREAS, the correct date to be set forth in said Prior Ordinance is December 31, 2029,
and it is desirable and necessary that the Prior Ordinance be amended so to provide:

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ROMEOVILLE, WILL COUNTY, ILLINOIS in the exercise of its home rule powers, as follows:

SECTION 1. Amendments. (A) That the description set forth in the Redevelopment Plan

and Project of the redevelopment project proposed for the Redevelopment Project Area be and hereby expressly is amended a aforesaid to include the rehabilitation, enhancement, construction, acquisition and installation of certain community facilities, including parks, community buildings and other gathering places, all as indicated on the attached EXHIBIT A, which Exhibit is hereby incorporated herein as if set out in full at this Section.

(B) That Section 1(5) of the Prior Ordinance is hereby amended to provide that the date set forth therein as December 31, 2028, shall be and hereby expressly is corrected to December 31, 2029.

SECTION 2. That the Village Clerk is hereby authorized and directed to publish a copy of these changes within ten (10) days following the adoption of this Ordinance and the Village Clerk is further hereby directed in order to mail a notice of the Amendment set forth herein to the Taxing Districts and to the Interested Persons within said ten (10) day period.

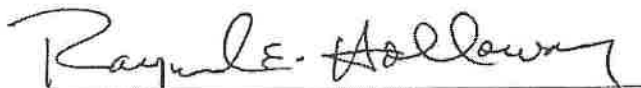
SECTION 3. Severability. That this Ordinance, and every provision thereof, shall be considered severable. In the event that any court of competent jurisdiction may find and declare any word, phrase, clause, sentence, paragraph, provision or section or part of a phrase, clause, sentence, paragraph, provision or section of this Ordinance is void or unconstitutional, the remaining words, phrases, clauses, sentences, paragraphs and provisions and parts of phrases, clauses, sentences, paragraphs, provisions and sections not ruled void or unconstitutional shall continue in full force and effect.

SECTION 4. Repealer. That all Ordinances or parts of Ordinances conflicting with any provisions of this ordinance are hereby repealed.

SECTION 5 Effective Date. That this Ordinance shall be published in pamphlet form and shall be in full force and effect immediately upon its passage and approval.

PASSED this 5th day of July, 2006 with 3 members voting aye, 1 members voting nay,
the President voting AYE, with 2 members abstaining or passing and said vote being:

Dr. Edward McCartan	NO	Linda S. Palmiter	AYE
John D. Noak	ABSENT	Dennis Veselsky	ABSENT
Andy Goitia	AYE	Michele Nelson	AYE
Fred Dewald	AYE		

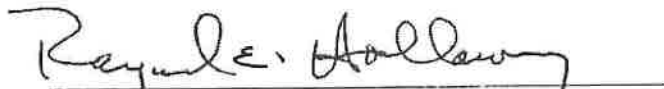

VILLAGE CLERK

APPROVED this 5th day of July, 2006.


VILLAGE PRESIDENT

(SEAL)

ATTEST:


VILLAGE CLERK

**VILLAGE OF ROMEOVILLE
REQUEST FOR VILLAGE BOARD ACTION**

Date Prepared: June 29, 2006

Resolution () Ordinance (X) Informational () Motion () Other ()

Description/Title: *Authorizing an Amendment to the Tax Increment Redevelopment Plan and Redevelopment Project for the Downtown Area Redevelopment Project Area and Amending Ordinance No. 05-241*

Staff Recommendation: *Pass the Ordinance*

Required Action: *Pass the Ordinance*

Summary: *The proposed ordinance amendment addresses several issues: As written, the original ordinance indicates that the Downtown TIF was established in 2004, expiring in 2028 when actually we did not approve this until 2005. The amendment corrects the date and the expiration to 2029. The second amendment specifically adds the Community Center as a project in the downtown. The final change includes the new Public Works facilities in the plan, as TIF dollars are being used for this property.*

Method of Investigation: *The annual Joint Review Board Meeting was held. The Joint Review Board consists of members from several taxing bodies within the TIF District. Members reviewed and recommended approval of the amendment.*

Option *Pass the attached Ordinance*

Prepared by: DCaldwell

Dept. Director: _____

Village Manager: _____



**Proposed Amendments
Village of Romeoville, Will County, Illinois
Downtown Area Tax Increment Financing
Redevelopment Project and Plan
Dated October 1, 2004**

Note amendments identified by redlining.

- 1) Amend Section IB, Page 5, last "bullet point" to read:

"Improvements to community facilities including parks, community buildings and other gathering places for public purposes, public works facilities, open space and Des Plaines River amenities.

- 2) Amend Section VB, "bullet point" 4 to read:

The Village Complex and parcels clustered in various strategic portions of the Project Area including, but not limited to in the northwest corner of the Project Area, including the properties associated with Robert Hill Elementary School, Fountaindale Public Library and the Water Tower should be enhanced as public uses.

- 3) Amend Section VD Point 4 to read:

The Village may provide public improvements and facilities that are considered necessary to provide public utilities and services and to provide additional community and public buildings, gathering places or other such facilities and which are deemed important to attract people to the Project Area whose presence will help promote existing business and encourage more private investment in the Project Area in accordance with Redevelopment Plan and the Comprehensive Plan. Such public improvements and facilities may, include, but are not limited to, the following:

- a) **Streets, Sidewalks and Utilities.**

It is anticipated that public improvements and utility improvements may be necessary to adequately serve the Project Area and potential development.

b) Open Space and Parks.

Improvements to existing parks, natural grass and open spaces may be undertaken to enhance access; amenities and conservation efforts.

c) Landscaping

Landscape/buffer improvements, strategic improvements and general beautification improvements may be provided.

d) Community Facilities

Rehabilitation or new construction of community facilities to encourage greater density in the Project Area for purposes of enhancing existing businesses and encouraging new business.

Number: ORD06-0423

Date: 7/05/06

An Ordinance of the Village of Romeoville Adopting an Amendment to the Tax
Increment Redevelopment Plan and Redevelopment Project for the Downtown Area
Redevelopment Project Area and Amending Ordinance 05-0241

Published in Book and Pamphlet Form
This 13th day of July, 2006
By the Corporate Authority of the
Village Of Romeoville


Raymond E. Holloway
Village Clerk

Village of Romeoville

Mayor
Fred Dewald

Clerk
Raymond E. Holloway

Trustees
Linda S. Palmiter
Dr. Edward McCartan
Dennis Veselsky
John D. Noak
Andy Goitia
Michele Nelson

Via Certified Mail – Return Receipt Requested

TO: All taxing districts set forth on the attached Service List

The Illinois Department of Commerce and Economic Opportunity
(f/k/a The Illinois Department of Commerce and Community Affairs)

FROM: Marian T. Gibson, Village Manager *MTG*

DATE: July 14, 2006

RE: Amendment- Romeoville Downtown Area Tax Increment
Financing District ("Downtown Area TIF")

Be advised that the Village of Romeoville has made an amendment to the
Downtown Tax Increment Finance District. Attached is a copy of the
Ordinance and Amendment. If you have any questions, please contact me at
886-7200 X 415.

Romeoville/Notice by Certif Mail Downtown Area TIF
7/14/2006

STATE OF ILLINOIS)
)
COUNTY OF WILL)

SS

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly elected, qualified and acting County Clerk of The County of Will, Illinois, and as such officer I do further certify that on the 24th day of July, 2013, there was filed in my office as County Clerk an ORDINANCE NO. 06-0423, AN ORDINANCE OF THE VILLAGE OF ROMEOVILLE , WILL COUNTY, ILLINOIS ADOPTING AN AMENDMENT TO THE TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE DOWNTOWN AREA REDEVELOPMENT PROJECT AREA AND AMENDING ORDINANCE NO. 05-0241, as attached hereto, signed by the President and Village Clerk of the Village of Romeoville, Will County, Illinois, and that said ORDINANCE OF THE VILLAGE OF ROMEOVILLE , WILL COUNTY, ILLINOIS ADOPTING AN AMENDMENT TO THE TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE DOWNTOWN AREA REDEVELOPMENT PROJECT AREA AND AMENDING ORDINANCE NO. 05-0241 has been placed on file in and appears in the records of my office.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of the County, all this 24th day of July, 2013.

Nancy Schultz Doot
County Clerk of
The County of Will, Illinois

[SEAL]

13 JUL 24 PM 12:38
COUNTY CLERK
WILL COUNTY, ILLINOIS

OFFICE

**VILLAGE OF ROMEOVILLE
CERTIFICATION**

STATE OF ILLINOIS)
)
COUNTY OF WILL) SS.

I, Candice Roberts, Deputy Village Clerk of the Village of Romeoville, Will County, Illinois, do hereby certify that the foregoing is a true and correct copy of the Village of Romeoville Ordinance 06-0423. I, the undersigned, hereby certify that I am the duly qualified Deputy Village Clerk of the Village of Romeoville, Will County, Illinois (the Village).

Witness my hand and official seal of said Village the 22nd day of July, 2013

Candice Roberts
Candice Roberts
Deputy Village Clerk

SEAL



**DOWNTOWN AREA
TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AND PLAN**

October 1, 2004

Prepared by:
URS•TPAP

**DOWNTOWN AREA
TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AND PLAN**

VILLAGE OF ROMEOVILLE

This Redevelopment Plan is subject to review
and comment and may be revised
after comment and hearing.

October 1, 2004

Prepared by:
URS•TPAP

TABLE OF CONTENTS

I.	INTRODUCTION.....	1
A.	Tax Increment Financing	3
B.	Downtown Area Tax Increment Financing Redevelopment Project and Plan	4
II.	LEGAL DESCRIPTION.....	6
III.	PROJECT AREA ELIGIBILITY CONDITIONS	8
A.	Surveys and Analyses Conducted.....	8
B.	Summary of Findings.....	9
IV.	REDEVELOPMENT GOALS AND POLICIES	11
A.	General Goals.....	11
B.	Redevelopment Objectives	11
V.	REDEVELOPMENT PROJECT.....	13
A.	Overall Redevelopment Concept	13
B.	Generalized Land Use Plan	13
C.	Development and Design Objectives.....	16
D.	Redevelopment Improvements and Activities.....	17
E.	Redevelopment Project Costs.....	19
F.	Sources of Funds to Pay Redevelopment Project Costs	23
G.	Issuance of Obligations.....	24
H.	Valuation of the Project Area.....	25
VI.	LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE	28
VII.	FINANCIAL IMPACT.....	29
VIII.	DEMAND ON TAXING DISTRICT SERVICES	30
IX.	CONFORMITY OF THE REDEVELOPMENT PLAN AND PROJECT TO THE COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF THE VILLAGE AS A WHOLE	32
X.	PHASING AND SCHEDULING	33
XI.	PROVISIONS FOR AMENDING THE REDEVELOPMENT PLAN.....	34
XII.	COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION PLAN	35
XIII.	IMPACT ON INHABITED RESIDENTIAL UNITS.....	36

TABLES, FIGURES, EXHIBITS

TABLE 1: 2003 EAV BY TAX PARCEL	26
---------------------------------------	----

FIGURE 1: PROJECT AREA BOUNDARY	7
---------------------------------------	---

FIGURE 2: LAND-USE PLAN.....	15
------------------------------	----

EXHIBIT I	PROJECT AREA LEGAL DESCRIPTION
-----------	--------------------------------

EXHIBIT II	REDEVELOPMENT PROJECT COSTS
------------	-----------------------------

EXHIBIT III	DOWNTOWN AREA TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA ELIGIBILITY STUDY
-------------	---

I. INTRODUCTION

This document, entitled *Downtown Area Tax Increment Financing Redevelopment Project and Plan*, is to serve as a redevelopment plan (the "Redevelopment Plan") for an area in the central part of the Village of Romeoville (the "Village") that emanates from the intersection of Normantown Road and IL Route 53 (known as Independence Boulevard within the Village limits).

The redevelopment project area generally includes: (i) the traditional downtown of the Village (generally bounded by: Normantown Road on the north, IL Route 53 on the east, Alexander Circle on the south and the southerly extensions of Schmidt and Geneva Avenues on the west); (ii) an industrial area generally bounded by Devonwood and Greenwood Avenues on the north, Route 53 on the west, the Romeoville Prairie Preserve on the east, and the southern frontage of the easterly extension of Montrose Drive on the south; (iii) an open space and natural area along and directly west of the Des Plaines River from the easterly extension of Normantown Road on the north to Romeo Road on the south; (iv) the eastern frontage of IL Route 53 from Ridgewood Avenue on the north to just south of Montrose Drive; (v) the Village municipal complex; (vi) the western frontage of Route 53 from the municipal complex on the north to McCool Avenue on the south; and (vii) the southern frontage of Romeo Road from the western property line of parcel 04-04-210-022 to the eastern property line of parcel 04-03-102-003 on the east. The area is subsequently referred to in this document as the Downtown Area Tax Increment Financing Redevelopment Project Area (the "Project Area").

The Project Area is illustrated in Figure 1 (Project Area Boundary) and legally described in Section II of this Redevelopment Plan and in Exhibit I to this Redevelopment Plan.

The Village of Romeoville

The Village of Romeoville is a community of approximately 21,500 persons located in the northeastern part of Will County, approximately 30 miles southwest of downtown Chicago. The community was originally settled in the early 1800s, first platted in 1835 and incorporated as a Village in 1895. The Village remained quite small with only a couple of hundred residents through 1957. The modern development of the Village began in the 1960s with large annexations for residential subdivisions and the construction of the I-55 expressway extending from Chicago to St. Louis. Since then, the Village has grown at an accelerated pace along with neighboring communities of the southwest region of metropolitan Chicago, namely: Bolingbrook, Joliet, Woodridge, Plainfield, Woodridge, Lockport, and Crest Hill.

Downtown Area Tax Increment Financing Redevelopment Project Area

In 1961, Hampton Park Terrace subdivision was built at the intersection of IL Route 53 and Normantown Road which brought residents and traffic volume to support the Village's first commercial and retail district. This stretch of IL Route 53 also coincided with the historic US Route 66 which helped to establish this area as the Village's traditional "downtown." Over the past couple of decades, however, Village-wide and regional development patterns have not reinforced this location as a strong retail and community center. The Village planned for, and has since

accomplished, industrial development in most of the area to the east and to the northeast of the downtown—including Marquette Center Industrial Park. While this has brought much desired employment to the Village, it has limited the growth of a residential customer base to the east of downtown. Also, various parcels important to the overall development of the downtown area have been slow to develop for commercial uses and remain vacant and underutilized—including key parcels in the retail center and frontage along IL Route 53. In addition, the expansion of residential development westward and the concomitant development of commercial and retail uses along Weber Road have reduced the role and function of the traditional downtown area as the retail and commercial center of the community. In short, while the outer edges and previously undeveloped areas of the Village have benefited from much growth and development, the downtown area generally has lacked new private investment. Today, the commercial fabric of the downtown is characterized by an aging shopping center, several long-term vacant parcels and a scattering of highway-oriented businesses.

For the past several years, the Village has channeled its efforts toward the revitalization and redevelopment of the downtown area as documented in the Village's 2001 Comprehensive Plan and 2003 Downtown Master Plan. As part of its strategy to revitalize its downtown, address vacant, underutilized and deteriorating properties, and stimulate private investment for primarily retail and commercial uses as well as some residential and industrial uses, the Village engaged URS•TPAP to investigate whether the approximately 421-acre Project Area qualifies as a "conservation area," a "blighted area," or a combination thereof, under the Illinois Tax Increment Allocation Redevelopment Act (the "Act").

URS•TPAP surveyed the area identified by the Village and referred to as the Project Area to document any blighted area or conservation area factors that may exist within the Project Area. URS•TPAP documented these factors in a study entitled, "Downtown Area Tax Increment Financing Redevelopment Project Area Eligibility Study" (the "Eligibility Study"), which is included as Exhibit III to this report. The Project Area and its existing conditions are briefly described below.

The Project Area includes properties with buildings and site improvements (the "Improved Area") as well as vacant properties (the "Vacant Area"). The Project Area contains a mix of uses including: Spartan Square Shopping Center, Romeo Center Plaza and other retail and commercial businesses; industrial uses east of Route 53 and south of the Marquette Center Industrial Park; the Village municipal complex, Robert Hill Elementary School and Fountaindale Public Library; and a portion of the prairie preserve along the Des Plaines River.

While several buildings and properties within portions of the Project Area are well-maintained and in sound condition, the combination and presence of other significant factors negatively impact the Project Area as a whole.

Conditions of concern throughout the Project Area include deteriorated buildings, irregularly platted parcels, vacant and underutilized parcels, problems with stormwater management, lagging property valuation, and obsolete buildings. Overall, the Project Area has not been subject to growth and development through investment by private enterprise and is not reasonably anticipated to be developed without the efforts and leadership of the Village.

The Redevelopment Plan summarizes the analyses and findings of URS•TPAP's work, which, unless otherwise noted, is the responsibility of URS•TPAP. The Village is entitled to rely on the findings and conclusions of this Redevelopment Plan in designating the Project Area as a redevelopment project area under the Act. URS•TPAP has prepared this Redevelopment Plan and the Eligibility Study with the understanding that the Village would rely: 1) on the findings and conclusions of the Redevelopment Plan and the related Eligibility Study in proceeding with the designation of the Project Area and the adoption and implementation of the Redevelopment Plan, and 2) on the fact that URS•TPAP has obtained the necessary information so that the Redevelopment Plan and the related Eligibility Study will comply with the Act.

A. Tax Increment Financing

In January 1977, TIF was made possible by the Illinois General Assembly through passage of the Tax Increment Allocation Redevelopment Act. The Act is found in Illinois Compiled Statutes, Chapter 65, Act 5, Section 11-74.4-1 *et seq.*, as amended. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance redevelopment project costs (sometimes referred to as "Project Costs" or "Redevelopment Project Costs") with incremental property tax revenues. "Incremental Property Tax" or "Incremental Property Taxes" are derived from the increase in the current equalized assessed valuation ("EAV") of real property within the Project Area over and above the "Certified Initial EAV" of the real property. Any increase in EAV is then multiplied by the current tax rate which results in Incremental Property Taxes. A decline in current EAV does not result in a negative Incremental Property Tax.

To finance Project Costs, a municipality may issue obligations secured by estimated Incremental Property Taxes to be generated within the Project Area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following: (a) net revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the municipality; (c) the full faith and credit of the municipality; (d) a mortgage on part or all of the redevelopment project; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

Tax increment financing does not generate tax revenues by increasing tax rates. This financing mechanism allows the municipality to capture, for a certain number of years, the new tax revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment program, improvements and activities, various redevelopment projects, and the assessment and reassessment of properties. All taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess Incremental Property Taxes when annual Incremental Property Taxes received exceed principal and interest obligations for that year and redevelopment project costs necessary to implement the redevelopment plan have been paid and such excess amounts are not otherwise pledged, earmarked or designated for future usage on other redevelopment projects. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid and the project area's term has expired or has been terminated.

B. Downtown Area Tax Increment Financing Redevelopment Project and Plan

As evidenced in Section VI, the Project Area as a whole has not been subject to growth and development through private investment. Furthermore, it is not reasonable to expect that the Project Area will be redeveloped without the use of TIF.

This Redevelopment Plan has been prepared in accordance with the provisions of the Act and is intended to guide improvements and activities within the Project Area in order to stimulate private investment. The goal of the Village, through the implementation of this Redevelopment Plan, is that the entire Project Area be revitalized on a comprehensive and planned development basis in order to ensure that private investment in rehabilitation and new development occurs:

1. On a coordinated rather than piecemeal basis to ensure that the land use, pedestrian access, vehicular circulation, parking, service and urban design systems are functionally integrated and meet present-day principles and standards;
2. On a reasonable, comprehensive and integrated basis to ensure that conservation area factors and blighted area factors are prevented or eliminated; and
3. Within a reasonable and defined time period so that the area may contribute productively to the economic vitality of the Village.

The Redevelopment Plan sets forth the overall Redevelopment Project to be undertaken to accomplish the above-stated goals. During the implementation of the Redevelopment Project, the Village may, from time to time, (i) undertake or cause to be undertaken public improvements and activities as described in Section V of this Redevelopment Plan and (ii) enter into redevelopment agreements with private entities to construct, rehabilitate, renovate or restore private improvements on one or several parcels (collectively referred to as "Redevelopment Project").

This Redevelopment Plan specifically describes the Project Area and sets forth the conservation and blight factors that qualify the Project Area for designation as a combination conservation and blighted area as defined in the Act. Section II of the Redevelopment Plan contains the Project Area description and map depicting the boundaries of the Project Area.

Successful implementation of this Redevelopment Plan requires that the Village utilize Incremental Property Taxes and other resources in accordance with the Act to stimulate the comprehensive and coordinated development of the Project Area. Only through the utilization of TIF will the Project Area develop on a comprehensive and coordinated basis, thereby eliminating the conservation and blighted area factors, which have precluded development of the Project Area by the private sector.

The use of Incremental Property Taxes will permit the Village to direct, implement, and coordinate public improvements and activities to stimulate private investment within the Project Area. These improvements, activities and investments will benefit the Village, its residents, and all taxing districts having jurisdiction over the Project Area. The anticipated benefits include:

- An increased property tax base arising from new private development;

- A revitalized downtown which exemplifies the Village's identity and character and serves more effectively as a central location for a core mix of community activities including business, living, entertainment, recreation, and civic and community gatherings.
- The creation of new housing opportunities to support the local population, attract new residents and enhance the overall quality and character of the community.
- An increase in construction, business, retail, commercial, industrial and other full-time employment opportunities for existing and future residents of the Village.
- Elimination of problem conditions in the Project Area as well as general physical improvement and upgrading of properties.
- Land use, vehicular circulation, parking, service area, pedestrian access and urban design systems that are functionally integrated and meet present-day principles and standards;
- Improvements to utilities, stormwater management and street infrastructure; and
- Improvements to community facilities including parks, open space and Des Plaines River amenities.

II. LEGAL DESCRIPTION

The boundaries of the Project Area have been carefully drawn to include only those contiguous parcels of real property and improvements substantially benefited by the proposed Redevelopment Project to be undertaken as part of this Redevelopment Plan. The boundaries are shown in Figure 1, *Project Area Boundary*, and are generally described below:

The Project Area is irregularly shaped and generally includes: (i) the traditional downtown of the Village (generally bounded by: Normantown Road on the north, IL Route 53 on the east, Alexander Circle on the south and the southerly extensions of Schmidt and Geneva Avenues on the west); (ii) an industrial area generally bounded by Devonwood and Greenwood Avenues on the north, Route 53 on the west, the Romeoville Prairie Preserve on the east, and the southern frontage of the easterly extension of Montrose Drive on the south; (iii) an open space and natural area along and directly west of the Des Plaines River from the easterly extension of Normantown Road on the north to Romeo Road on the south; (iv) the eastern frontage of IL Route 53 from Ridgewood Avenue on the north to just south of Montrose Drive; (v) the Village municipal complex; (vi) the western frontage of Route 53 from the municipal complex on the north to McCool Avenue on the south; and (vii) the southern frontage of Romeo Road from the western property line of parcel 04-04-210-022 to the eastern property line of parcel 04-03-102-003 on the east.

The legal description of the Project Area boundary is attached to this Redevelopment Plan as Exhibit I.

III. PROJECT AREA ELIGIBILITY CONDITIONS

The conditions summarized in this section are described in detail in a separate report, entitled *Downtown Area Tax Increment Financing Redevelopment Project Area Eligibility Study* (the "Eligibility Study"). The Eligibility Study, prepared by URS•TPAP, presents the definition, application and extent of the conservation area factors and blighted area factors in the Project Area. The Eligibility Study is attached as Exhibit III to this Redevelopment Plan.

The Project Area conditions documented in this section are based on surveys and analyses conducted for the Village by URS•TPAP. Based on the definitions set forth in the Act, the Project Area is found to be eligible for (i) classification as an improved "conservation area" and a vacant "blighted area" and (ii) designation as a redevelopment project area.

A. *Surveys and Analyses Conducted*

The summary of findings for the Project Area is based upon surveys and analyses conducted by URS•TPAP. The surveys and analyses conducted include:

1. Exterior survey of the condition and use of each building;
2. Field survey of environmental conditions covering streets, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing uses and their relationships to the surroundings;
4. Comparison of current land use to the current zoning ordinance and the current zoning map;
5. Comparison of surveyed buildings to existing codes of the Village;
6. Analysis of original and current platting and building size and layout;
7. Analysis of vacant portions of sites and buildings;
8. Review of the Village's water and storm system maps;
9. Analysis of original and current platting, air photos and building size and layout;
10. Review of the Village's building permit records;
11. Review of previously prepared plans, studies and data; and
12. Review of Will County Assessor records for assessed valuations and equalization factors for tax parcels in the Project Area for assessment years 1997 to 2003.

B. Summary of Findings

The Improved Area

To meet the requirements under the Act for designation as a "conservation area," the improved portion of the Project Area must meet the prerequisite that 50 percent or more of the structures in the area are 35 years of age or more. In addition, a minimum of three factors from a total of 13 conservation area factors must be present in the area.

Based on surveys, inspections and analyses of the Project Area as identified above, Improved Area qualifies as a conservation area. The conservation area findings are summarized as follows:

- 55% of the structures within the Improved Area are 35 years of age or older (50% is the threshold required for a conservation area);
- Four of the thirteen factors set forth in the Act for a conservation area are present to a meaningful extent and reasonably distributed in the Improved Area, including obsolescence, deterioration, declining or lagging equalized assessed valuation, and lack of community planning.
- An additional five factors (dilapidation, structures below minimum code standards, excessive vacancies, excessive land coverage and overcrowding of structures and community facilities, and inadequate utilities) are present to a more limited extent but support the overall finding of eligibility as a conservation area.
- The Improved Area includes only real property and improvements thereon substantially benefited by the proposed redevelopment project activities and improvements.

The Vacant Area

To meet the requirements under the Act for designation as a "blighted area," the vacant area must qualify under *either* of two sets of criteria identified in Section 11-74.4-3(a)(2) and 11-74.4-3(a)(3) of the Act. The Vacant Area is eligible as a blighted area under the first set of criteria set forth in the Act.

Based on surveys, inspections and analyses of the Project Area as identified above, the vacant portion of the Project Area qualifies as a blighted area. The blighted area findings are summarized as follows:

- The Vacant Area has been subdivided;
- Two of the six factors (two are required) set forth in the Act under the first group of qualifying criteria for vacant blighted areas are present throughout the Vacant Area and include "diversity of ownership" and "declining or lagging equalized assessed valuation." Two other factors are also present in major portions of the Vacant Area, including

“deterioration of structures or site improvements adjacent to the vacant land” and “obsolete platting.”

A detailed description concerning the definition, application and extent of the blighted area and conservation area factors in the Project Area is contained in the Eligibility Study. The Eligibility Study is attached as Exhibit III to this Redevelopment Plan.

IV. REDEVELOPMENT GOALS AND POLICIES

Comprehensive and coordinated area-wide investment in new public and private improvements and facilities is essential for the successful redevelopment of the Project Area and the elimination of conditions that have impeded redevelopment of the Project Area in the past. Redevelopment of the Project Area will benefit the Village through improvements in the physical environment, an increased tax base, new industrial and commercial opportunities, new jobs and job training opportunities and an increase in the vitality of the Project Area.

This section identifies the general goals and objectives for redevelopment of the Project Area. *Section V* of this Redevelopment Plan presents more specific objectives for development and design within the Project Area, and describes the redevelopment activities the Village intends to undertake to achieve the redevelopment goals and objectives presented in this Section.

A. General Goals

Listed below are the general goals for redevelopment of the Project Area. These goals provide overall focus and direction for this Redevelopment Plan.

1. An environment within the Project Area that will contribute more positively to the health, safety and general welfare of the Village, and preserve or enhance the value of properties within and adjacent to the Project Area.
2. An active and vital downtown that includes new destination locations and anchor components, developments and improvements.
3. Elimination of the factors that qualified the Project Area as a conservation area and a blighted area.
4. An increased real estate tax base for the Village and other taxing districts having jurisdiction over the Project Area.
5. Assembly of land into parcels of sufficient shape and size for disposition and redevelopment in accordance with the Redevelopment Plan, the Comprehensive Plan and contemporary development needs and standards.
6. New industrial and commercial development or redevelopment to expand the employment base of the Village.

B. Redevelopment Objectives

Listed below are the redevelopment objectives which will guide planning decisions regarding redevelopment within the Project Area.

1. To reduce or eliminate the conditions which qualify the Project Area as a conservation area and a vacant blighted area and eliminate the influences and manifestations of physical and economic deterioration and obsolescence.
2. Create an environment and provide incentives that stimulate private investment in building rehabilitation and new construction.

3. Encourage a high-quality appearance of public and private buildings, rights-of-way, and open spaces and encourage high standards of design.
4. Encourage coordinated development of parcels and structures in order to achieve efficient building design and unified off-street parking and service facilities.
5. Where appropriate, provide adequate screening and buffering improvements between different land uses.
6. Ensure that industrial development is concentrated in areas of compatible use with minimal impacts on neighboring areas.
7. Reuse or redevelop underutilized and obsolete sites.

V. REDEVELOPMENT PROJECT

This section presents the Redevelopment Project anticipated to be undertaken by the Village and by private entities in furtherance of this Redevelopment Plan. The Redevelopment Project described in this Redevelopment Plan and pursuant to the Act includes:

- the overall redevelopment concept;
- the land use plan;
- development and design objectives;
- a description of redevelopment improvements and activities;
- estimated redevelopment project costs;
- a description of sources of funds to pay estimated redevelopment project costs;
- a description of obligations that may be issued; and
- identification of the most recent EAV of properties in the Project Area and an estimate of future EAV.

A. *Overall Redevelopment Concept*

The Project Area should be revitalized and redeveloped as a cohesive, distinctive, and active mixed-use activity area with commercial, residential, recreational, entertainment, cultural and public uses that restore vitality to the downtown area and provide for the needs of residents, businesses, and visitors. The Project Area should consist of (i) business uses offering a range of site development opportunities, including commercial uses that provide contemporary space for office and retail businesses to serve and support surrounding neighborhoods and to provide employment and entrepreneurial opportunities; (ii) residential uses, including buildings with a mixture of residential and commercial uses; (iii) employment and industrial uses that enhance the established industrial park location; and (iv) a range of public/community facilities, open space, river-related and pedestrian amenities.

The Project Area should be served by a street system, parking facilities and public infrastructure that provide safe and convenient access to and circulation within the Project Area for vehicles, pedestrians and bicycles as appropriate. The Project Area should also be characterized by cohesive urban design features that organize and provide focus to the Project Area, including pedestrian and streetscape amenities which link retail and commercial sub-districts, residential development, community facilities, open spaces, and the riverfront. Individual developments should also be visually distinctive and compatible with the overall character of the Project Area.

The Project Area should be marked by a range of improvements such as design and installation of streetscape improvements and amenities; design and installation of landscaping and other

appearance enhancements; repair and upgrade of public street, utility and stormwater management infrastructure; development of new residential, office, public and retail facilities to anchor a town center primarily at the southwest quadrant of Normantown Road and IL Route 53; rehabilitation and remodeling of existing commercial/retail properties; new commercial development in vacant and infill areas along Route 53 and Romeo Road; rehabilitation of existing industrial properties and infill development of industrial uses generally east of IL Route 53 frontage; and improvements and amenities that enhance access to natural areas along the Des Plaines River.

B. Generalized Land Use Plan

Figure 2, *Land Use Plan*, identifies the land uses to be in effect upon adoption of this Redevelopment Plan. This Redevelopment Plan and the Redevelopment Project described herein conform to the land-use development policies and standards for the Village as set forth in the Village's Comprehensive Plan and the Village's Downtown Master Plan.

As indicated in Figure 2, the Project Area should be designated for a mix of uses, arranged and located so that there is a sensitive transition between industrial, commercial, residential and open space uses in order to minimize conflicts between different land uses. The land uses of the Project Area include:

- ***Downtown Mixed Use.*** The traditional downtown area (generally bounded by Dalhart Avenue on the west, Normantown Road on the north, the eastern frontage of IL Route 53 on the east and the southern frontage of Alexander Circle on the south) should be developed and redeveloped for a mix of uses including: retail, commercial, office, residential, public uses and open spaces.
- ***Business/Commercial.*** The frontage of key corridors in the Project Area should be developed for business and commercial uses, including: the eastern frontage of IL Route 53 north of Devonwood Avenue, the eastern frontage of IL Route 53 south of the easterly extension of Arlington Drive, the western frontage of IL Route 53 south of the municipal complex, and the frontage along Romeo Road.
- ***Industrial.*** The parcels east of Route 53 frontage and generally west of the Prairie Preserve should be retained or developed for industrial uses; secondarily, commercial uses may also be considered as appropriate.
- ***Public.*** The Village Complex and parcels clustered in the northwest corner of the Project Area, including the properties associated with Robert Hill Elementary School, Fountaindale Public Library and the water tower should be retained and enhanced as public uses.
- ***Prairie Preserve/Open Space.*** The area located directly east of the industrial area and generally including the Prairie Preserve and the properties along the Des Plaines River should be retained and enhanced for prairie preserve and open space uses. Trails linking to this area may be appropriate in other locations of the Project Area.

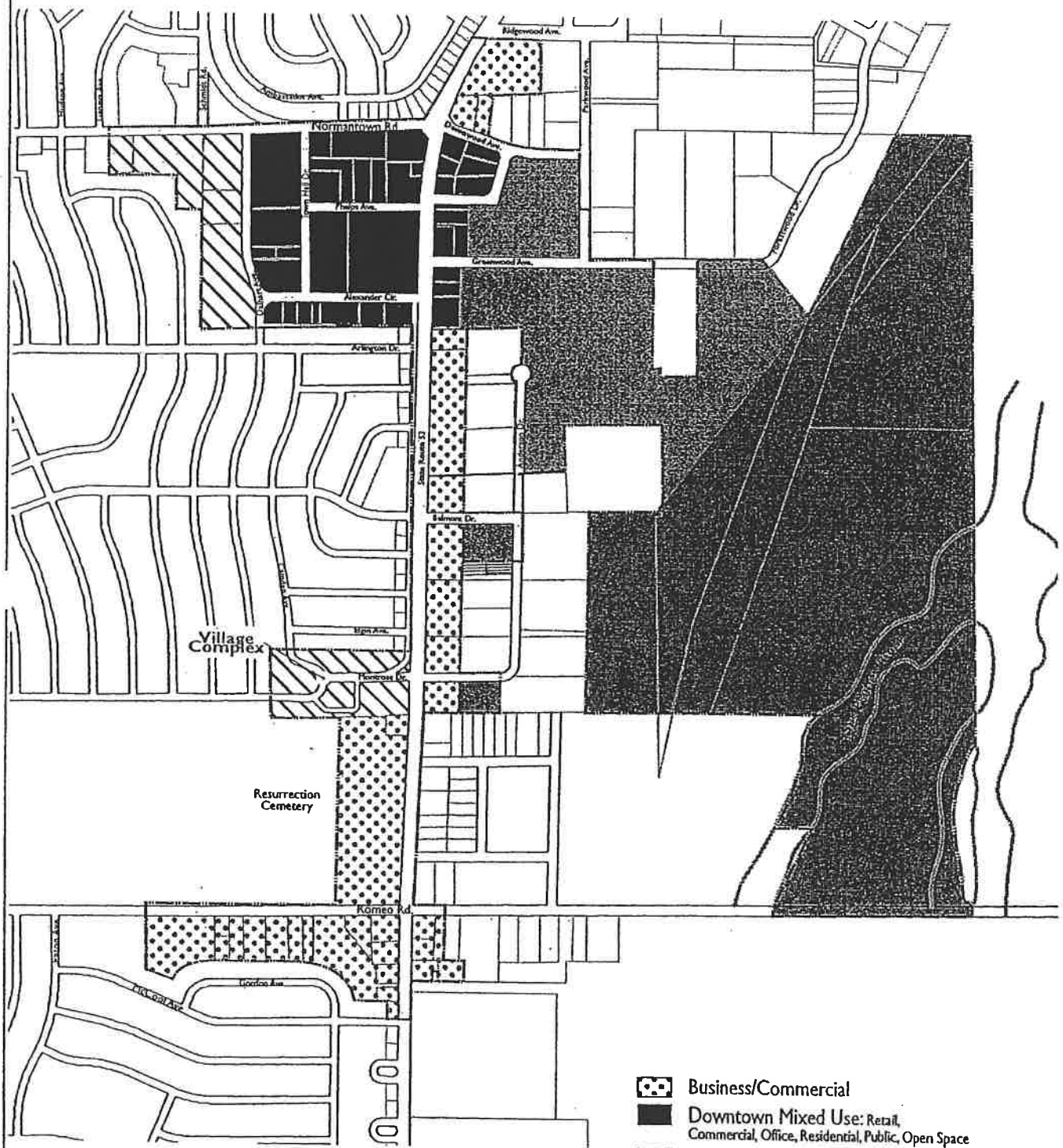





Figure 2
Land Use Plan

-  Business/Commercial
-  Downtown Mixed Use: Retail, Commercial, Office, Residential, Public, Open Space
-  Industrial
-  Public
-  Prairie Preserve/Open Space
-  Project Area Boundary

Downtown Area

Tax Increment Financing Redevelopment Project

Romeoville, IL

Prepared By: URS • TPAP

C. Development and Design Objectives

Listed below are the specific development and design objectives that will assist the Village in directing and coordinating public and private improvement and investment within the Project Area in order to achieve the general goals and objectives identified in *Section IV* of this Redevelopment Plan.

Land Use and Site Development

- Enhance the Village's tax base by returning vacant, underutilized and publicly owned properties to the tax rolls.
- Promote quality new industrial, light industrial, office, and commercial developments in the Project Area.
- Encourage land use arrangements that buffer adjacent residential neighborhoods from more intensive uses, traffic patterns and other impacts.

Site Development

- Encourage parcel consolidation in order to achieve sufficient landmass to permit efficient building design and unified off-street parking and service facilities.
- Promote the use of architectural treatments and landscaping around all sides of new buildings to add visual interest.
- Ensure that all commercial parking areas are paved, striped, lighted, well maintained and properly drained.
- Ensure that private development and redevelopment improvements to sites and streetscapes are consistent with public improvement goals and plans.

Urban Design

- Promote the use of landscaping and attractive fencing to screen dumpsters, waste collection areas, loading and service areas, and the perimeter of parking lots and other vehicular use areas.
- Provide adequate screening and buffering between different land uses.
- Ensure high quality and harmonious architectural and landscape design throughout the Project Area.

Transportation and Infrastructure

- Upgrade public utilities and infrastructure, as required.
- As appropriate, install improvements related to traffic engineering and controls, including improvements related to access, ingress, egress, movement, parking and signalization.
- Where feasible and appropriate, improve street surface conditions, sidewalks, curbs and gutters, and street lighting.

D. Redevelopment Improvements and Activities

The Village proposes to achieve its redevelopment goals and objectives for the Project Area through the use of public financing techniques including, but not limited to, tax increment financing, to undertake some or all of the activities and improvements authorized under the Act, including the activities and improvements described below. The Village also maintains the flexibility to undertake additional activities and improvements authorized under the Act, if the need for activities or improvements changes as redevelopment occurs in the Project Area.

The Village may enter into redevelopment agreements with public or private entities for the furtherance of this Redevelopment Plan. Such redevelopment agreements may be for the assemblage of land; the construction, rehabilitation, renovation or restoration of improvements or facilities; the provision of services; or any other lawful purpose. Redevelopment agreements may contain terms and provisions, which are more specific than the general principles set forth in this Redevelopment Plan.

1. Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.

The Village may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage the Redevelopment Plan. The Village may also undertake the cost of marketing sites within the Project Area to prospective businesses, developers and investors.

2. Property Assembly, Site Preparation and Environmental Remediation

Property acquisition and land assembly by the private sector or public entities in accordance with this Redevelopment Plan will be encouraged by the Village. To meet the goals and objectives of this Redevelopment Plan, the Village may acquire and assemble any and all property within the Project Area. Land assemblage by the Village may be by purchase, exchange, donation, lease, or eminent domain and may be for the purpose of: (a) sale, lease or conveyance to private developers or other public bodies; or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities.

Furthermore, the Village may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the Village may devote acquired property to temporary uses until such property is scheduled for disposition and development. Property assembly may also include demolition of buildings, site preparation, and site improvements that serve as an engineered barrier to ground level or below ground level environmental contamination.

3. Provision of Public Works or Improvements

The Village may provide public improvements and facilities that are necessary to service the Project Area in accordance with the Redevelopment Plan and the Comprehensive Plan. Public improvements and facilities may include, but are not limited to, the following:

a) Streets, Sidewalks and Utilities

It is anticipated that public infrastructure and utility improvements may be necessary to adequately serve the Project Area and potential new development.

b) Open Space and Parks

Improvements to existing parks, natural areas and open spaces may be undertaken to enhance access, amenities or conservation efforts.

c) Landscaping

Landscape/buffer improvements, streetscape improvements and general beautification improvements may be provided.

4. Relocation

In the event that residents, active businesses or other occupants are displaced by the public acquisition of property, they may be relocated and may be provided with financial assistance and advisory services. Relocation services in conjunction with property acquisition will be provided in accordance with Village policy.

5. Job Training and Related Educational Programs

Programs designed to increase the skills of the labor force that would take advantage of the employment opportunities within the Project Area may be implemented.

6. Building Rehabilitation

The Village may reimburse all or a portion of the costs incurred by property or business owners that undertake building rehabilitation projects in furtherance of the objectives of this Redevelopment Plan.

7. Interest Subsidies

Funds may be provided to redevelopers for a portion of 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 percent of the annual interest costs incurred by the redeveloper with respect to the redevelopment project during that year;
- (c) if there are not sufficient funds available in the special tax allocation fund to make an interest payment, 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 percent of the total (i) cost paid or incurred by a redeveloper for a redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the Village pursuant to the Act; and

- (e) the cost limits set forth in this paragraph in subparagraphs (b) and (d) above shall be modified to permit payment of up to 75 percent of interest costs incurred by a redeveloper 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.

E. Redevelopment Project Costs

The various redevelopment expenditures which are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs that are deemed necessary to implement this Redevelopment Plan (the "Redevelopment Project Costs").

Eligible Redevelopment Project Costs

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, and any costs incidental to this Redevelopment Plan pursuant to the Act. Such costs may include, without limitation, the following:

- (1) Costs of studies, 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, financial, planning or other services, provided that no charges for professional services are based on a percentage of the tax increment collected except that on and 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 3 years. In addition, "redevelopment project costs" shall not include lobbying expenses;
- (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 interests 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 cost 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;
- (5) Costs of the construction of public works or improvements; 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 (g) 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 November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan supported by information that provides the 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 cost 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 hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion 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 costs resulting from a redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project;
- (9) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
- (10) Payment in lieu of taxes as defined in the Act;
- (11) Costs of job training, retraining, 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 a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality 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 the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act (as cited in the Act) and by school districts of costs

pursuant to Sections 10-22.20a and 10-23.3a of the School Code (as cited in the Act);

(12) 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 this Act;
- (B) such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper 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 provision, then the amount 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 incurred pursuant to the Act may not exceed 30 percent of the total: (i) costs paid or incurred by the redeveloper for such 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) of paragraph (12) 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. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D) of paragraph (12); and
- (F) Instead of the eligible costs provided by subparagraphs (B) and (D) of paragraph (12), as modified by this subparagraph, and notwithstanding any other provisions of this 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 this 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) of paragraph (12) 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) of paragraph (12). The

eligible for benefits under subparagraph (F) of paragraph (12). 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) of paragraph (12) 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.

- (13) Unless explicitly provided in the Act, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.
- (14) After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment project costs 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, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.
- (15) A library district's or school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act.

If a special service area has been established pursuant to the Special Service Area Tax Act, [35 ILCS 235/0.01 *et. seq.*] then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

Estimated Redevelopment Project Costs

A range of redevelopment activities and improvements will be required to implement this Redevelopment Plan. The activities and improvements and their estimated costs are set forth in Exhibit II of this Redevelopment Plan. All estimates are based on 2004 dollars. Funds may be moved from one line item to another or to an eligible cost category described in this Redevelopment Plan at the Village's discretion. To the extent that municipal obligations have been issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of TIF, the Village shall be reimbursed from Incremental Property Taxes for such Project Costs.

Redevelopment Project Costs described in this Redevelopment Plan are intended to provide an upper estimate of expenditures. Within this upper estimate, adjustments may be made in line items without amending this Redevelopment Plan.

In the event the Act is amended by the General Assembly after the date of the approval of this Redevelopment Plan by the Village to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/1-74.4-3(q)(11)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible redevelopment project costs under the Redevelopment Plan to the extent permitted by the Act. In the event of such amendment(s) to the Act, the Village may add any new eligible redevelopment project costs as a line item in Exhibit II or otherwise adjust the line items in Exhibit II without amendments to this Redevelopment Plan, to the extent permitted by the Act. Increases in estimated total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Redevelopment Plan adoption, are subject to the Redevelopment Plan amendment procedures as provided under the Act.

F. Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the Village may deem appropriate. The Village may incur Redevelopment Project Costs, which are paid for from funds of the Village other than Incremental Property Taxes, and the Village may then be reimbursed for such costs from Incremental Property Taxes. Also, the Village may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the Village may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs 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.

The Project Area is contiguous to the Marquette Center Tax Increment Financing Redevelopment Project Area and may, in the future, be contiguous to or separated by only a public right-of-way from other redevelopment project areas created under the Act. The Village may utilize net Incremental Property Taxes received from the Project Area to pay eligible redevelopment project

costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or redevelopment project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1, et seq.). If the Village finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Project Area, the Village may determine that it is in the best interests of the Village and in furtherance of the purposes of the Redevelopment Plan that net revenues from the Project Area be made available to support any such redevelopment project areas. The Village therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Exhibit II of this Redevelopment Plan.

G. Issuance of Obligations

The Village may issue obligations secured by Incremental Property Taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation the Village may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired within twenty (20) years of their date of issuance, and no later than December 31 of the year in which the payment to the municipal treasurer is to be paid with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the Project Area and the Redevelopment Plan was adopted, such ultimate retirement date occurring on December 31, 2028.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds and any other lawful purpose. To the extent that Incremental Property Taxes are not needed for these purposes, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

H. Valuation of the Project Area

1. Most Recent EAV of Properties in the Project Area

The most recent EAV of all taxable parcels in the Project Area is estimated to total \$11,748,699. This EAV is based on 2003 assessed valuations and is subject to verification by the County Clerk. After verification, the final figure shall be certified by the County Clerk of Will County, Illinois. This certified amount shall become the Certified Initial EAV from which all Incremental Property Taxes in the Project Area will be calculated by Will County. The 2003 EAV of the Project Area is summarized below by tax parcel in Table 1, *2003 EAV by Tax Parcel*.

2. Anticipated Equalized Assessed Valuation

By the tax year 2027 (collection year 2028) and following the substantial completion of the Redevelopment Project, the EAV of the Project Area is estimated at approximately \$54.7 million. This estimated future aggregate value is based on several key assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner; 2) construction of the following developments in the Project Area: a) approximately 314,000 square feet of new retail/office/commercial space; b) approximately 150,000 square feet of new light industrial space; c) approximately 325 new residential condominium units; and d) approximately 20 new residential townhome units; 3) development will occur over a period of fifteen years and be completed and fully assessed by 2019; and 4) an estimated annual inflation rate in EAV of 2.0 percent through 2027. All of the above redevelopment quantity assumptions are consistent with the redevelopment assumptions found in the Romeoville Downtown Master Plan.

Table 1: 2003 EAV by Tax Parcel

Count	PIN	2003 Total EAV
1	02-27-311-008-0000	518,500
2	02-27-311-009-0000	65,800
3	02-27-311-017-0000	227,000
4	02-27-311-018-0000	1
5	02-33-209-007-0000	0
6	02-33-209-036-0000	0
7	02-34-100-002-0000	0
8	02-34-100-012-0000	0
9	02-34-100-013-0000	0
10	02-34-101-006-0000	343,900
11	02-34-101-008-0000	221,300
12	02-34-101-011-0000	79,900
13	02-34-101-014-0000	128,600
14	02-34-101-016-0000	616,600
15	02-34-101-018-0000	177,800
16	02-34-101-020-0000	15,500
17	02-34-101-021-0000	98,900
18	02-34-101-022-0000	330,400
19	02-34-101-024-0000	340,600
20	02-34-101-025-0000	326,805
21	02-34-101-026-0000	140,500
22	02-34-101-027-0000	366,300
23	02-34-101-028-0000	7,800
24	02-34-101-029-0000	487,900
25	02-34-102-001-0000	88,900
26	02-34-102-003-0000	186,200
27	02-34-102-021-0000	127,200
28	02-34-102-023-0000	52,000
29	02-34-102-025-0000	79,000
30	02-34-102-026-0000	146,100
31	02-34-102-027-0000	12,500
32	02-34-110-003-0000	401,000
33	02-34-110-005-0000	101,700
34	02-34-110-007-0000	18,300
35	02-34-110-009-0000	80,005
36	02-34-110-010-0000	323,200
37	02-34-110-013-0000	100
38	02-34-110-014-0000	102,200
39	02-34-111-002-0000	102,600
40	02-34-111-006-0000	39,400
41	02-34-111-007-0000	346,200
42	02-34-111-009-0000	43,305
43	02-34-111-010-0000	80,500
44	02-34-111-016-0000	358
45	02-34-111-017-0000	39,400
46	02-34-111-018-0000	22,500
47	02-34-111-019-0000	13,285
48	02-34-111-020-0000	208,700
49	02-34-112-005-0000	205,700
50	02-34-112-007-0000	109,600
51	02-34-112-009-0000	112,400
52	02-34-112-012-0000	113,900
53	02-34-112-014-0000	98,200

Table 1: 2003 EAV by Tax Parcel

Count	PIN	2003 Total EAV
54	02-34-112-015-0000	59,700
55	02-34-113-001-0000	436
56	02-34-200-009-0000	0
57	02-34-200-013-0000	0
58	02-34-200-014-0000	56,800
59	02-34-200-015-0000	0
60	02-34-202-006-0000	3,500
61	02-34-202-010-0000	663
62	02-34-202-012-0000	424,300
63	02-34-202-013-0000	410,900
64	02-34-202-014-0000	437,800
65	02-34-202-015-0000	287,000
66	02-34-202-016-0000	16,900
67	02-34-202-017-0000	16,900
68	02-34-301-039-0000	0
69	02-34-305-013-0000	0
70	02-34-306-001-0000	0
71	02-34-307-001-0000	0
72	02-34-308-009-0000	0
73	02-34-308-011-0000	0
74	02-34-308-012-0010	0
75	02-34-308-012-0020	0
76	02-34-310-016-0000	196
77	02-34-310-017-0000	223
78	02-34-315-001-0000	307
79	02-34-315-002-0000	283
80	02-34-315-003-0000	200
81	02-34-315-004-0000	131
82	02-34-315-005-0000	148
83	02-34-400-015-0000	20,800
84	02-34-400-016-0000	0
85	04-03-100-002-0000	48,122
86	04-03-100-006-0000	101,200
87	04-03-100-018-0000	1
88	04-03-100-019-0000	82,200
89	04-03-100-020-0000	152,200
90	04-03-102-001-0000	144,400
91	04-03-102-002-0000	59,600
92	04-03-102-003-0000	59,000
93	04-03-102-011-0000	90,600
94	04-03-102-018-0000	131,900
95	04-03-103-001-0000	145,300
96	04-03-103-024-0000	49,130
97	04-03-103-029-0000	181,200
98	04-03-103-031-0000	180,300
99	04-03-103-032-0000	46,400
100	04-03-103-035-0000	53,700
101	04-03-103-037-0000	28,600
102	04-03-103-038-0000	167,900
103	04-03-103-039-0000	454,700
104	04-04-210-022-0000	86,500
Total		11,748,699

VI. LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE

As described in Section III of this Redevelopment Plan, the Project Area as a whole is adversely impacted by the presence of numerous conservation area and vacant blighted area factors, which represent impediments to sound growth and development.

- In each of the six years between 1997 and 2003, the growth rate of the total equalized assessed valuation of properties comprising the Project Area lagged behind the growth rate in the total EAV of the balance of the Village as a whole (total EAV of the Village less total Project Area EAV).
- The average annual growth rate in the total EAV of the Project Area over the past six years (1997 to 2003) was 7.9 % compared to a rate of 21.0% for the balance of the Village as a whole (a rate nearly three times that of the Project Area). The higher rate for the Village as a whole reflects increases in land valuation as well as investment in buildings and site improvements whereas the growth in the Project Area generally reflects increases in land valuation but stagnant or only modest increases in the valuation of improvements.
- Of the 82 buildings in the Improved Area, 55% were built over 35 years ago.
- Of the 82 buildings in the Improved Area, 25 (or 30%) are deteriorating and 39 (or 47.5%) are obsolete.
- Despite a prominent location in the Village, several properties in the Project Area have remained undeveloped and bear conditions that render them eligible for designation as a vacant blighted area as described in detail in the Eligibility Study.

In summary, the Project Area as a whole is eligible as a redevelopment project area, based on a combination of eligibility for a vacant blighted area and a conservation area. The meaningful presence and reasonable distribution of conservation and blighted area conditions are detrimental to the public safety, health, and welfare of the Village and provide evidence to support the finding that the Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan for the Project Area.

VII. FINANCIAL IMPACT

Without the adoption of this Redevelopment Plan and TIF, the Project Area is not reasonably expected to be redeveloped by private enterprise. In the absence of Village-sponsored redevelopment initiatives there is a prospect that conservation and blighted area conditions will continue to exist and spread, and the Project Area on the whole and adjacent properties will become less attractive for new development, redevelopment and rehabilitation of existing buildings. In the absence of Village-sponsored redevelopment initiatives, erosion of the assessed valuation of property in and outside of the Project Area could lead to a reduction of real estate tax revenue to all taxing districts.

Section V of this Redevelopment Plan describes the comprehensive Redevelopment Project proposed to be undertaken by the Village to create an environment in which private investment can occur. The Redevelopment Project will be staged over a period of years consistent with local market conditions and available financial resources required to complete the various redevelopment improvements and activities as well as the Redevelopment Project set forth in this Redevelopment Plan. Successful implementation of this Redevelopment Plan is expected to result in new private investment in rehabilitation of viable existing buildings and new construction on a scale sufficient to eliminate deteriorating problem conditions and to return the area to a long-term sound condition.

The Redevelopment Project is expected to have both short- and long-term positive financial impacts on the taxing districts affected by the Redevelopment Plan. In the short-term, the Village's effective use of TIF can be expected to stabilize existing assessed values in the Project Area, thereby stabilizing the existing tax base for local taxing agencies. In the long-term, after the completion of all redevelopment improvements and activities, the Redevelopment Project and the payment of all Redevelopment Project Costs and municipal obligations, the taxing districts will benefit from any enhanced tax base which results from the increase in EAV caused by the Redevelopment Project.

VIII. DEMAND ON TAXING DISTRICT SERVICES

The Project Area is comprised of properties located within two tax codes. The taxing agencies that currently levy taxes against property in the Project Area are:

- Will County
- Will County Building Commission
- Will County Forest Preserve
- Lockport Township Town Funds
- Lockport Township Road Funds
- Dupage Township Town Funds
- Dupage Township Road Funds
- School District 365-U
- Community College Dist 525
- Village of Romeoville Fire
- Village of Romeoville
- Village of Romeoville Road and Bridge
- Lockport Park District
- Des Plaines V Public Library
- Fountaindale Public Library
- Romeoville Mosquito Abatement

The Redevelopment Plan provides for mixed-use development activity within the Project Area. The exact number and type of new development is not known at this time, but is *preliminarily estimated* to include a variety of new development, including approximately 345 new units of attached housing units (condominiums and townhomes), occurring over a ten-year period through 2015.

Over the next ten years, the estimated potential residential development program for the Project Area includes the phased development of up to 345 attached housing units (generally ranging in size from 2 to 3 bedrooms). Based on a common methodology for estimating population and school age children, this development could result in an additional population of 621 persons, including 512 adults, 17 high school-aged children, 50 elementary and middle school-aged children, and 42 pre-school-aged children. Given the phased nature of potential development, the total increase in the demand for services of school districts and library districts is not anticipated to occur all at once. Furthermore, the Act provides that a municipality must pay for any increase in annual costs to a school district or library district attributable to housing units located within the Project Area for which a 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. These payments are to be made from Incremental Property Taxes. The Village will coordinate with the library districts and school districts on an annual basis to evaluate any payments from Incremental Property Taxes that may be required according to the Act.

It is expected that the replacement of vacant and underutilized properties with new residential, commercial, industrial and public facility development will increase the demand for services such as police protection, park and open space maintenance, sanitary collection, sanitary and storm sewage treatment, etc. However, it is expected that any increase in demand for Village and other impacted taxing districts' services can be adequately handled by existing services and facilities. Therefore, at this time, no special programs are proposed for potentially impacted taxing districts. Should demand increase so that it exceeds existing service and program capabilities, the Village will work with the affected taxing district to determine what, if any, program is necessary to provide adequate services.

IX. CONFORMITY OF THE REDEVELOPMENT PLAN AND PROJECT TO THE COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF THE VILLAGE AS A WHOLE

This Redevelopment Plan and the Redevelopment Project described herein conform to the comprehensive plan for the Village as a whole as set forth in the Village's 2001 Comprehensive Plan and 2003 Downtown Master Plan.

X. PHASING AND SCHEDULING

A phased implementation strategy will be utilized to achieve comprehensive and coordinated redevelopment of the Project Area.

It is anticipated that Village expenditures for Redevelopment Project Costs will be carefully staged on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of Incremental Property Taxes by the Village.

The estimated date for completion of Redevelopment Projects is no later than December 31 of the year in which the payment to the Village treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., assuming Village Board approval of the Project Area and Redevelopment Plan in 2004, by December 31, 2028).

XI. PROVISIONS FOR AMENDING THE REDEVELOPMENT PLAN

This Redevelopment Plan may be amended pursuant to the Act.

XII. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION PLAN

The Village is committed to and will affirmatively implement the following principles with respect to the Redevelopment Plan:

- A) The assurance of equal opportunity in all personnel and employment actions with respect to the Redevelopment Plan, including, but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed or ancestry.
- B) This commitment to affirmative actions will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

In order to implement these principles for this Redevelopment Plan, the Village shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the Village shall be required to agree to the principles set forth in this section.

XIII. IMPACT ON INHABITED RESIDENTIAL UNITS

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan.

The Project Area contains less than 10 inhabited residential units. The Redevelopment Plan provides for the development or redevelopment of the Project Area in a manner that may result in the removal of residential units that are located in areas planned for other uses. Should any of the residential units that may be removed be occupied by low-income or very low-income persons, the Village will provide relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility criteria.

Given that this Redevelopment Plan would not result in the displacement of residents from 10 or more inhabited residential units and the Project Area does not contain 75 or more inhabited residential units, the completion of a housing impact study is not required under the act.

EXHIBIT I:

PROJECT AREA LEGAL DESCRIPTION

Legal Description

Those parts of Section 3 and Section 4, Township 36 North, Range 10 East of the Third Principal Meridian together with those parts of Section 27, Section 28, Section 33, and Section 34 Township 37 North, Range 10 East of the Third Principal Meridian all in Will County, Illinois more particularly described as follows:

Beginning at the southeasterly corner of Lot 1 of Block 1 in Hampton Park Subdivision Number 11, recorded in Book 37 Page 25 of the Office of the Will County, Illinois Recorder; thence westerly along the south line of said Lot 1 to the west line of said Lot 1; thence northerly along said west line to the north line of Lot 2 of Block 1 in said Hampton Park Subdivision Number 11; thence westerly along said north line, the north line of Lot 3, the north line of Lot 4, and the north line of Lot 5, all in Block 1 of said Hampton Park Subdivision Number 11, to the southeast corner of Lot 7 in Block 1 of said Hampton Park Subdivision Number 11; thence northwesterly along the northeast line of said Lot 7 to the southeast corner of Lot 8 in Block 1 of said Hampton Park Subdivision Number 11; thence northwesterly along the northeast line of said Lot 8 and the northeast line of Lot 9 in Block 1 of said Hampton Park Subdivision Number 11 to the northeast corner of Lot 10 in Block 1 of said Hampton Park Subdivision Number 11; thence northwesterly along the northeast line of said Lot 10 and the northeast line of Lot 11 in Block 1 of said Hampton Park Subdivision Number 11 to the northeast corner of Lot 12 in

Note: The recording information pertaining to subdivision plats as well as the information pertaining to parcel permanent identification numbers (PINs) shown hereon has been taken from the Will County, Illinois Tax Assessment Map Revised for the 2003 Assessment.

Block 1 of said Hampton Park Subdivision Number 11; thence westerly along the north line of Lot 12, the north line of Lot 13, the north line of Lot 14, the north line of Lot 15, the north line of Lot 16, the north line of Lot 17, the north line of Lot 18, the north line of Lot 19, the north line of Lot 20, the north line of Lot 21, and the north line of Lot 22 all in Block 1 of said Hampton Park Subdivision Number 11 to the northeast corner of Lot 20 in Block 8 of Hampton Park Subdivision Number 10, recorded in Book 37 Page 24 of the Office of the Will County, Illinois Recorder; thence southwesterly along the northwest line of Lot 20 in said Hampton Park Subdivision Number 10 to the northeast corner of Lot 19 in Block 8 of said Hampton Park Subdivision Number 10; thence southwesterly along the northwest line of Lot 19 in said Hampton Park Subdivision Number 10 to the northeast corner of Lot 18 in Block 8 of said Hampton Park Subdivision Number 10; thence southwesterly along the northwest line of Lot 18 in said Hampton Park Subdivision Number 10 to the northwest corner of said Lot 18; thence northwesterly along a northeast line of Lot 16, the northeast line of Lot 15, the northeast line of Lot 14, and the northeast line of Lot 13, all in Block 8 of said Hampton Park Subdivision Number 10 to the southwest corner of Lot 21 in Block 8 of said Hampton Park Subdivision Number 10; thence northerly along the west line of Lot 21 and the northerly prolongation of the west line of Lot 21 all in Block 8 of said Hampton Park Subdivision Number 10, to the south line of a parcel of land identified by permanent identification number 02-33-400-061-0000; thence easterly along the south line of parcel of land identified as permanent identification number 02-33-400-061-0000 and the south line of parcel of land identified by permanent identification number 02-34-308-012-0000 to a line 400 feet west of and parallel to the west right of way of Illinois State Road 53 (also known as Joliet Road) as now established; thence northerly on a line 400 feet west of and parallel to the west right of way of Illinois State Road 53 (also

Note: The recording information pertaining to subdivision plats as well as the information pertaining to parcel permanent identification numbers (PINs) shown hereon has been taken from the Will County, Illinois Tax Assessment Map Revised for the 2003 Assessment.

Revision dated Wednesday, July 21, 2004

know as Joliet Road) as now established, to the south line of Lot 4 in Village Resubdivision of Lot 13 in Block 13 of Hampton Park Subdivision Number 3 recorded in Book 35 Page 47 of the Office of the Will County, Illinois Recorder; thence westerly along the south line of Lot 4 in said Village Resubdivision to the west line of Lot 4 in said Village Resubdivision; thence northerly along the west line of Lot 4, the northerly prolongation of the west line of Lot 4, and the west line of Lot 2 in said Village Resubdivision to the northwest corner of said Lot 2; thence easterly along the north line of Lot 2 in said Village Resubdivision, the easterly prolongation of the north line of Lot 2, the north line of Lot 1, and the easterly prolongation of the north line of Lot 1 all in said Village Resubdivision to the westerly right of way of Illinois State Road 53 (also known as Joliet Road) as now established; thence northerly along the westerly right of way of Illinois State Road 53 (also known as Joliet Road) as now established, to the easterly prolongation of the north line of Lot 1 in Block 10 of Hampton Park Subdivision Number 1, recorded in Book 31 Page 1 of the Office of the Will County, Illinois Recorder, the same being a north line of Block 10 in said Hampton Park Subdivision Number 1; thence westerly along the north line of Block 10 in said Hampton Park Subdivision Number 1, to the east line of Lot 25 in Block 10 of said Hampton Park Subdivision Number 1, the same being an east line of said Block 10; thence northerly along the east line of Block 10 in said Hampton Park Subdivision Number 1 to the northeast corner of Lot 37 in Block 10 of said Hampton Park Subdivision Number 1; thence westerly along the north line of said Lot 37 and the westerly prolongation of the north line of Lot 37 in Block 10 of said Hampton Park Subdivision Number 1 to the southerly prolongation of the east line of Lot 39 in Block 10 of said Hampton Park Subdivision Number 1; thence northerly along the southerly prolongation of the east line of Lot 39, the east line of said Lot 39, and the east line of Lot 40 all in Block 10 of said Hampton Park Subdivision Number 1 to the north line of

Note: The recording information pertaining to subdivision plats as well as the information pertaining to parcel permanent identification numbers (PINs) shown hereon has been taken from the Will County, Illinois Tax Assessment Map Revised for the 2003 Assessment.

Revision dated Wednesday, July 21, 2004

Lot 40 in Block 10 of said Hampton Park Subdivision Number 1, the same being a north line of said Block 10; thence westerly along a north line of Block 10 in said Hampton Park Subdivision Number 1, to the east line of Roger's Subdivision recorded in Book 29 Page 71 in the Office of the Will County, Illinois Recorder; thence northerly along the east line of said Roger's Subdivision and the northerly prolongation of the east line of said Roger's Subdivision, to the south line of Lot 1 of Block 1 in Hampton Park Subdivision Number 5 recorded in Book 32 Page 71, in the Office of the Will County, Illinois Recorder; thence easterly along the south line of Lot 1 in Block 1 of said Hampton Park Subdivision Number 5, to the southeast corner of Lot 1 in Block 1 of said Hampton Park Subdivision Number 5, the same being the southwest corner of Lot 1 in Good Shepherd's Subdivision recorded as document number R93-99551 in the Office of the Will County, Illinois Recorder; thence easterly along the south line of Lot 1 and the south line of Lot 2 in said Good Shepherd's Subdivision to a point 202.88 feet, more or less, east of the southwest corner of Lot 2 in said Good Shepherd's Subdivision; thence easterly to a southwest corner of parcel of land identified by permanent identification number 02-27-302-002-0000, said point being 28.44 feet, more or less, southeast of the west line of said parcel of land identified by permanent identification number 02-27-302-002-0000; thence easterly along the south line of parcel of land identified by permanent identification number 02-27-302-002-0000 to the southeast corner of said parcel of land identified by permanent identification number 02-27-302-002-0000; thence northeasterly to the southwest corner of Lot 19 in Block 2 of Hampton Park Subdivision Number 4 recorded in Book 32 Page 69 in the Office of the Will County, Illinois Recorder; thence southeasterly and easterly along the south line of Block 2 of said Hampton Park Subdivision Number 4 to the southeast corner of Lot 24 in Block 2 of said Hampton Park Subdivision Number 4; thence easterly to the

Note: The recording information pertaining to subdivision plats as well as the information pertaining to parcel permanent identification numbers (PINs) shown hereon has been taken from the Will County, Illinois Tax Assessment Map Revised for the 2003 Assessment.

Revision dated Wednesday, July 21, 2004

southwest corner of Lot 1 in Block 9 of said Hampton Park Subdivision Number 4; thence easterly along the south line of Block 9 in said Hampton Park Subdivision Number 4 to the southwesterly prolongation of the southeast line of Lot 8 in Block 9 of said Hampton Park Subdivision Number 4, the same being the southeast line of Block 9 in said Hampton Park Subdivision Number 4; thence northeasterly along the southeast line of Block 9 of said Hampton Park Subdivision Number 4 to the westerly prolongation of the north line of parcel of land identified as permanent identification number 02-27-311-008-0000; thence easterly along the westerly prolongation of the north line of parcel of land identified as permanent identification number 02-27-311-008-0000 and the north line of parcel of land identified as permanent identification number 02-27-311-008-0000 to the east line of parcel of land identified as permanent identification number 02-27-311-008-0000; thence southerly along the east line of parcel of land identified as permanent identification number 02-27-311-008-0000 to the north line of Oxford Bank Subdivision recorded as document number R94-113037 in the Office of the Will County, Illinois Recorder; thence westerly along the north line of said Oxford Bank Subdivision to the west line of said Oxford Bank Subdivision; thence southerly along the west line of said Oxford Bank Subdivision to the south line of said Oxford Bank Subdivision; thence southeasterly and easterly along the south line of said Oxford Bank Subdivision to the southwest corner of parcel of land identified as permanent identification number 02-27-311-013-0000; thence easterly along the south line of parcel of land identified as permanent identification number 02-27-311-013-0000 to the southeast corner of parcel of land identified as permanent identification number 02-27-311-013-0000; thence southerly to the northeast corner of parcel of land identified as permanent identification number 02-34-110-010-0000; thence southerly along the east line of said parcel of land identified as permanent identification number 02-34-110-010-0000 to the

Note: The recording information pertaining to subdivision plats as well as the information pertaining to parcel permanent identification numbers (PINs) shown hereon has been taken from the Will County, Illinois Tax Assessment Map Revised for the 2003 Assessment.

southeast corner of said parcel of land identified as permanent identification number 02-34-110-010-0000; thence easterly to the northwest corner of Lot 4 in Romeoville Industrial Park Unit Number 1 recorded as document number R86-42585 in the Office of the Will County, Illinois Recorder; thence southerly along the west line of Lot 4 and the west line of Lot 5 in said Romeoville Industrial Park Unit Number 1 to the southwest corner of Lot 5 in said Romeoville Industrial Park Unit Number 1; thence easterly along the south line of Lot 5 in said Romeoville Industrial Park Unit Number 1 to the southeast corner of Lot 5 in said Romeoville Industrial Park Unit Number 1, the same being the southwest corner of Lot 11 in Romeoville Industrial Park Unit Number 2 recorded as document number R93-43490 in the Office of the Will County, Illinois Recorder; thence easterly along the south line of Lot 11 in said Romeoville Industrial Park Unit Number 2 to the northerly prolongation of the east line of Lot 6 in Forestwood Planned Unit Development recorded as document number R96-13708 in the Office of the Will County, Illinois Recorder; thence southerly along the northerly prolongation of the east line of Lot 6, the east line of Lot 6 and the east line of Lot 5 all in said Forestwood Planned Unit Development to the north line of Lot 4 in said Forestwood Planned Unit Development; thence easterly along the north line of Lot 4 in said Forestwood Planned Unit Development to the northeast corner of Lot 4 in said Forestwood Planned Unit Development; thence southerly along the east line of Lot 4 in said Forestwood Planned Unit Development to the south line of Lot 9 in said Romeoville Industrial Park Unit Number 2; thence easterly along the south line of Lot 9 in said Romeoville Industrial Park Unit Number 2 to the southeast corner of Lot 9 in said Romeoville Industrial Park Unit Number 2; thence northerly along the east line of Lot 9 and the northerly prolongation of the east line of Lot 9 in said Romeoville Industrial Park Unit Number 2 to the south line of Lot 12 in said Romeoville Industrial Park Unit Number 2; thence

Note: The recording information pertaining to subdivision plats as well as the information pertaining to parcel permanent identification numbers (PINs) shown hereon has been taken from the Will County, Illinois Tax Assessment Map Revised for the 2003 Assessment.

Revision dated Wednesday, July 21, 2004

easterly and northeasterly along the south line of Lot 12 and the south line of Lot 13 in said Romeoville Industrial Park Unit Number 2 to the northwesterly prolongation of the northeast line of Lot 10 in said Romeoville Industrial Park Unit Number 2; thence southeasterly along the northwesterly prolongation of the northeast line of Lot 10 and the northeast line of Lot 10 of said Romeoville Industrial Park Unit Number 2 to the southeast corner of Lot 10 in said Romeoville Industrial Park Unit Number 2, the same being the southeast corner of Lot 15 in said Romeoville Industrial Park Unit Number 2; thence northeasterly along the southeast line of Lot 15 in said Romeoville Industrial Park Unit 2, to the north line of parcel of land identified as permanent identification number 02-34-200-003-0000; thence easterly along the north line of parcel of land identified as permanent identification number 02-34-200-003-0000, the north line of parcel of land identified as permanent identification number 02-34-200-009-0000, and the north line of parcel of land identified as permanent identification number 02-34-200-015-0000, to the east line of parcel of land identified as permanent identification number 02-34-200-015-0000; thence southerly along the east line of parcel of land identified as permanent identification number 02-34-200-015-0000 and the east line of parcel of land identified as permanent identification number 02-34-200-009-0000, to the southeast corner of parcel of land identified as permanent identification number 02-34-200-009-0000; thence southerly along the east line of the Southeast Quarter of said Section 34, 1600 feet, more or less, to the easterly bank of a branch of the Des Plaines River; thence southwest, southerly, and easterly along the east bank of said branch of the Des Plaines River to the east line of the Southeast Quarter of said Section 34; thence southerly along the east line of said Section 34 and the southerly prolongation of the east line of said Section 34, to the southerly right of way of 135th Street (also known as Romeo Road) as now established; thence westerly along the

Note: The recording information pertaining to subdivision plats as well as the information pertaining to parcel permanent identification numbers (PINs) shown hereon has been taken from the Will County, Illinois Tax Assessment Map Revised for the 2003 Assessment.

Revision dated Wednesday, July 21, 2004

southerly right of way of 135th Street (also known as Romeo Road) as now established, to the southwesterly prolongation of the west line of Tract G of plat of survey recorded in Book 30 Page 12 in the Office of the Will County, Illinois Recorder; thence northeasterly along the west line of Tract G in said plat of survey, to the north line of Tract G in said plat of survey; thence westerly along the westerly prolongation of Tract G in said plat of survey, to the westerly bank of a branch of the Des Plaines River; thence northeasterly, northerly, northwesterly and easterly along the westerly bank of said branch of the Des Plaines River to the easterly prolongation of the south line of a parcel of land identified as permanent identification number 02-34-200-014-0000; thence westerly along the easterly prolongation of the south line of a parcel of land identified as permanent identification number 02-34-200-014-0000 and the south line of parcel of land identified as permanent identification number 02-34-200-014-0000 to the southwest corner of parcel of land identified as permanent identification number 02-34-200-014-0000; thence westerly to the southeast corner of parcel of land identified as permanent identification number 02-34-400-015-0000; thence westerly along the south line of parcel of land identified as permanent identification number 02-34-400-015-0000 to the southwest corner of parcel of land identified as permanent identification number 02-34-400-015-0000; thence northerly along the west line of parcel of land identified as permanent identification number 02-34-400-015-0000 to the northwest corner of said parcel of land identified as permanent identification number 02-34-400-015-0000; thence easterly along the north line of parcel of land identified as permanent identification number 02-34-400-015-0000 to the northeast corner of said parcel of land identified as permanent identification number 02-34-400-015-0000; thence northeasterly along the southeast line of parcel of land identified as permanent identification number 02-34-200-013-0000 to the east line of parcel of land identified as permanent identification

Note: The recording information pertaining to subdivision plats as well as the information pertaining to parcel permanent identification numbers (PINs) shown hereon has been taken from the Will County, Illinois Tax Assessment Map Revised for the 2003 Assessment.

number 02-34-200-013-0000; thence northerly along the east line of parcel of land identified as permanent identification number 02-34-200-013-0000 to the northeast corner of parcel of land identified as permanent identification number 02-34-200-013-0000; thence westerly along the north line of parcel of land identified as permanent identification number 02-34-200-013-0000 to the northeast corner of Lot 19 in Romeoville Commercial Park Unit Number 2 recorded as document number R97-81160 in the Office of the Will County, Illinois Recorder; thence southerly along the east line of Lot 19 in said Romeoville Commercial Park Unit Number 2 to the southeast corner of Lot 19 in said Romeoville Commercial Park Unit Number 2; thence westerly along the south line of Lot 19 and the westerly prolongation of the south line of Lot 19 in said Romeoville Commercial Park Unit Number 2 to the southeast corner of Lot 20 in said Romeoville Commercial Park Unit Number 2; thence northerly, northwesterly, northerly, northeasterly and easterly along the east line of Lot 20, the east line of Lot 21 and the southeast line of Lot 24 in said Romeoville Commercial Park Unit Number 2 to the east line of Lot 24 in said Romeoville Commercial Park Unit Number 2; thence northerly on the east line of Lot 24 in said Romeoville Commercial Park Unit Number 2 to the northeast corner of Lot 24 in said Romeoville Commercial Park Unit Number 2; thence westerly along the north line of Lot 24 in said Romeoville Commercial Park Unit Number 2 to the northwest corner of Lot 24 in said Romeoville Commercial Park Unit Number 2; thence southerly along the west line of Lot 24, the west line of Lot 21, and the west line of Lot 20 all in said Romeoville Commercial Park Unit Number 2 to the southwest corner of Lot 20 in Romeoville Commercial Park Unit Number 2; thence southerly to the northwest corner of Lot 3 in Romeoville Commercial Park Unit Number 1 recorded as document number R91-35350 in the Office of the Will County, Illinois Recorder; thence southerly along the west line of Lot 3 in said Romeoville Commercial Park Unit Number 1 to the

Note: The recording information pertaining to subdivision plats as well as the information pertaining to parcel permanent identification numbers (PINs) shown hereon has been taken from the Will County, Illinois Tax Assessment Map Revised for the 2003 Assessment.

southwest corner of Lot 3 in said Romeoville Commercial Park Unit Number 1; thence easterly along the south line of Lot 3 and the easterly prolongation of the south line of Lot 3 in said Romeoville Commercial Park Unit Number 1 to the west line of Lot 4 in said Romeoville Commercial Park Unit Number 1; thence southerly along the west line of Lot 4 in said Romeoville Commercial Park Unit Number 1 to the southwest corner of Lot 4 in said Romeoville Commercial Park Unit Number 1, the same being the northwest corner of Lot 7 in said Romeoville Commercial Park Unit Number 2; thence southerly along the west line of Lot 7 in said Romeoville Commercial Park Unit Number 2 to the easterly prolongation of the south line of Lot 6 in said Romeoville Commercial Park Unit Number 2; thence westerly along the easterly prolongation of the south line of Lot 6, the south line of Lot 6, and the south line of Lot 5 all in said Romeoville Commercial Park Unit Number 2 to the southwest corner of Lot 5 in said Romeoville Commercial Park Unit Number 2, the same being the northwest corner of PCS Development Industrial Condominium Phase 2 recorded as document number R98-130828 in the Office of the Will County, Illinois Recorder; thence southerly along the westerly line of said PCS Development Industrial Condominium Phase 2 to the southwest corner of said PCS Development Industrial Condominium Phase 2, the same being the northwest corner of Lot 9 in said Romeoville Commercial Park Unit Number 2; thence southerly along the west line of Lot 9, the west line of Lot 10, and the west line of Lot 12, all in said Romeoville Commercial Park Unit Number 2, to the southwest corner of Lot 12 in said Romeoville Commercial Park Unit Number 2; thence easterly along the south line of Lot 12 in said Romeoville Commercial Park Unit Number 2, to the northerly prolongation of the east line of Lot 15 in said Romeoville Commercial Park Unit Number 2; thence southerly along the northerly prolongation of the east line of Lot 15, the east line of Lot 15, all in said Romeoville Commercial Park Unit Number 2, to the southeast

Note: The recording information pertaining to subdivision plats as well as the information pertaining to parcel permanent identification numbers (PINs) shown hereon has been taken from the Will County, Illinois Tax Assessment Map Revised for the 2003 Assessment.

corner of Lot 15 in said Romeoville Commercial Park Unit Number 2; thence westerly along the south line of Lot 15 and the south line of Lot 16, all in said Romeoville Commercial Park Unit Number 2 to the easterly right of way of Illinois State Road 53 (also known as Joliet Road) as now established; thence southerly along the easterly right of way of Illinois State Road 53 (also known as Joliet Road) as now established to the intersection of the northerly right of way of 135th Street (also known as Romeo Road) as now established; thence easterly along the northerly right of way of said 135th Street (also known as Romeo Road) as now established, to the northerly prolongation of the east line of parcel of land identified as permanent identification number 04-03-102-003-0000; thence southerly along the northerly prolongation of the east line of parcel of land identified as permanent identification number 04-03-102-003-0000 and the east line of parcel of land identified as permanent identification number 04-03-102-003-0000 to the north line of parcel of land identified as permanent identification number 04-03-102-018-0000; thence easterly along the north line of parcel of land identified as permanent identification number 04-03-102-018-0000, to the northeast corner of parcel of land identified as permanent identification number 04-03-102-018-0000; thence southerly along the east line of parcel of land identified as permanent identification number 04-03-102-018-0000, to the southeast corner of parcel of land identified as permanent identification number 04-03-102-018-0000; thence westerly along the south line of parcel of land identified as permanent identification number 04-03-102-018-0000, to the west line of parcel of land identified as permanent identification number 04-03-102-018-0000; thence northerly along the west line of parcel of land identified as permanent identification number 04-03-102-018-0000 to the north line of parcel of land identified as permanent identification number 04-03-100-022-0000; thence westerly along the north line of parcel of land identified as permanent identification number 04-03-100-

Note: The recording information pertaining to subdivision plats as well as the information pertaining to parcel permanent identification numbers (PINs) shown hereon has been taken from the Will County, Illinois Tax Assessment Map Revised for the 2003 Assessment.

Revision dated Wednesday, July 21, 2004

022-0000, to the west line of parcel of land identified as permanent identification number 04-03-100-022-0000; thence southerly along the west line of parcel of land identified as permanent identification number 04-03-100-022-0000, to the south line of parcel of land identified as permanent identification number 04-03-102-011-0000; thence westerly along the south line of parcel of land identified as permanent identification number 04-03-102-011-0000, to the east right of way of Illinois State Road (also known as Joliet Road) as now established; thence southerly along the east right of way of Illinois State Road 53 (also known as Joliet Road) as now established to the easterly prolongation of the southerly line of Lot 1 of Block 1 in Hampton Park Subdivision Number 11; thence westerly along the easterly prolongation of the southerly line of Lot 1 of Block 1 in said Hampton Park Subdivision Number 11 to the southeast corner of Lot 1 of Block 1 in said Hampton Park Subdivision Number 11 and the Point of Beginning.

Note: The recording information pertaining to subdivision plats as well as the information pertaining to parcel permanent identification numbers (PINs) shown hereon has been taken from the Will County, Illinois Tax Assessment Map Revised for the 2003 Assessment.

Revision dated Wednesday, July 21, 2004

EXHIBIT II:

Downtown Area

Tax Increment Financing Redevelopment Project Area

Estimated Redevelopment Project Costs

ELIGIBLE EXPENSE	ESTIMATED COST
Analysis, Administration, Studies, Surveys, Legal, Marketing etc.	\$1,000,000
Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	\$15,000,000
Public Works & Improvements, including streets and utilities and public facilities ⁽¹⁾	\$20,000,000
Rehabilitation of existing buildings, fixtures and leasehold improvements	\$4,000,000
Interest Subsidies	\$3,000,000
Relocation Costs	\$3,000,000
Job Training and Vocational Education	\$500,000
TOTAL REDEVELOPMENT PROJECT COSTS	\$46,500,000 ^{(2) (3)}

⁽¹⁾ This category may also include paying for or reimbursing (i) an elementary, secondary or unit school district's increased costs attributed to assisted housing units, (ii) a library district's increased costs attributed to assisted housing units; and (iii) capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, to the extent the Village by written agreement accepts and approves the same, the Village may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.

⁽²⁾ Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

⁽³⁾ Increases in estimated total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Redevelopment Plan adoption, are subject to the Redevelopment Plan amendment procedures as provided under the Act.

The amount of the total Redevelopment Project Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from Incremental Property Taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are paid from Incremental Property Taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right-of-way.

Total Redevelopment Project Costs listed above are expected to be paid for with Incremental Property Taxes, however, additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the Village's ability to finance Redevelopment Project Costs identified above.

EXHIBIT III:

DOWNTOWN AREA TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA ELIGIBILITY STUDY

**DOWNTOWN AREA
TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AREA
ELIGIBILITY STUDY**

Village of Romeoville, Illinois

Prepared by
URS•TPAP

October 1, 2004

TABLE OF CONTENTS

I. EXECUTIVE SUMMARY	1
II. BASIS FOR REDEVELOPMENT	5
III. THE PROJECT AREA	8
IV. ELIGIBILITY SURVEY AND ANALYSIS.....	10
A. Building Conditions Analysis	10
B. Presence of Conservation Factors in Improved Area	13
1. Dilapidation	14
2. Obsolescence	14
3. Deterioration	15
4. Illegal Use of Individual Structures	17
5. Structures Below Minimum Code Standards	17
6. Excessive Vacancies	18
7. Excessive Land Coverage and Overcrowding of Structures and Community Facilities	18
8. Lack of Ventilation, Light, or Sanitary Facilities	19
9. Inadequate Utilities	19
10. Deleterious Land-Use or Layout	19
11. Lack of Community Planning	20
12. Environmental Remediation	20
13. Declining or Lagging Equalized Assessed Valuation	21
C. Presence of Vacant Area Blighting Factors	23
1. Obsolete Platting	23
2. Diversity of Ownership	23
3. Deterioration of Adjacent Structures or Site Improvements	23
4. Declining or Lagging Equalized Assessed Valuation	24
5. Flooding	24
V. ELIGIBILITY CONCLUSIONS	26

LIST OF FIGURES

Figure 1: Project Area Boundary	2
Figure 2: Existing Generalized Land-Use.....	9
Figure 3: Exterior Survey Form	11
Figure 4: Distribution of Conservation and Blight Factors	28

LIST OF TABLES

Table 1: Summary of Building Conditions	16
Table 2: Growth in EAV of Improved Area vs. Village of Romeoville	22
Table 3: Growth in EAV of Vacant Area vs. Village of Romeoville	25
Table 4: Distribution of Conservation Factors by Block, Improved Area.....	29
Table 5: Distribution of Blight Factors by Block, Vacant Area	30

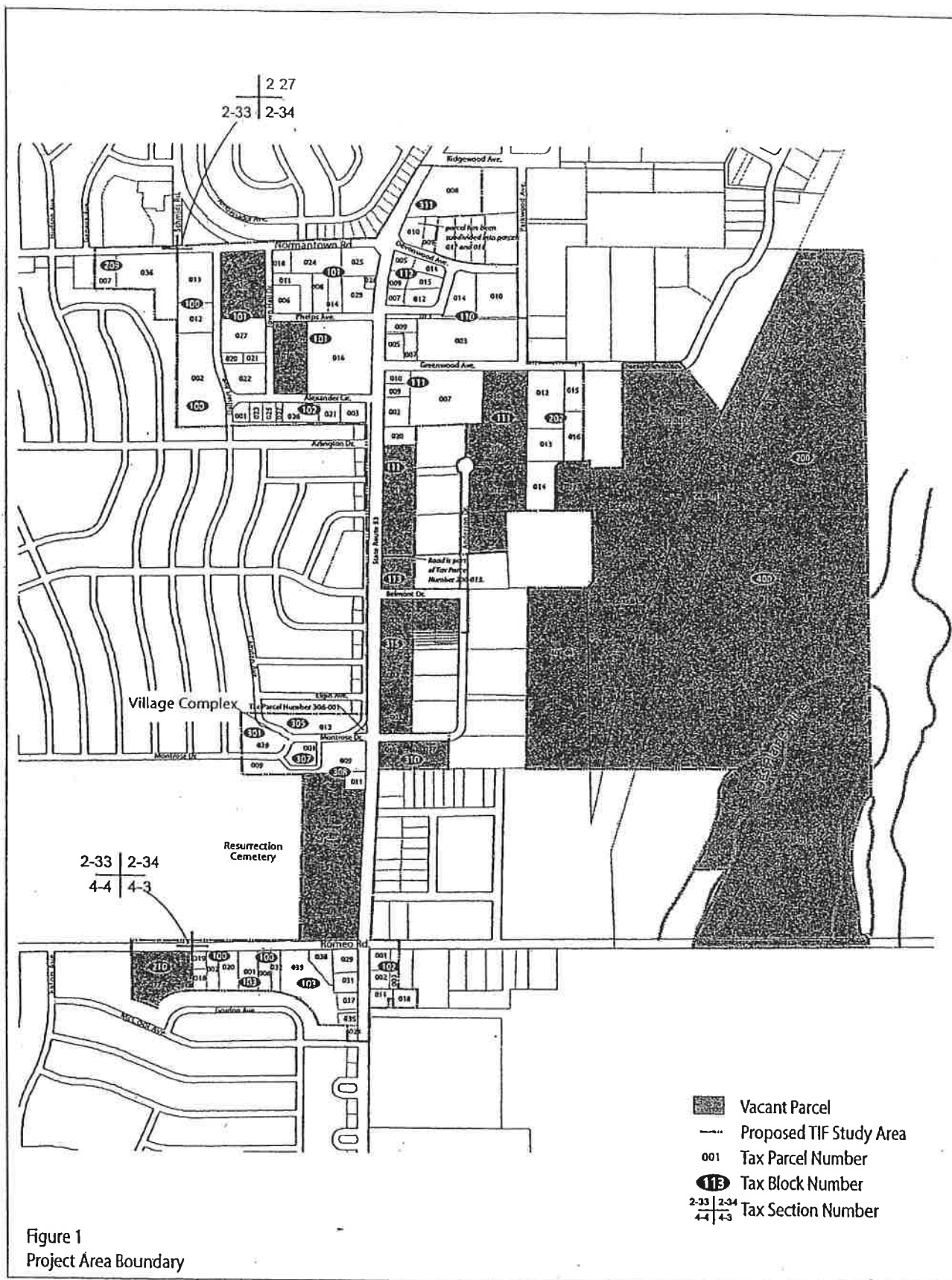
I. EXECUTIVE SUMMARY

The purposes of this report entitled *Downtown Area Tax Increment Financing Redevelopment Project Area Eligibility Study* (the "Eligibility Study") are to: (i) document the blighting or conservation factors that are present within the Downtown Area Redevelopment Project Area (the "Project Area") in the Village of Romeoville (the "Village"), and (ii) conclude whether the Project Area qualifies for designation as a conservation area, blighted area, or combination of conservation and blighted areas within the definitions set forth in the Tax Increment Allocation Redevelopment Act (the "Act"). The Act is found in Illinois Compiled Statutes, Chapter 65, Act 5, Section 11-74.4-1 *et. seq.*, as amended.

The findings and conclusions contained in this Eligibility Study are based on surveys, documentation, and analyses of physical conditions within the Project Area. These surveys and analyses were initially conducted by URS•TPAP during February of 2003 and resurveyed to update boundaries and conditions in March and June 2004. The Village is entitled to rely on the findings and conclusions of this Eligibility Study in designating the Project Area as a redevelopment project area under the Act. URS•TPAP has prepared this Eligibility Study and the related *Downtown Area Tax Increment Financing Redevelopment Project and Plan* (the "Redevelopment Plan") with the understanding that the Village would rely on (i) the findings and conclusions of this Eligibility Study and the related Redevelopment Plan in proceeding with the designation of the Project Area as a redevelopment project area under the Act, and (ii) the fact that URS•TPAP has obtained the necessary information so that the Eligibility Study and the related Redevelopment Plan will comply with the Act. The determination of whether the Project Area qualifies for designation as a conservation area or a blighted area, or a combination of both, pursuant to the Act is made by the Village after careful review and consideration of the conclusions contained in this Eligibility Study.

Project Area

The Project Area is approximately 421 acres in size and emanates from the intersection of IL Route 53 (Independence Boulevard) and Normantown Road. The Project Area boundary is irregularly shaped and generally encompasses: (i) the traditional downtown of the Village (generally bounded by: Normantown Road on the north, IL Route 53 on the east, Alexander Circle on the south and the southerly extensions of Schmidt and Geneva Avenues on the west); (ii) an industrial area generally bounded by Devonwood and Greenwood Avenues on the north, Route 53 on the west, the Romeoville Prairie Preserve on the east, and the southern frontage of the easterly extension of Montrose Drive on the south; (iii) an open space and natural area along and directly west of the Des Plaines River from the easterly extension of Normantown Road on the north to Romeo Road on the south; (iv) the eastern frontage of IL Route 53 from Ridgewood Avenue on the north to just south of Montrose Drive; (v) the Village municipal complex; (vi) the western frontage of Route 53 from the municipal complex on the north to McCool Avenue on the south; and (vii) the southern frontage of Romeo Road from the western property line of parcel 04-04-210-022 to the eastern property line of parcel 04-03-102-003 on the east. The boundaries of the Project Area are shown on Figure 1, *Project Area Boundary Map*.



The Project Area includes both vacant parcels and parcels with improvements. The improved portion of the Project Area (the "Improved Area") represents approximately 24 percent of the land area of the Project Area (100.5 acres) and contains a mix of uses. The vacant portion of the Project Area (the "Vacant Area") constitutes approximately 278.5 acres (or 66 percent of the Project Area as a whole). Approximately 10 percent of the Project Area (42 acres) is dedicated to street rights-of-way.

Existing conditions in the Project Area include deteriorating buildings and sites, obsolete buildings, vacant parcels and vacancies within buildings, lagging equalized assessed valuation of property, obsolete platting and an overall mismatched admixture of land use relationships and activities.

These conditions, combined with the general lack of private investment in the area led the Village to initiate the Eligibility Study. The Village engaged URS•TPAP to analyze conditions in the Project Area and determine whether the Project Area qualifies for designation as a "redevelopment project area" based on criteria for a "conservation area" and a "blighted area" contained in the Act.

Eligibility Evaluation

The approach taken to evaluate the presence of eligibility factors within the Project Area is listed below.

- Survey the Project Area and surrounding properties to document the physical conditions of buildings, site improvements and vacant areas.
- Document and analyze existing land uses and their relationships with one another, and the size, configuration and layout of buildings and parcels.
- Conduct interior surveys of a sampling of different building types to determine the extent of code violations and substantiate the exterior survey findings.
- Review supporting secondary and previously prepared plans and documents, including the zoning ordinance.
- Delineate improved and vacant portions of the Project Area.
- Tabulate and map the extent and distribution of blighted and conservation factors that exist within the improved and vacant portions of the Project Area.
- Evaluate the extent and distribution of eligibility factors within the vacant and improved portions of the Project Area, and conclude whether the extent and distribution of the factors are sufficient to qualify the areas for designation as a redevelopment project area.

Summary Conclusions

Based on the definitions set forth in the Act, the Project Area is found to be eligible for (i) classification as a combination of a "conservation area" and a vacant "blighted area" and (ii) designation as a redevelopment project area. Specifically,

- The Project Area is over 1½ acres;
- 55% of the structures within the Improved Area are 35 years of age or older (50% is the threshold required for a conservation area);
- Parcels within the Vacant Area have been subdivided;
- Four of the thirteen factors (three are required) set forth in the Act for a conservation area are present to a meaningful extent and reasonably distributed in the Improved Area, including: "obsolescence," "deterioration," "lagging equalized assessed valuation," and "lack of community planning." An additional five factors, including "dilapidation," "structures below minimum code standards," "excessive vacancies," "excessive land coverage and overcrowding of structures and community facilities," and "inadequate utilities" are present to a more limited extent but support the conservation area finding.
- Two of the six factors (two are required) set forth in the Act under the first group of qualifying criteria for vacant blighted areas are present throughout the Vacant Area and include "diversity of ownership" and "declining or lagging equalized assessed valuation." Two other factors are also present in major portions of the Vacant Area, including "deterioration of structures or site improvements adjacent to the vacant land" and "obsolete platting."
- An additional factor under a second set of criteria where one of six factors is required may include "chronic flooding" within the parcels adjacent to the Des Plaines River.

These conclusions are made on the basis that conservation and blighted area factors are, with respect to both the Improved Area and Vacant Area, (i) present to a meaningful extent and (ii) reasonably distributed throughout the Project Area. The Improved Area and the Vacant Area of the Project Area are indicated on Figure 1, *Project Area Boundary*.

II. BASIS FOR REDEVELOPMENT

A. Introduction

The Illinois General Assembly made two key findings in adopting the Act:

- That blighted and conservation areas exist in many municipalities within the State of Illinois; and
- That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

These conclusions were made on the basis that the presence of blight or conditions which lead to blight are detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that a prospective redevelopment project area qualifies either as a "blighted area" or as a "conservation area," or a combination of both, within the definitions for each set forth in the Act (in Section 11-74.4-3). The definitions for a blighted area and a conservation area are described below.

As set forth in the Act, a "redevelopment project area" means 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 an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted and conservation areas. The Project Area exceeds the minimum acreage requirements of the Act.

B. Eligibility of a Conservation Area

A conservation area is an improved area in which 50 percent or more of the structures in the area have an age of 35 years or more and there is a presence of a combination of three or more of the thirteen factors defined in the Act and listed below. Such an area is not yet a blighted area, but because of a combination of three or more of these factors, the area may become a blighted area.

- Dilapidation
- Obsolescence
- Deterioration
- Illegal use of individual structures
- Presence of structures below minimum code standards
- Excessive vacancies
- Lack of ventilation, light, or sanitary facilities

- Inadequate utilities
- Excessive land coverage and overcrowding of structures and community facilities
- Deleterious land-use or layout
- Lack of community planning
- Environmental remediation costs have been incurred or are required
- Declining or lagging rate of growth of total equalized assessed valuation

For conservation areas, the Act does not describe what constitutes the extent of presence necessary to make a finding that a factor exists. However, in preparing this Eligibility Study, URS•TPAP has applied the following principles:

- The minimum number of factors must be present to a meaningful extent and the presence of each must be documented;
- For a factor to be found present, it should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act; and
- The factors should be reasonably distributed throughout the redevelopment project area.

It is also important to note that the test of eligibility is based on the conditions of the area as a whole; it is not required that eligibility be established for each and every property in the Project Area.

Vacant Areas

According to the Act, "vacant land" means any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided; provided that if the parcel was part of a larger tract that has been divided into 3 or more smaller tracts that were accepted for recording during the period from 1950 to 1990, then the parcel is deemed to have been subdivided, and all proceedings and actions of the municipality taken in that connection with respect to any previously approved or designated redevelopment project area or amended redevelopment project area are considered to be legally sufficient for all purposes of the Act. For the purposes of this definition of vacant land within the Act and only for land subject to the subdivision requirements of the Illinois Plat Act, land is subdivided when the original plat of the proposed redevelopment project area or relevant portion thereof has been properly certified, acknowledged, approved, and recorded or filed in accordance with the Illinois Plat Act and a preliminary plat, if any, for any subsequent phases of the proposed redevelopment project area or relevant portion thereof has been properly approved and filed in accordance with the applicable ordinance of the municipality.

If the area is vacant, it may be found to be eligible as a blighted area based on the finding that the sound growth of the redevelopment project area is impaired by one of the following criteria:

1. A combination of 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:

- Obsolete platting of the vacant land;
 - Diversity of ownership of such land;
 - Tax and special assessment delinquencies on such land;
 - Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land;
 - The area has incurred or is in need of significant environmental remediation costs; and
 - The total equalized assessed valuation has declined or lagged behind the balance of the municipality.
2. The presence of one 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:
- The area consists of an unused quarry or unused quarries;
 - The area consists of unused rail yards, rail tracks or railroad rights-of-way;
 - The area, prior to the area's 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;
 - The area consists of an unused or illegal disposal site, containing earth, stone, building debris or similar material, that were removed from construction, demolition, excavation or dredge sites;
 - Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, and which area meets certain other qualifying criteria; and
 - The area immediately prior to becoming vacant qualified as a blighted improved area, unless there has been substantial private investment in the immediately surrounding area.

III. THE PROJECT AREA

The Project Area is approximately 421 acres in size and generally emanates from the intersection of IL Route 53 (known as Independence Boulevard within the Village limits) and Normantown Road.

The Project Area boundary is irregularly shaped and generally encompasses: (i) the traditional downtown of the Village (generally bounded by: Normantown Road on the north, IL Route 53 on the east, Alexander Circle on the south and the southerly extensions of Schmidt and Geneva Avenues on the west); (ii) an industrial area generally bounded by Devonwood and Greenwood Avenues on the north, Route 53 on the west, the Romeoville Prairie Preserve on the east, and the southern frontage of the easterly extension of Montrose Drive on the south; (iii) an open space and natural area along and directly west of the Des Plaines River from the easterly extension of Normantown Road on the north to Romeo Road on the south; (iv) the eastern frontage of IL Route 53 from Ridgewood Avenue on the north to just south of Montrose Drive; (v) the Village municipal complex; (vi) the western frontage of Route 53 from the municipal complex on the north to McCool Avenue on the south; and (vii) the southern frontage of Romeo Road from the western property line of parcel 04-04-210-022 to the eastern property line of parcel 04-03-102-003 on the east.

The Project Area is located in a central area of the Village along IL Route 53 which bisects the Project Area in a north-south direction. The Project Area includes both vacant parcels and parcels with improvements. The improved portion of the Project Area (the "Improved Area") represents approximately 24 percent of the land area of the Project Area (100.5 acres) and contains a mix of uses dominated by retail, commercial and services uses, including Spartan Square Shopping Center, Romeo Center Plaza and various independent businesses along IL Route 53. For the purposes of this report, the Improved Area has been analyzed according to tax parcel designations for 12 tax blocks (blocks are generally designated based on tax parcel assignments, rights-of-way and/or other significant physical boundaries); and the Vacant Area has been analyzed based on tax parcel designations within 10 tax blocks.

Other uses in the Improved area include: several industrial businesses east of IL Route 53 and adjacent to the traditional downtown area; the Village municipal complex, Robert Hill Elementary School and Fountaindale Library; and a large prairie preserve and open space area directly west of the Des Plaines River. Figure 2, Existing Generalized Land Use, identifies existing land uses within the Project Area.

The vacant portion of the Project Area ("Vacant Area") includes parcels distributed throughout the Project Area but primarily located along the frontage of IL Route 53 or east of Anderson Drive to the Des Plaines River. The Vacant Area consists of 25 vacant parcels that total approximately 278.5 acres (66 percent of the Project Area as a whole). Approximately 10 percent of the Project Area (42 acres) is dedicated to street rights-of-way.

Overall, the Project Area is characterized by a combination of aging/obsolete buildings, deteriorating buildings and site improvements, an inconsistent pattern of large and small parcels, excessive land coverage, vacant land areas, vacancies within buildings, a lagging equalized assessed valuation and a lack of effective community planning based on the mix and configuration of parcels and land use activities.

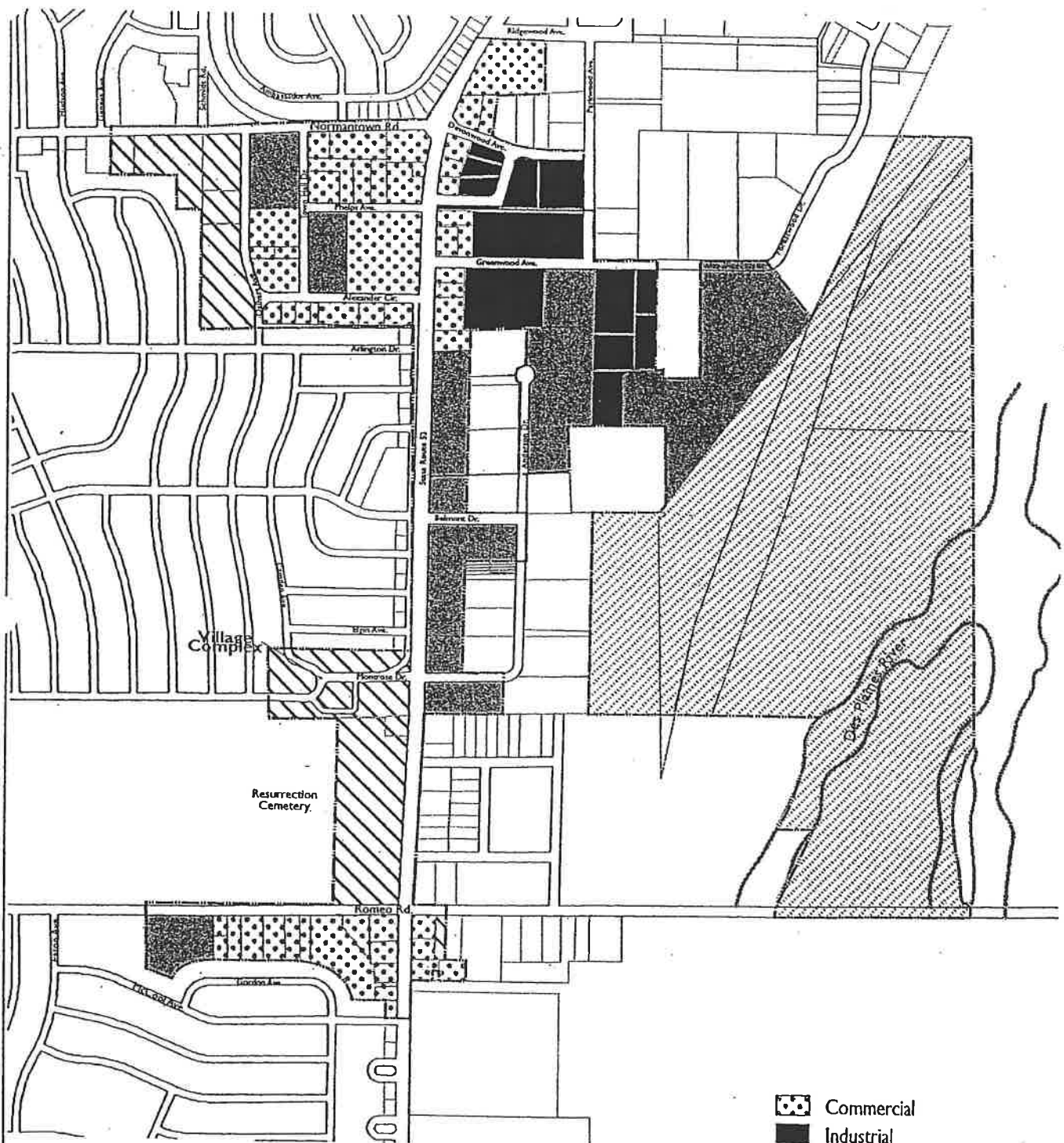


Figure 2
Existing Generalized Land Use :

-  Commercial
-  Industrial
-  Public
-  Parks/Open Space
-  Vacant Land
-  TIF Study Area Boundary

Downtown Area

Tax Increment Financing Redevelopment Project

Romeoville, IL

Prepared By: URS • TPAP

IV. ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was completed for each of the conservation and blight factors listed in the Act based on existing conditions in the Project Area to determine whether any of the factors are present, and if so, to what extent and in what locations. Surveys and analyses included:

- Exterior survey of the condition and use of each building;
- Interior survey with Building Department staff to document code violations and confirm exterior survey building conditions.
- Field survey of environmental conditions covering roadway and access infrastructure, landscaping, fences and walls, and general property maintenance;
- Analysis of existing uses and their relationships;
- Comparison of surveyed buildings to local codes of the Village;
- Analysis of original and current platting and building size and layout;
- Analysis of vacant sites;
- Analysis of the total equalized assessed valuation of the Village and properties within the Project Area over the past five years;
- Review of the Village's Zoning Ordinance; and
- Review of previously prepared plans, studies and data.

A. *Building Condition Analysis*

In March of 2003 and again in March and June of 2004 to update the findings based on boundary adjustments, URS•TPAP documented conditions by means of an exterior survey of all buildings and properties. Noted during the inspections were structural deficiencies and occupancies of individual buildings and related environmental deficiencies in the Project Area. Summarized below is the process used for assessing building conditions in the Project Area, the standards and criteria used for evaluation, and the findings as to the existence of dilapidation or deterioration of structures. A copy of URS•TPAP's *Building Condition Survey Manual: Methods and Criteria for Evaluating Structures*, which details the methodology used when completing the field survey work, will be provided to the Village and filed with the official document. Figure 3, *Exterior Survey Form*, illustrates the building condition survey form used to record building conditions and eligibility factors.

Building Components Evaluated

During the field survey, each component of a subject building was examined to determine whether it was in sound condition or had minor, major or critical defects. Building components examined were of two types:

- Primary Structural: These include the basic elements of any building, including foundation walls, load-bearing walls and columns, floors, roof and roof structure.
- Secondary Components: These are components generally added to the primary structural components and are necessary parts of the building, including exterior and interior stairs, windows and window units, doors and door units, interior walls, chimneys, and fascias, gutters and downspouts.
- Criteria for Classifying Defects for Building Components: Each primary and secondary component was evaluated separately as a basis for determining the overall condition of individual buildings. This evaluation considered the relative importance of specific components within a building and the effect that deficiencies in components will have on the remainder of the building.

Building Component Classifications

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below.

- Sound: Building components that contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.
- Deficient - Requiring Minor Repair: Building components containing defects (loose or missing material or holes and cracks over a limited area) which often may be corrected through the course of normal maintenance. Minor defects have no real effect on either primary or secondary components and the correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated components. Minor defects are not considered in rating a building as structurally substandard.
- Deficient - Requiring Major Repair: Building components which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.
- Critical: Building components that contain major defects (bowing, sagging, or settling to any or all exterior components causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive that the cost of repair would be excessive.

Final Building Rating

After completion of the exterior building condition survey, each structure was placed in one of four categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below.

- Sound: Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have no minor defects.
- Deficient: Deficient buildings contain defects that collectively are not easily correctable and cannot be accomplished in the course of normal maintenance. The classification of major or minor reflects the degree or extent of defects found during the survey of the building.

Minor: Buildings classified as "deficient - requiring minor repairs" have one or more minor defects, but no major defect.

Major: Buildings classified as "deficient - requiring major repairs" have at least one major defect in one of the primary components or in the combined secondary components, but no critical defect.

- Substandard: Structurally substandard buildings contain defects that are so serious and so extensive that the building must be removed. Buildings classified as structurally substandard have two or more major defects.

"Minor deficient" and "major deficient" buildings are considered to be the same as "deteriorating" buildings as referenced in the Act; "substandard" buildings are the same as "dilapidated" buildings. The words "building" and "structure" are presumed to be interchangeable.

B. Presence of Conservation Factors in Improved Area

Summarized below are the conclusions of the surveys and analyses completed for each conservation factor based on existing conditions within the Improved Area. The conclusions indicate whether the factor is found to be present within the Improved Area, and the relative extent to which the factor is present. A factor noted as "not present" indicates either that no information was available or that no evidence could be documented as part of the various surveys and analyses which would indicate its presence. A factor noted as "present to a limited extent" indicates that the factor is present, but the distribution or impact of the factor is limited. Finally, a factor noted as "present to a meaningful extent" indicates that the factor is present throughout major portions of the Improved Area, and that the presence of such conditions has a major adverse impact or influence on adjacent and nearby development.

Age

Age is a primary and prerequisite factor in determining an area's qualification for designation as a conservation area. Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures over a period of years. Since building deterioration and related structural problems can be a function of time, level of maintenance and climate, structures

which are 35 years or older typically exhibit more problems and require greater maintenance than more recently constructed buildings.

The Improved Area contains eighty-two buildings consisting of a variety of building types, including industrial, commercial, and public buildings. A number of residential buildings have been converted to commercial use. Of the total 82 buildings, 45 (55 percent) are 35 years of age or older.

Conclusion: Fifty percent or more of the buildings in the Improved Area are 35 years of age or older; therefore, the Improved Area meets the prerequisite test for designation as a "conservation area".

1. Dilapidation

As defined in the Act, "dilapidation" refers to 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.

The condition of all buildings was determined based on findings of an exterior survey of each building within the Project Area, as described earlier in this Eligibility Study.

Of the 82 buildings, one was found to be in substandard (dilapidated) condition and included a storage shed in one block.

Conclusion: The factor of dilapidation is present within 1 of the 17 blocks containing buildings, and therefore dilapidation is present to a limited extent.

2. Obsolescence

As defined in the Act, "obsolescence" refers to the condition or process of falling into disuse. Structures have become ill suited for the original use.

In making findings with respect to buildings, it is important to distinguish between functional obsolescence, which relates to the physical utility of a structure, and economic obsolescence, which relates to a property's ability to compete in the market place.

Functional Obsolescence

Structures historically have been built for specific uses or purposes. The design, location, height and space arrangement are intended for a specific occupancy at a given time. Buildings become obsolescent when they contain characteristics or deficiencies which limit the use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, improper orientation of a building on site, etc., which detracts from the overall usefulness or desirability of a property.

Economic Obsolescence

Economic obsolescence is normally a result of adverse conditions which cause some degree of market rejection and, hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings which contain vacant space are characterized by problem conditions which may not be economically curable, resulting in net rental losses and/or depreciation in market value.

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this obsolescence may include inadequate utility capacities, outdated designs, etc.

Obsolete buildings contain characteristics or deficiencies which limit their long-term sound use or re-use. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete building types have an adverse effect on nearby and surrounding development and detract from the physical, functional and economic vitality of the area.

Obsolescence, as a factor, should be based upon the documented presence and reasonable distribution of buildings and site improvements evidencing such obsolescence.

Obsolescence is present in 39 of the 82 buildings. Such buildings have lost marketability and flexibility for contemporary retail uses and also refer to large and small metal buildings which are of single-purpose design and construction and cannot easily be converted to other commercial use. While steel buildings may serve a purpose for economically constructed industrial or commercial storage use, these buildings are of single-purpose design, lack the typical components such as windows for adequate light and ventilation, contain limited mechanical equipment, lack energy efficient construction and cannot be easily or feasibly converted to accommodate other uses. Additionally, a substantial number of buildings consist of older frame residential buildings converted to office or other commercial uses, compromising the original design and intent for which these structures were initially built.

Conclusion: Obsolete buildings are present to a major extent in 7 blocks and to a lesser extent in 4 blocks containing buildings. Overall, the factor of obsolescence is present to a meaningful extent throughout the Improved Area.

3. Deterioration

As defined in the Act, "deterioration" refers to, 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, 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.

Based on the definition given by the Act,

- Deterioration may be evident in basically sound buildings containing minor defects, such as lack of paint, loose or missing materials, or holes and cracks over limited areas.
- Deterioration which is not easily correctable and cannot be accomplished in the course of normal maintenance may also be evident in buildings. Such buildings may be classified as minor deficient or major deficient buildings, depending upon the degree or extent of defects. This would include buildings with defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, interior walls, ceilings, stairs etc.), and defects in primary building components (e.g., foundations, frames, roofs, floors, load-bearing walls or building systems, etc.), respectively.
- All buildings and site improvements classified as dilapidated are also deteriorated.

The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section entitled "Building Condition Analysis". Of the total 82 buildings, 25 (or 30 percent) are classified as deteriorating. As noted in the following summary, building and structure deterioration exists within the Improved Area. Table 1, *Summary of Building Conditions*, summarizes the condition of all structures.

Table 1: Summary of Building Conditions

<i>Block No.</i>	<i>Total Structures</i>	<i>Sound</i>	<i>Minor Deficient</i>	<i>Major Deficient</i>	<i>Substandard Dilapidated</i>	<i>Percent Deteriorated</i>
<i>100</i>	2	2	-	-	-	0
<i>101</i>	12	9	3	-	-	25
<i>102.</i>	6	3	3	-	-	50
<i>209</i>	5	2	2	1	-	43
<i>202</i>	4	4	-	-	-	0
<i>110</i>	7	6	1	-	-	14
<i>111</i>	6	3	2	-	1	50
<i>112</i>	6	6	-	-	-	0
<i>311</i>	3	1	2	-	-	67
<i>301 to 308</i>	7	7	-	-	-	0
<i>102</i>	7	5	2	-	-	28
<i>100/103</i>	17	9	7	1		47
<i>Total</i>	82	57	22	2	1	
<i>Percent</i>	100	70	27	2	1	30

The conditions of the buildings within the Improved Area were determined based on observable components and the degree and distribution of minor and major defects. Components of each building found in deteriorating conditions are noted on the field survey forms previously referenced in the report and will be made available to the Village.

Of the total 82 buildings:

- 57 buildings were classified as structurally sound;
- 22 buildings were classified as minor deficient (deteriorating);
- 2 buildings were classified as major deficient (deteriorating); and
- 1 building was classified as substandard (dilapidated).

In addition to building deterioration, site surface areas and parking lots in numerous blocks of the Improved Area consist of poor pavement including gravel surfaces with pot holes and weeds.

Conclusion: Deterioration as a factor is present to a major extent in 4 blocks and to a limited extent in 6 blocks. Overall, the factor of deterioration is present to meaningful extent and reasonably distributed throughout the Improved Area.

4. Illegal Use of Individual Structures

As defined in the Act, "illegal use of individual structures" refers to 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.

While some commercial uses may not conform to the allowable uses specified in zoning districts in which they are located, no illegal uses were identified as a result of discussions with the Village or as a result of the exterior field survey completed by URS•TPAP.

Conclusion: The results of the analysis indicate that the factor of illegal uses of individual structures is not present in the Project Area.

5. Structures Below Minimum Code Standards

As defined in the Act, the "presence of structures below minimum code standards" refers to 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.

As referenced in the definition above, the principal purposes of governmental codes applicable to properties are to require buildings to be constructed in such a way as to sustain safety of loads expected from the type of occupancy; to be safe for occupancy against fire and similar hazards; and/or to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code standards are characterized by defects or deficiencies that threaten health and safety.

Of the 82 structures in the Improved Area, 3 contain visible defects over major portions of the various building components, including advanced defects that are below the current building code standards for existing buildings. Additionally, fire and life safety code compliance requirements were cited as part of the sample interior survey of selected buildings with Village Building Department staff.

Conclusion: The results of the analysis indicate that 6 blocks contain buildings below minimum code standards. The number of buildings impacted compared to the total number of buildings in each block, however, is limited. The factor of structures below minimum code standards is present to a limited extent throughout the Improved Area.

6. Excessive Vacancies

As defined in the Act, "excessive vacancies" refers to 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.

Vacancies were present in four blocks. The factor of excessive vacancies is present to a major extent in one block resulting from the space vacated by the former Sterk's Supermarket and to a limited extent in three blocks.

Conclusion: Overall, excessive vacancies is present to a limited extent in degree and distribution within the Improved Area.

7. Excessive Land Coverage and Overcrowding of Structures and Community Facilities

As defined in the Act, "excessive land coverage and overcrowding of structures and community facilities" refers to 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: 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 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 reasonable required off-street parking, or inadequate provision for loading and service.

Examples of excessive land coverage within the Improved Area include properties with buildings that take up most or all of the lot, which allows for only minimal or lack of space for off-street parking, loading and service. Several lots contain multiple buildings, including some with accessory storage structures. A number of buildings do not comply with the side, rear, or front yard set-back requirements of the Village's Zoning Ordinance.

Conclusion: Excessive land coverage and overcrowding is present to a major extent in two blocks and to a limited extent in four blocks. Overall, excessive land coverage and overcrowding of structures and community facilities as a factor is present to a limited extent throughout the Improved Area.

8. Lack of Ventilation, Light, or Sanitary Facilities

As defined in the Act, lack of ventilation, light, or sanitary facilities refers to 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 or inadequacy 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.

Conclusion: The exterior survey and sampled interior surveys did not reveal the lack of ventilation, light or sanitary facilities to determine the presence of this factor within the Improved Area.

9. Inadequate Utilities

As defined in the Act, "inadequate utilities" refers to 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.

The existing utilities for the Improved Area consist of adequate sanitary sewers and water supply lines. However, there are portions of the Improved Area where storm sewers and stormwater management infrastructure area inadequate. This is evidenced by the flooding of many streets and businesses in July 2003 as result of heavy rainfall. Other utilities in the Improved Area, such as gas, water, electric and telecommunications do not follow modern practices and techniques (for example, electrical lines are more-typically buried underground in urban environments).

Conclusion: Inadequate utilities as a factor is present to a meaningful extent in limited areas but only to a limited extent throughout the entire Improved Area.

10. Deleterious Land-Use or Layout

As defined in the Act, "deleterious land-use or layout" refers to 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.

Deleterious layout includes evidence of improper or obsolete platting of the land, inadequate street layout, and parcels of inadequate size or shape to meet contemporary development standards. It also includes evidence of improper layout of buildings on parcels and in relation to other buildings. Examples of deleterious land uses include all instances of incompatible land-use relationships, single-purpose buildings converted to accommodate other activity, or occupied by inappropriate mixed-uses; or uses which may be considered noxious, offensive, or environmentally unsuitable.

While there is a mix of building types, including residential buildings converted to accommodate commercial activity, areas with incompatible uses are not present within the Improved Area.

Conclusion: Deleterious land-use or layout is not sufficiently present within the Improved Area.

11. Lack of Community Planning

As defined in the Act, "lack of community planning" means that 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.

The Improved Area was the first part of the Village to develop and, as such, developed on a parcel-by-parcel basis before comprehensive development and planning guidelines were adopted by the Village. Existing conditions within the Improved Area that provide evidence of a lack of effective community planning for this key location of the Village include: development on parcels of varying sizes, inadequate and varied setbacks for buildings, inconsistent and uncoordinated orientations of buildings, assorted commercial uses in converted residential buildings, and inadequate connectivity of the street network in various locations for both vehicles and pedestrians.

Conclusion: Lack of community planning as a factor is present to a meaningful extent throughout the Improved Area.

12. Environmental Remediation

As defined in the Act, "environmental remediation" means that 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.

Environmental Remediation was not investigated for the Improved Area.

Conclusion: The factor of environmental remediation is not sufficiently documented as being present in the Improved Area to determine this factor to be present in the Improved Area.

13. Declining or Lagging Equalized Assessed Valuation

As defined in the Act, a "declining or lagging equalized assessed valuation" means that the total EAV of the proposed redevelopment project area has declined 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 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 for which information is available.

For all six of the years over the period from 1997 to 2003, the growth rate of the total equalized assessed valuation of properties comprising the Improved Area has lagged behind the growth rate of the total equalized assessed valuation for the balance of the Village (total EAV for Village less total EAV for the Project Area). Refer to Table 2 below for the specific numbers.

Conclusion: The factor of declining or lagging EAV is present to a meaningful extent in the Improved Area.

Table 2: Growth in EAV--Improved Portion of Project Area vs. Village of Romeoville

Year	Total Village EAV, Excluding Proposed Downtown TIF Project Area	Growth Rate	IMPROVED Portion of Proposed Downtown TIF Project Area	Growth Rate	Slower than Village?
1997	220,123,669		7,091,440		
1998	250,093,650	13.6%	7,259,640	2.4%	YES
1999	302,812,776	21.1%	7,862,324	8.3%	YES
2000	374,789,786	23.8%	7,937,115	1.0%	YES
2001	460,442,956	22.9%	8,479,143	6.8%	YES
2002	562,413,989	22.1%	9,146,265	7.9%	YES
2003	691,803,332	23.0%	11,153,169	21.9%	YES
Average rate of growth, 1997 - 2002		20.6%		5.2%	
Average rate of growth, 1998 - 2003		22.6%		9.0%	

C. Presence of Blighting Factors in the Vacant Area

Summarized below are the conclusions of the surveys and analyses completed for each blighting factor based on existing conditions within the Vacant Area. The conclusions indicate whether the factor is found to be present within the Project Area, and the relative extent to which the factor is present.

1. Obsolete platting

This factor is defined in the Act as "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.

A number of vacant parcels along the Route 53 corridor are of average or limited size for any major commercial development. Eight parcels east of Anderson Drive and extending to the Des Plaines River (which is the largest portion of the Vacant Area) are of irregular size and are land locked without any designated access to any portion of these properties.

Conclusion: Obsolete platting is present to a meaningful extent and reasonably distributed a major portion of the Vacant Area.

2. Diversity of ownership

Diversity of ownership is defined as ownership of parcels of land sufficient in number to retard or impede the ability to assemble the land for development.

As indicated by Will County taxpayer records, there are as many as fifteen (15) separate taxpayers of record for the 25 vacant parcels within the Vacant Area.

Conclusion: Diversity of ownership is present to a meaningful extent and reasonably distributed throughout the Vacant Area.

3. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land

Portions of the Vacant Area are adjacent to the Improved Area, and as explained and documented in the section above (i.e. "B. Presence of Conservation Factors in the Improved Area"), the Improved Area, contains a meaningful presence and reasonable distribution of deteriorated structures and site improvements (particularly within the blocks at the intersection of IL Route 53 and Normantown Road and along Romeo Road).

Conclusion: Deterioration of structures or site improvements in the neighboring areas is present to a meaningful extent and reasonably distributed throughout a major portion of the Vacant Area.

4. Declining or Lagging Equalized Assessed Valuation

This factor is defined in the Act as follows: 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.

Over the period from 1997 to 2003, the growth rate of the total equalized assessed valuation of properties comprising the Vacant Area lagged behind the growth rate in the total EAV of the balance of the Village as a whole (total EAV of the Village less total Project Area EAV) for five of the six years. Refer to Table 3 below for the specific numbers.

Conclusion: The factor of declining or lagging EAV is present to a meaningful extent in the Vacant Area.

5. Chronic Flooding

The area, prior to its designation, is subject to chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency.

A portion of the large vacant parcels adjacent to or in close proximity to the Des Plaines River appear to be subject to chronic flooding. The FEMA (Federal Emergency Management Agency) map for the Romeoville area along the Des Plaines River indicates that major portions of these adjacent parcels are within the river flood zone.

Conclusion: Flooding, as a vacant land factor, appears to be present to a major extent in areas adjacent to the Des Plaines River but has limited impact on the entire Vacant Area.

Table 3: Growth in EAV--Vacant Portion of Project Area vs. Village of Romeoville

Year	Total Village EAV, Excluding Proposed Downtown TIF Project Area	Growth Rate	VACANT Portion of Proposed Downtown TIF Project Area	Slower than Village?
1997	220,123,669		359,622	
1998	250,093,650	13.6%	375,439	4.4% YES
1999	302,812,776	21.1%	395,007	5.2% YES
2000	374,789,786	23.8%	466,685	18.1% YES
2001	460,442,956	22.9%	455,936	-2.3% YES
2002	562,413,989	22.1%	456,765	0.2% YES
2003	691,803,332	23.0%	595,530	30.4% NO
Average rate of growth, 1997 - 2002		20.6%		4.9%
Average rate of growth, 1998 - 2003		22.6%		9.7%

V. ELIGIBILITY CONCLUSIONS

Project Area

The Project Area meets the requirements of the Act for designation as a redevelopment project area based on a combination of findings of eligibility for both a "conservation area" and a vacant "blighted area." A summary of conservation factors and vacant blighted factors present in the Project Area are presented below.

Improved Area

The Improved Area meets the requirements of the Act for designation as a "conservation area." There is a meaningful presence and a reasonable distribution of four of the thirteen factors listed in the Act. These include:

- Obsolescence
- Deterioration
- Declining or lagging equalized assessed valuation
- Lack of community planning

Five conservation factors are present to a limited extent within the Improved Area.

- Dilapidation
- Structures below minimum code standards
- Excessive vacancies
- excessive land coverage and overcrowding of structures and community facilities
- Inadequate utilities

Vacant Area

The Vacant Area meets the requirements of the Act for designation as a "vacant blighted area". Within the Vacant Area, there is a meaningful presence and a reasonable distribution of four of the six "vacant blighted area" factors (two or more are required) as set forth in the Act, including

- Obsolete Platting; and
- Diversity of ownership.

Another two factors are present to a meaningful extent in major portions of the Vacant Area, including:

- Deterioration of structures or site improvement in neighboring areas adjacent to the vacant portion of the Project Area; and
- Declining or Lagging Total Equalized Assessed Valuation.

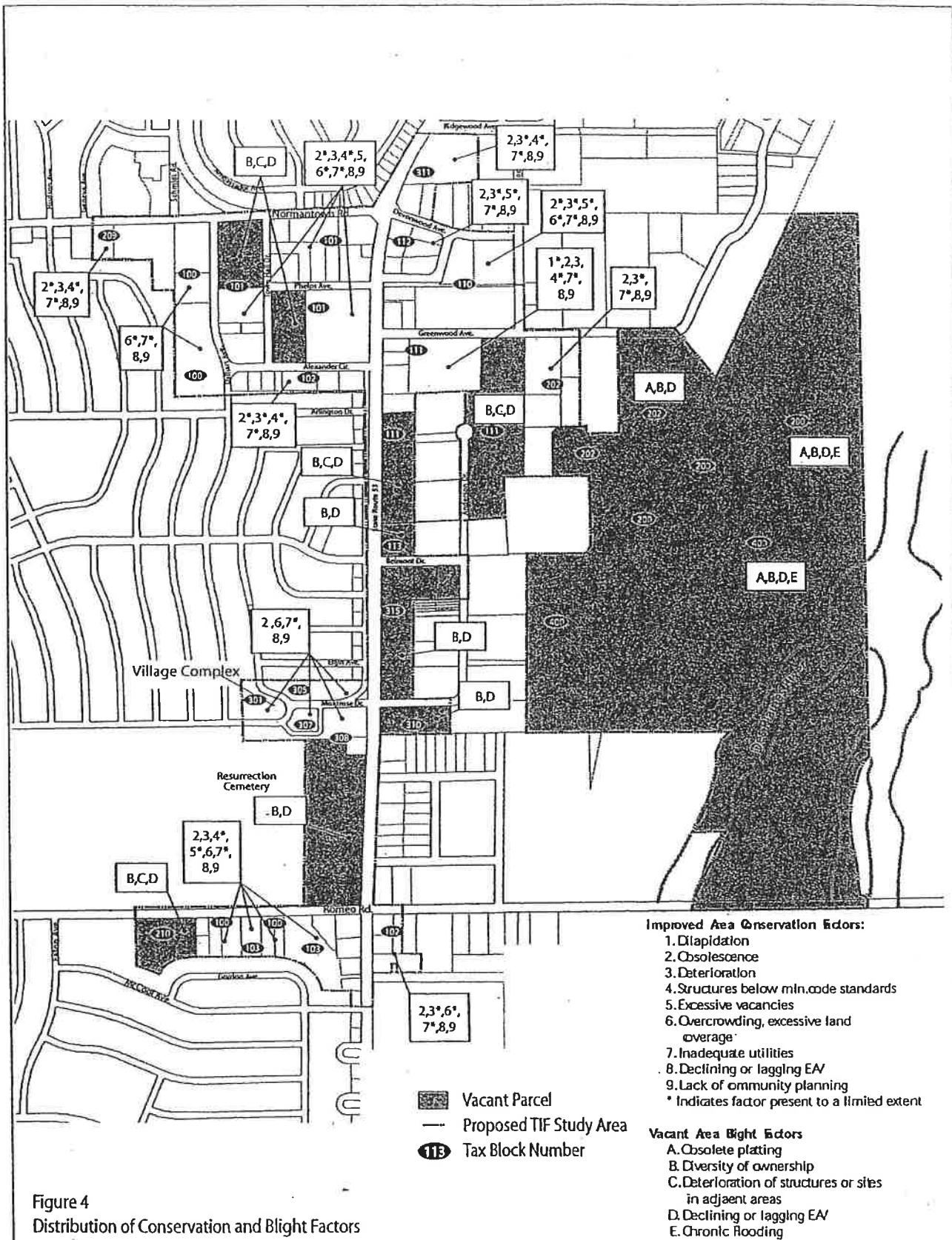
There is a limited presence of an additional one of six required factors for vacant areas as stated in the Act and includes:

- Chronic flooding

The distribution of conservation and blight factors are illustrated in Figure 4 and summarized in Tables 4 and 5, respectively.

Conclusions

The presence of conservation factors in the Improved Area and blighting factors in the Vacant Area indicates that the Project Area has not been subject to sound growth and development and is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well being of the Village. The Project Area contains properties and buildings of various sizes and design that are advancing in obsolescence and deterioration. Existing vacancies and declining or lagging growth in property values, in addition to other conservation and blighting factors as identified above, indicate that the Project Area as a whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed or redeveloped without public action.



Downtown Area

Tax Increment Financing Redevelopment Project

Romeoville, IL

Prepared By: URS • TPAP

Table 4. Distribution of Conservation Factors by Block, Improved Area

<i>PIN Prefix</i> →	02-34	02-34	02-34	02-33	02-34	02-34	02-34	02-34	02-27	02-34	04-03	04-03
<i>Block Number</i>	100	101	102	209	202	110	111	112	311	301-308	102	100-103
Dilapidation							○					
Obsolescence		○	○	○	●	○	●	●	●	●	●	●
Deterioration		●	○	●	○	○	●	○	○		○	●
Structures below minimum code		○	○	○			○		○			○
Excessive vacancies		●				○		○				○
Excessive land coverage	○	○				○				●	○	●
Inadequate utilities*	○	○	○	○	○	○	○	○	○	○	○	○
Lack of community planning*	●	●	●	●	●	●	●	●	●	●	●	●
Declining or lagging EAV*	●	●	●	●	●	●	●	●	●	●	●	●

Not present or not examined

● Present to a meaningful extent

○ Present to a limited extent

* Factor evaluated on an area-wide basis

Table 5. Distribution of Blight Factors by Block, Vacant Area

<i>PIN Prefix</i> →	02-34	02-34	02-34	02-34	02-34	02-34	02-34	02-34	02-34	04-04
<i>Block Number</i>	101	111	113	200	202	308	310	315	400	210
Obsolete Platting				●	●				●	
Diversity of ownership*	●	●	●	●	●	●	●	●	●	●
Adjacency to deteriorating area*	●	●								●
Declining or lagging EAV*	●	●	●	●	●	●	●	●	●	●
Chronic flooding				●					●	

Not present or not examined

● Present to a meaningful extent

○ Present to a limited extent

* Factor evaluated on an area-wide basis