





**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]**  
**FY 2018**

**Name of Redevelopment Project Area (below):**

Romeoville Independence Blvd TIF

**Primary Use of Redevelopment Project Area\*: Industrial**

\* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

**If "Combination/Mixed" List Component Types:**

**Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):**

Tax Increment Allocation Redevelopment Act

☒

Industrial Jobs Recovery Law

**Please utilize the information below to properly label the Attachments.**

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment (labeled Attachment A).</b>	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification (labeled Attachment B).</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] <b>If yes, please enclose the Activities Statement (labeled Attachment D).</b>		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) (labeled Attachment E).</b>	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information (labeled Attachment F).</b>		X
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b>	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b>		X
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] <b>If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).</b>	X	
An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).</b>	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) <b>If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).</b>	X	
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] <b>If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).</b>	X	
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] <b>If yes, please enclose the list only, not actual agreements (labeled Attachment M).</b>		X



**SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d))**

Provide an analysis of the special tax allocation fund.

FY 2018

**TIF NAME:**

**Romeoville Independence Blvd TIF**

Special Tax Allocation Fund Balance at Beginning of Reporting Period

\$ -

<b>SOURCE of Revenue/Cash Receipts:</b>	<b>Revenue/Cash Receipts for Current Reporting Year</b>	<b>Cumulative Totals of Revenue/Cash Receipts for life of TIF</b>	<b>% of Total</b>
Property Tax Increment	\$ -		0%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest			0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund

\$ -

Cumulative Total Revenues/Cash Receipts

\$ - 0%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

\$ -

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements

\$ -

Net/Income/Cash Receipts Over/(Under) Cash Disbursements

\$ -

**FUND BALANCE, END OF REPORTING PERIOD\***

\$ -

\* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3



## FY 2018

**Romeoville Independence Blvd TIF**

## PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (e)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		\$ -
2. Annual administrative cost.		\$ -
3. Cost of marketing sites.		\$ -
4. Property assembly cost and site preparation costs.		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		\$ -
6. Costs of the construction of public works or improvements.		\$ -
		\$ -



[illegible]

PAGE 2

7. Costs of eliminating or removing contaminants and other impediments.

§

8. Cost of job training and retraining projects.

57

9. Financing costs.

3

10. Capital costs.

57

11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.

\_\_\_\_\_

12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.

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## SECTION 3.2 A

## PAGE 3

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ -



## FY 2018

**Romeoville Independence Blvd TIF**

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

[illegible]



**SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)**

**Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source**

**FY 2018**

**TIF NAME:**

**Romeoville Independence Blvd TIF**

**FUND BALANCE BY SOURCE**

\$ -

	Amount of Original Issuance	Amount Designated
<b>1. Description of Debt Obligations</b>		

<b>Total Amount Designated for Obligations</b>	\$ -	\$ -
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**2. Description of Project Costs to be Paid**


<b>Total Amount Designated for Project Costs</b>	\$ -
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<b>TOTAL AMOUNT DESIGNATED</b>	\$ -
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<b>SURPLUS/(DEFICIT)</b>	\$ -
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**SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]**

**FY 2018**

**TIF NAME:**

**Romeoville Independence Blvd TIF**

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

**X**

**Check here if no property was acquired by the Municipality within the  
Redevelopment Project Area.**

**Property Acquired by the Municipality Within the Redevelopment Project Area.**

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	



## SECTION 5 - 20 ILCS 620/4.7 (7)(F)

PAGE 1

FY 2018

TIF Name:

Romeoville Independence Blvd TIF

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.Select **ONE** of the following by indicating an 'X':

1. <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The Municipality <b>DID</b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The number of projects undertaken by the municipality within the Redevelopment Project Area:	1

LIST the projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ 500,000
Ratio of Private/Public Investment	0		0

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

## Project 1\*: TIF Administration

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			\$ 500,000
Ratio of Private/Public Investment	0		0

## Project 2\*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

## Project 3\*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

## Project 4\*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

## Project 5\*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

## Project 6\*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0



**Project 7\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 8\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 9\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 10\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 11\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 12\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 13\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 14\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 15\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0



**Project 16\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 17\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 18\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 19\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 20\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 21\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 22\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 23\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 24\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 25\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0



Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. \*even though optional MUST be included as part of the complete TIF report

#### SECTION 6

FY 2018

TIF NAME: Romeoville Independence Blvd TIF

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV
2017	\$ 350,800	\$ 350,800

List all overlapping tax districts in the redevelopment project area.

If overlapping taxing district received a surplus, list the surplus.

X Check if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
Will County	\$ -
Will County Forest Preserve	\$ -
Will County Building Commission	\$ -
DuPage Township	\$ -
School District 365-U	\$ -
Communituy College Distrct 525	\$ -
Village of Romeoville	\$ -
Village of Romeoville Fire	\$ -
White Oak Library District	\$ -
Romeoville Mosquito District	\$ -
	\$ -
	\$ -
	\$ -

#### SECTION 7

Provide information about job creation and retention:

Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

#### SECTION 8

Provide a general description of the redevelopment project area using only major boundaries:

The Redevelopment Area is generally located on the northern side of Independence Blvd. (Route 53) between Enterprise Drive and Honeytree Drive.

Optional Documents	Enclosed
Legal description of redevelopment project area	X
Map of District	X



## Exhibit A

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

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

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

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

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

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

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

THENCE SOUTHWESTERLY ALONG THE SOUTH RIGHT OF WAY OF U.S. ROUTE 66-A, BEING A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 7065.87 FEET, AN ARC LENGTH OF 172.09 FEET, A CHORD LENGTH OF 172.09 FEET, AND A CHORD BEARING OF SOUTH 43 DEGREES 10 MINUTES 50 SECONDS WEST, TO A NON-TANGENTIAL LINE AND THE EASTERLY RIGHT OF WAY OF HONEYTREE DRIVE;

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



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

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

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

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

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

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

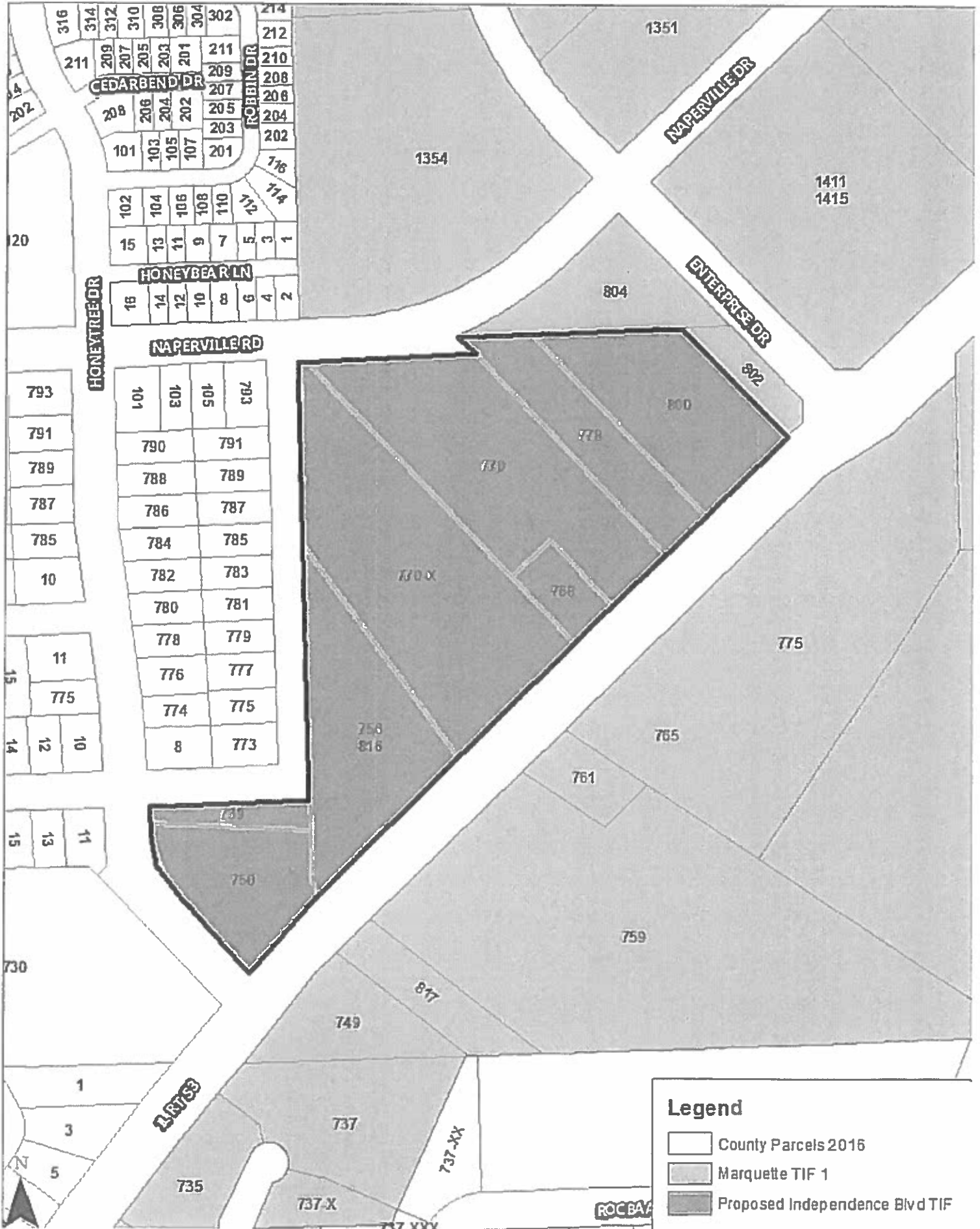
THENCE NORTH 42 DEGREES 22 MINUTES 54 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 37.67 FEET, TO THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

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

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



# Independence Blvd TIF



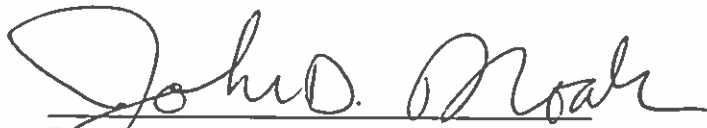


STATE OF ILLINOIS       )  
  ) SS.  
COUNTY OF WILL       )

CERTIFICATE OF COMPLIANCE WITH THE TAX  
INCREMENT ALLOCATION REDEVELOPMENT ACT

I, the undersigned, do hereby certify that I am the duly qualified and acting President of the Village of Romeoville, Will County, Illinois (the "Village"), and as such chief executive officer of the Village, I do hereby further certify to the best of my knowledge, that, according to the records of the Village in my official possession, the Village has now complied, for the fiscal year ended April 30, 2018, with all of the requirements of the Tax Increment Allocation Redevelopment Act, as amended, Division 74.4 of Article 11 of the Illinois Municipal Code (65 ILCS 5/11-74.4-1 through 11-74.4-11) for that certain redevelopment project area known as the Independence Boulevard Redevelopment Project Area. Compliance requirements, if any, brought to the attention of the undersigned have been addressed as of the date of this certificate.

IN WITNESS WHEREOF I have hereunto affixed my official signature at Romeoville, Illinois, this 1<sup>st</sup> day of November, 2018

  
\_\_\_\_\_  
President, Village of Romeoville  
Will County, Illinois

ATTEST:

  
\_\_\_\_\_  
Village Clerk



# TRACY, JOHNSON & WILSON

Attorneys at Law  
First Community Bank Building  
2801 Black Road, Second Floor  
Joliet, Illinois 60435

Raymond E. Meader  
A. Michael Wojtak  
Kenneth A. Carlson  
John S. Gallo  
Richard E. Vogel  
  
John G. Foreman  
Megan M. Olson

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TELEPHONE (815) 723-8500  
FAX (815) 727-4846

November 7, 2018

OF COUNSEL  
James B. Harvey

Louis R. Bertani (1928-1999)  
Thomas R. Wilson (1929-2001)  
Donald J. Tracy (1926-2003)  
Wayne R. Johnson (1930-2008)  
Richard H. Teas (1930-2008)

Mr. Kirk Openchowski  
Village of Romeoville  
1050 West Romeo Road  
Romeoville, IL 60446

Re: Independence Boulevard Redevelopment Project Area

Dear Mr. Openchowski:

We, the undersigned, do hereby certify that we are the Village Attorneys for the Village of Romeoville, Will County, Illinois (the "Village"). We have reviewed all the information provided to use by appropriate Village officials, staff, and consultants and to the best of our knowledge and belief, further certify that the Village has conformed for the fiscal year ended April 30, 2018, with all of the requirements of the Tax Increment Allocation Redevelopment Act, as amended, Division 74.4 of Article 11 of the Illinois Municipal Code (65 ILCS 5/11-74.4-1 through 11-74.4-11) as of the date hereof for that certain redevelopment project area known as the Independence Boulevard Redevelopment Project Area (the "Project").

In rendering this certification, we have relied upon certifications of the Village with respect to certain material facts solely within the Village's knowledge relating to the Project. Compliance requirements, if any, brought to the attention of the undersigned have been addressed as of the date of this certification.

Tracy, Johnson & Wilson

By: 

Village Attorneys

Village of Romeoville, Will County, Illinois



## **STATEMENT OF ACTIVITIES FY 17-18**

The projects meet the Independence Boulevard General TIF Goals, the Redevelopment Objectives and Development and Design Objectives.

### **TIF FORMATION/ENGINEERING/ADMINISTRATION**

The necessary steps to establish the TIF were completed. The first TIF property tax revenues will be generated by the 2018 levy and received during the 19-20 fiscal year.



2018 JAN 19 PM 12:07

WILL COUNTY, ILL  
WILL COUNTY, ILL

CONFIDENTIAL

**R2018005002**  
KAREN A. STUKEL  
WILL COUNTY RECORDER  
RECORDED ON  
01/19/2018 11:45:37 AM  
REC FEE: 108.75  
IL RENTAL HSN: 1  
PAGES: 75  
KAK

## Approving a Tax Increment Redevelopment Plan and Redevelopment Project-Independence Blvd.

Prepared by and Return to  
Village of Romeoville  
Candice Roberts  
1050 W Romeo Rd  
Romeoville, IL 60446



# Village of Romeoville

Ordinance Number: ORD18-1454

Passed Date: 1/17/2018

## An Ordinance of the Village of Romeoville, Will County, Illinois, Approving A Tax Increment Redevelopment Plan and Redevelopment Project for the "Independence Boulevard" Redevelopment Project Area

WHEREAS, the President and Board of Trustees (the "Corporate Authorities") of the Village of Romeoville, Will County, Illinois (the "Village"), have determined that "Blighted Vacant Areas" and "Blighted Improved Areas" as defined by the Tax Increment Allocation Finance Act (65 ILCS 5/11-74.4-1 *et seq.*) (the "TIF Act") detract from the stable economic and physical development of those areas which are endangered by the presence of blighting factors as defined in the Act that prevent or threaten the healthy economic and physical development of properties in a manner that the Village deems essential to its overall economic health, that there is an excessive and disproportionate expenditure of public funds, inadequate public and private investment and unmarketability of property so that the deterioration of these areas impairs the value of private investments and threatens the sound growth and the tax base of the Village and the taxing districts having the power to tax real property in the Village (the "Taxing Districts") and threatens the health, safety, morals and welfare of the public; and

WHEREAS, the President and Board of Trustees have further determined that "Conservation Areas" as defined by the Tax Increment Allocation Finance Act (65 ILCS 5/11-74.4-1 *et seq.*) (the "TIF Act") are rapidly deteriorating and may soon become blighted areas if their decline is not checked and that certain factors within such a conservation area prevent, or threaten, the healthy economic and physical development of properties in a manner that the Village deems essential to its overall economic health, that



there is an excessive and disproportionate expenditure of public funds, inadequate public and private investment and unmarketability of property so that the deterioration or potential deterioration of these areas impairs the value of private investments and threatens the sound growth and the tax base of the Village and the Taxing Districts and threatens the health, safety, morals and welfare of the public; and

WHEREAS, the Corporate Authorities have determined that in order to promote and protect the health, safety, morals and welfare of the public that redevelopment of the area legally described in Exhibit A hereto (the "Proposed Area") of the Village be undertaken and that to prevent, remove and alleviate adverse conditions in the Proposed Area it is necessary to encourage private investment and restore and enhance the tax base of the Village and the Taxing Districts by such redevelopment; and

WHEREAS, the Village has heretofore evaluated various lawfully available programs to provide such assistance and has determined that the use of Tax Increment Allocation Financing pursuant to the TIF Act is necessary to achieve the redevelopment goals of the Village for the Proposed Area; and

WHEREAS, the Village has heretofore caused to be conducted an eligibility study to determine whether the Proposed Area qualifies as a "Redevelopment Project Area" pursuant to the TIF-Act, which study was conducted by Kane, McKenna and Associates, Inc. ("Kane McKenna") and

WHEREAS, Kane McKenna has a national reputation for expertise in tax increment allocation and redevelopment financing in the State of Illinois; and

WHEREAS, Kane McKenna has heretofore concluded and has advised the Village by means of a written "Eligibility Report" that the Proposed Area qualifies as a combination "Blighted Vacant Area" and "Conservation Area" under Section 11-74.4-3 of the TIF Act; and

WHEREAS, the Eligibility Report has been made available for public inspection and has been distributed in accordance with the TIF Act; and



WHEREAS, the Village has further caused Kane McKenna to prepare, and the Village has made available for public inspection and distribution, a proposed Redevelopment Plan and Project for the Proposed Area (the “Plan” and “Project”); and

WHEREAS, the Plan and Project sets forth in writing the program to be undertaken to accomplish the objectives of the Village and includes estimated redevelopment project costs proposed for the Proposed Area, evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment by private enterprise, an assessment of the financial impact of the Proposed Area on or any increased demand for services from any Taxing District affected by the Plan and any program to address such financial impact or increased demand, the sources of funds to pay costs, the nature and term of the obligations to be issued, the most recent equalized assessed valuation of the Proposed Area, an estimate as to the equalized assessed valuation after redevelopment and the general land uses to apply in the Proposed Area, a commitment to fair employment practices and an affirmative action plan, and all other matters required by the TIF Act and the Plan and Project accordingly complies in all material respects with the requirements of the TIF Act; and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities by resolution called a public hearing (the “Hearing”) relative to the Plan and Project, the designation of the Proposed Area as a redevelopment project area and the implementation of tax increment financing under the TIF Act and fixed the date and place for such Hearing, being December 6, 2017 at 6:00 p.m., at the Romeoville Village Hall, Romeoville, Illinois; and

WHEREAS, due notice in respect to such Hearing was given pursuant to Section 11-74.4-6 of the TIF Act; said notice, together with a copy of the Plan and Project and the Eligibility Report and the name of a person to contact for further information, being given to taxing districts and to the Department of



Economic Opportunity of the State of Illinois by certified mail on September 28, 2017, by publication on November 16 and November 20, 2017, and on October 9, 2017 to residents within 750' feet of the Proposed Area, and by mail to all persons whose name appears on the Interested Parties Register, if any; and

WHEREAS, the Village has heretofore convened a public meeting and a joint review board as required by and in all respects in compliance with the provisions of the TIF Act; and

WHEREAS, the joint review board has met at the times and as required by the TIF Act and has reviewed the public record, planning documents and the form of proposed ordinances approving the Plan and Project, designating a redevelopment project area and adopting tax increment allocation financing; and

WHEREAS, the joint review board prepared their report dated October 26, 2017 and presented it to the Village; the joint review board report recommended establishing a tax increment financing district in the Proposed Area; and

WHEREAS, the Village held the Hearing on December 6, 2017, at the Romeoville Village Hall, Romeoville, Illinois and it was finally adjourned on that date; and

WHEREAS, prior to and at the Hearing any interested person and affected taxing district were permitted to file with the Village Clerk written objections and were heard orally in respect to any issues embodied in the notice of said Hearing, and the Village Board heard all protests and objections at the Hearing; and

WHEREAS, the Plan and Project sets forth in writing the program to be undertaken to accomplish the objectives of the Village, and the Corporate Authorities have reviewed the information concerning such factors presented at the Hearing and have reviewed other studies and are generally informed of the conditions in the Proposed Area which could cause the area to be a combination "Blighted Vacant Area"



and "Conservation Area" as defined in the TIF Act; and

WHEREAS, the Corporate Authorities have reviewed evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment by private enterprise and have reviewed the conditions pertaining to lack of private investment in the Proposed Area to determine whether the Proposed Area would reasonably be anticipated to be developed in accordance with public goals stated in the Plan and Project without the adoption of the proposed Plan and Project; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the Proposed Area to determine whether the Proposed Area is contiguous and that there exist conditions that cause the Proposed Area to be classified as a Redevelopment Project Area under the TIF Act; and

WHEREAS, the Corporate Authorities have made an assessment of any financial impact of the Proposed Area on or any increased demand for services from any taxing district affected by the Plan and Project and any program to address such financial impact or increased demand; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and also the comprehensive plan for development of the Village as a whole to determine whether the proposed Plan and Project conform to the comprehensive plan of the Village; and

WHEREAS, the Corporate Authorities have heretofore, and it hereby expressly is, determined that the Village has in all respects complied with the requirements of the TIF Act in such actions taken to date as hereinabove recited:

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 statutory, constitutional and home rule powers, as follows:

**Section 1: Findings**



The Corporate Authorities hereby make the following findings:

The Proposed Area is described in Exhibit "A" attached hereto and incorporated herein as if set out in full by this reference. The street location (as near as practicable) for the Area is described in Exhibit "B" attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit "C" attached hereto and incorporated herein as if set out in full by this reference. There exist conditions which cause the Proposed Area to be subject to designation as a Redevelopment Project Area under the TIF Act and to be classified as a combination Blighted Vacant Area and Conservation Area as defined by the TIF Act.

The Proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed in accordance with public goals stated in the Plan without the adoption of the Plan.

The Plan and Project conforms to the Village's Comprehensive Plan ("The Comprehensive Plan").

As set forth in the Plan and in the testimony at the public hearing, the estimated date of completion for the Project and Retirement of Obligations is not later than December 31 of the year in which payment to the Village Treasurer as provided by the Act is made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which this ordinance was adopted.

The parcels of real property in the Proposed Area are contiguous, and the Proposed Area is not less in the aggregate than 1 and 1/2 acres.

All other findings as set forth in the Plan and Project.



**Section 2: Exhibits Incorporated by Reference**

The Plan and Project which were the subject matter of the Hearing held on December 6, 2017 are hereby adopted and approved. A copy of the Plan and Project together with the Eligibility Report are set forth in Exhibit "D" attached hereto and incorporated herein as if set out in full by this reference.

**Section 3: Invalidity of Any Section**

If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

**Section 4: Superseded and Effective Date**

All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict, and this ordinance shall be in full force and effect upon its passage by the Corporate Authorities and its approval as provided by law and the annexation of the subject property.

**Section 5: Severability**

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 6: Publication and Effective Date**

This Ordinance shall be published in pamphlet form, and shall be effective upon its passage and



approval, as provided by law.


At a meeting of the Village Board on 1/17/2018, a motion was made by Lourdes Aguirre, seconded by Dave Richards, that this Ordinance be Approved. The motion passed.

Aye: 4 Trustee Palmiter, Trustee Richards, Trustee Clancy, and Trustee Aguirre

Absent: 2 Trustee Chavez, and Trustee Griffin

Non-voting: 1 Mayor Noak

  
Candice Roberts Deputy Clerk

  
John Noak

ATTEST:   
Candice Roberts Deputy Clerk

Date January 17, 2018



## Exhibit A

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

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

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

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

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

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

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

THENCE SOUTHWESTERLY ALONG THE SOUTH RIGHT OF WAY OF U.S. ROUTE 66-A, BEING A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 7065.87 FEET, AN ARC LENGTH OF 172.09 FEET, A CHORD LENGTH OF 172.09 FEET, AND A CHORD BEARING OF SOUTH 43 DEGREES 10 MINUTES 50 SECONDS WEST, TO A NON-TANGENTIAL LINE AND THE EASTERLY RIGHT OF WAY OF HONEYTREE DRIVE;

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



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

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

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

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

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

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

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

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

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

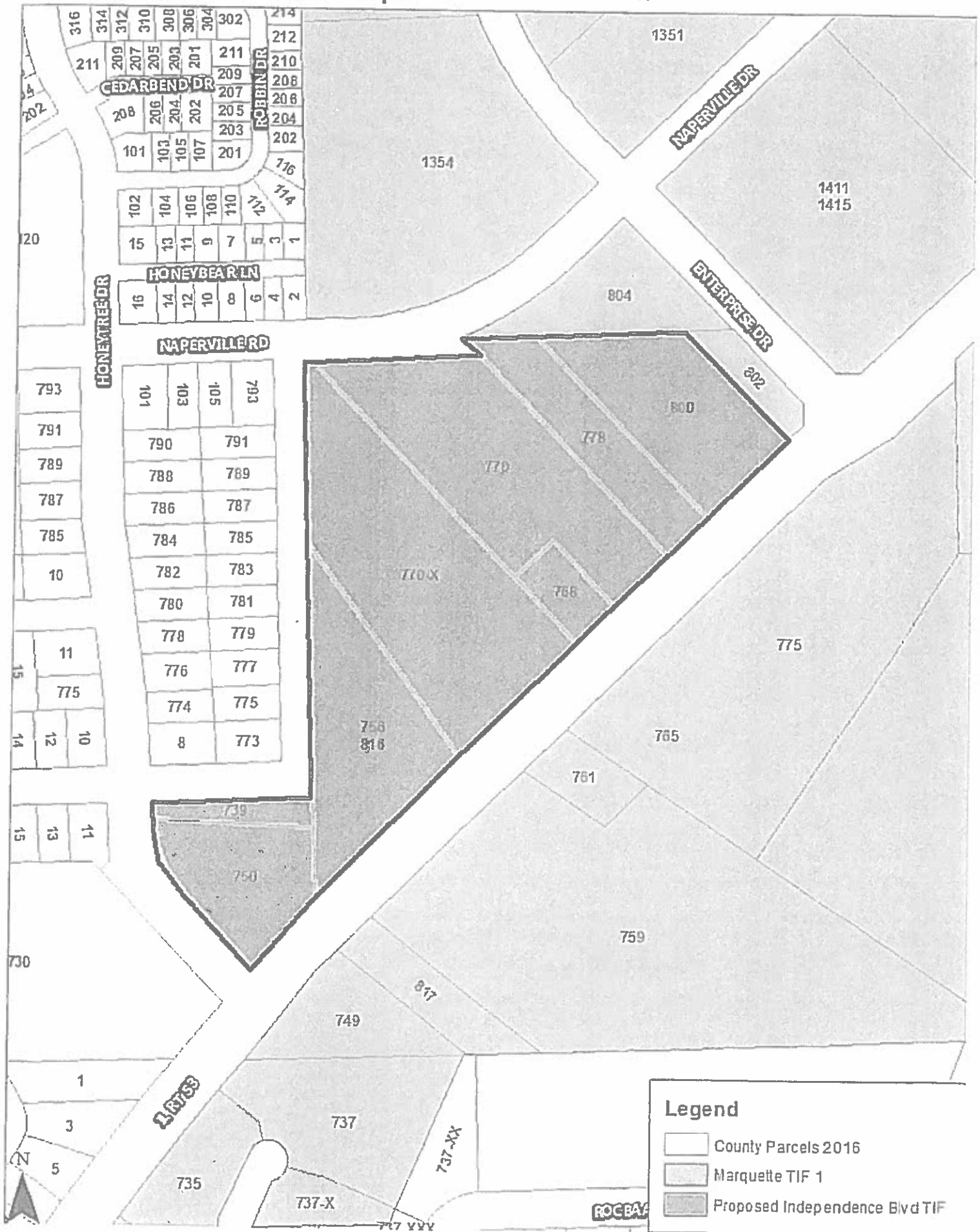


## **Exhibit B**

The Redevelopment Area is generally located on the northern side of Independence Blvd. between Enterprise Drive and Honeytree Drive.



# Independence Blvd TIF







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

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

*Prepared by the Village of Romeoville*

*in conjunction with*

*Kane, McKenna and Associates, Inc.*

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*September 2017*



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## **I. INTRODUCTION**

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

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

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

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

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

The RPA exhibits obsolete platting because the area was platted prior to either Village or County zoning or subdivision regulations (per the Village staff), there are a number of platting deficiencies. For example, the vacant sub-area lacks the appropriate right-of-ways for streets, alleys and other public rights-of-way. Additionally, it lacks easements for public utilities required for the proposed redevelopment.

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

### **The Redevelopment Plan**

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



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

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

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

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

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

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

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



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

### Summary

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

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

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

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

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



## **II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION**

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



### **III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES**

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

#### **General Goals to the Village**

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

#### **Specific Objectives for the RPA**

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



### **Redevelopment Objectives**

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

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



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

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

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

**B. Assessment of Fiscal Impact on Affected Taxing Districts**

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

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

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



V. TIF QUALIFICATION FACTORS EXISTING IN THE REDEVELOPMENT PROJECT AREA

Findings

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

Eligibility Survey

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



## **VI. REDEVELOPMENT PROJECT**

### **A. Redevelopment Plan and Project Objectives**

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

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



## **B. Redevelopment Activities**

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

### **Site Preparation, Clearance, and Demolition**

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

### **Environmental Remediation**

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

### **Land Assembly**

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

### **Public Improvements**

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

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

### **Rehabilitation**

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



### Interest Rate Write-Down

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

### Job Training

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

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

### **C. General Land Use Plan**

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

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

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



**E. Estimated Redevelopment Project Costs**

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

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



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



9. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:
- a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
    - (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
    - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
    - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.



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

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



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

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

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



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

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



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

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



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

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



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

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

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



**VILLAGE OF ROMEOVILLE  
ESTIMATED REDEVELOPMENT PROJECT COSTS**

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

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



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

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

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

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

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

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

**G. Nature and Term of Obligations to be Issued**

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

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



in order to implement this Redevelopment Plan and Project. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

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

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

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

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

I. Anticipated Equalized Assessed Valuation (EAV)

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



## VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

### A. Redevelopment Project

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

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

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

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

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

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

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

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

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



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

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

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

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

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

**B. Commitment to Fair Employment Practices and Affirmative Action**

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

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

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



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

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

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

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



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

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



**EXHIBIT 1**  
**LEGAL DESCRIPTION**



LEGAL DESCRIPTION  
OF  
THE VILLAGE OF ROMEOVILLE INDEPENDENCE BOULEVARD TIF DISTRICT

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



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

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

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



**EXHIBIT 2**  
**BOUNDARY MAP**



# Independence Blvd TIF

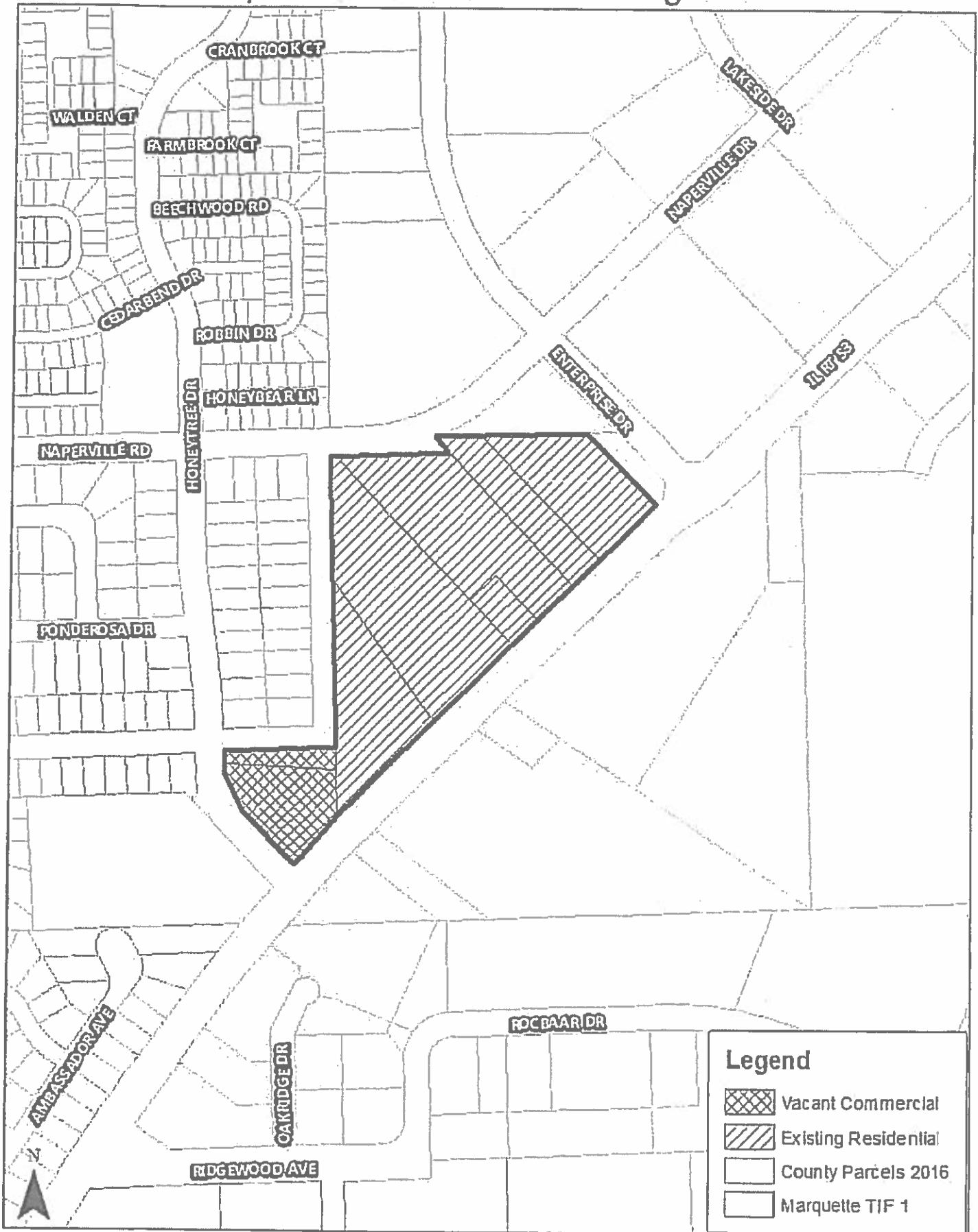




**EXHIBIT 3**  
**EXISTING/FUTURE LAND USE MAP**

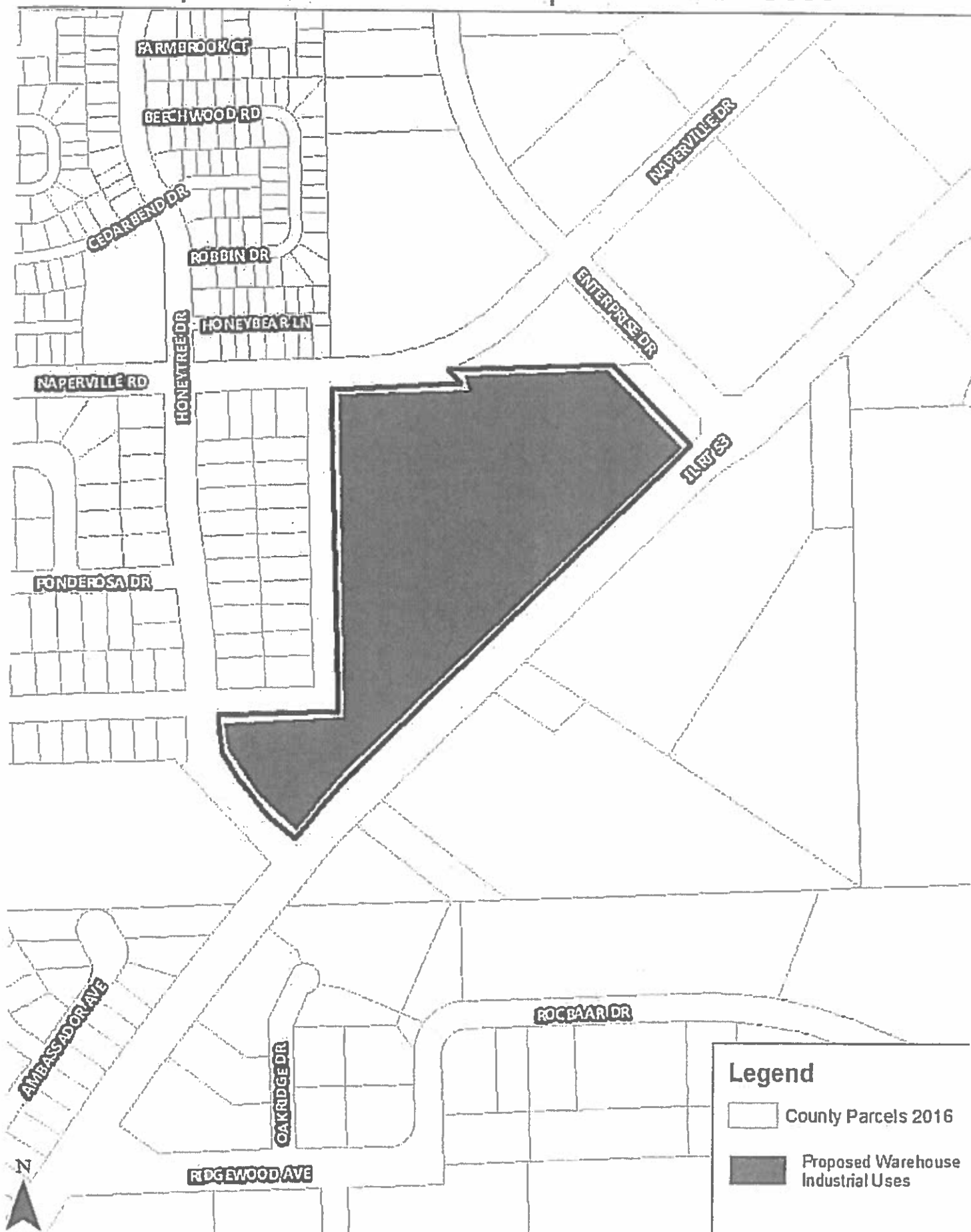


# Independence Blvd TIF - Existing Uses





# Independence Blvd TIF - Proposed Future Uses





**EXHIBIT 4**  
**TIF QUALIFICATION/DESIGNATION REPORT**



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

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

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

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September 2017



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

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## *EXECUTIVE SUMMARY*

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

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

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

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

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

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



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

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

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

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

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



## ***I. BACKGROUND***

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

### ***Current Land Use***

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

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

### ***General Redevelopment Objectives***

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

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

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

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

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

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



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

#### Recommendations

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

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

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



### ***General Scope and Methodology***

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

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

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



## II. QUALIFICATION CRITERIA

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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



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

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

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

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



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

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

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

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

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

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

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



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

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

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

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

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

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

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



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

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



### **III. EVALUATION METHODOLOGY**

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

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



#### **IV. QUALIFICATION FINDINGS FOR PROPOSED RPA**

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

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

##### **Qualification Factors -- TIF District**

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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



## ***V. SUMMARY OF FINDINGS; GENERAL ASSESSMENT OF QUALIFICATION***

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

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

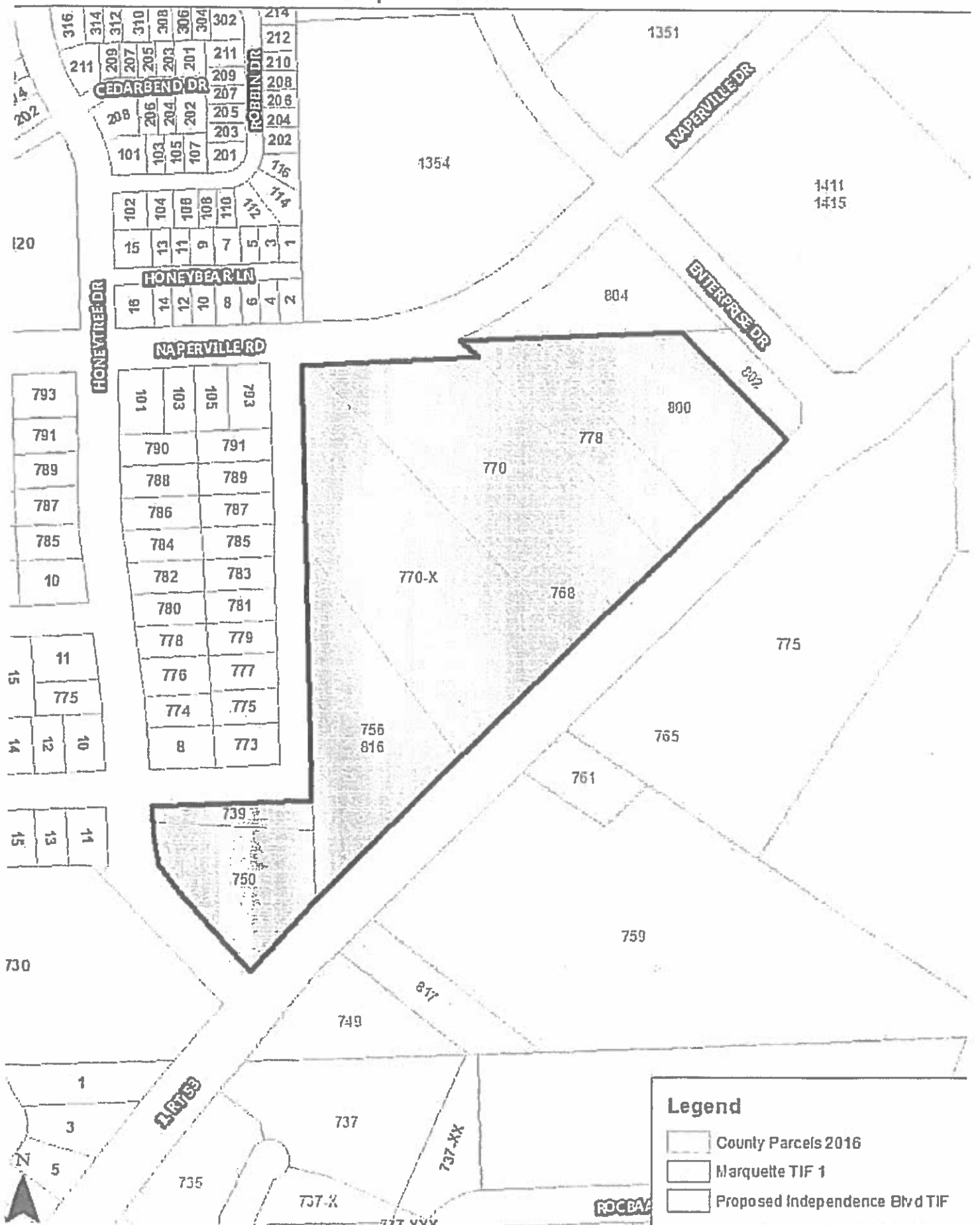
In the judgment of KMA, these findings support the case for the Village to initiate a formal process to consider the area as a TIF District.



*Appendix I*  
*TIF Boundary Map and Tax Parcels*



# Independence Blvd TIF





ORD18-1454

Date: 1/17/18

An Ordinance of the Village of Romeoville, Will County, Illinois, Approving a Tax  
Increment Redevelopment Plan and Redevelopment Project for the Independence  
Boulevard Redevelopment Project Area

Published in Book and Pamphlet Form

This 18th day of January, 2018

By the Corporate Authority of the  
Village of Romeoville



---

Village Clerk



FILE

2018 JAN 19 PM 12:08

WILL COUNTY REC'D  
WILL COUNTY, ILL.

2018

**R2018005003**  
KAREN A. STUKEL  
WILL COUNTY RECORDER  
RECORDED ON  
01/19/2018 11:45:38 AM  
REC FEE: 43.75  
IL RENTAL HSNG:  
PAGES: 10  
KAK

## Designating the Independence Blvd Redevelopment Project Area

Prepared by and Return to  
Village of Romeoville  
Candice Roberts  
1050 W Romeo Rd  
Romeoville, IL 60446



# Village of Romeoville

Ordinance Number: ORD18-1455

Passed Date: 1/17/2018

## An Ordinance of the Village of Romeoville, Will County Illinois Designating the Independence Boulevard Redevelopment Project Area of Said Village A Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act, As Amended

2018 JAN 19 PM 12:08  
VILLAGE OF ROMEOVILLE  
WILL COUNTY, ILLINOIS

WHEREAS, it is desirable and for the best interests of the citizens of the Village of Romeoville, Will County, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*) as amended (the "Act"), for a proposed redevelopment plan and redevelopment project (the "Plan" and "Project") within the boundaries of the Village and within a proposed redevelopment project area (the "Area") described in Section 1 of this ordinance; and

WHEREAS, the Corporate Authorities have heretofore by ordinance adopted and approved the Plan and Project, which Plan and Project were identified in such ordinance and were the subject, along with the Area designation hereinafter made, of a public hearing held on April 5, 2017, and it is now necessary and desirable to designate the Area as a Redevelopment Project Area pursuant to the Act; and

WHEREAS, the Village has provided all notices, convened a public meeting, convened a joint review board and has otherwise complied with all requirements of the Act.

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 statutory, home rule and other powers, as follows:

### Section 1: Area Designated

The Area, as described in Exhibit "A" attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a Redevelopment Project Area pursuant to Section 11-74.4-4 of the



Act. The street location (as near as practicable) for the Area is described in Exhibit "B" attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit "C" attached hereto and incorporated herein as if set out in full by this reference.

**Section 2: Invalidity of Any Section**

If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

**Section 3: Superseded and Effective Date**

All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict, and this ordinance shall be in full force and effect upon its passage by the Corporate Authorities and its approval and publication as provided by law. This Ordinance shall be published in pamphlet form.

**Section 4: Severability**

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.

At a meeting of the Village Board on 1/17/2018, a motion was made by Lourdes Aguirre, seconded by Dave Richards, that this Ordinance be Approved. The motion passed.

Aye: 4 Trustee Palmiter, Trustee Richards, Trustee Clancy, and Trustee Aguirre



Absent: 2 Trustee Chavez, and Trustee Griffin  
Non-voting: 1 Mayor Noak



Candice Roberts Deputy Clerk



John Noak

ATTEST: 

Candice Roberts Deputy Clerk

Date January 17, 2018



## Exhibit A

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

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

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

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

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

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

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

THENCE SOUTHWESTERLY ALONG THE SOUTH RIGHT OF WAY OF U.S. ROUTE 66-A, BEING A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 7065.87 FEET, AN ARC LENGTH OF 172.09 FEET, A CHORD LENGTH OF 172.09 FEET, AND A CHORD BEARING OF SOUTH 43 DEGREES 10 MINUTES 50 SECONDS WEST, TO A NON-TANGENTIAL LINE AND THE EASTERLY RIGHT OF WAY OF HONEYTREE DRIVE;

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



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

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

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

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

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

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

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

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

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

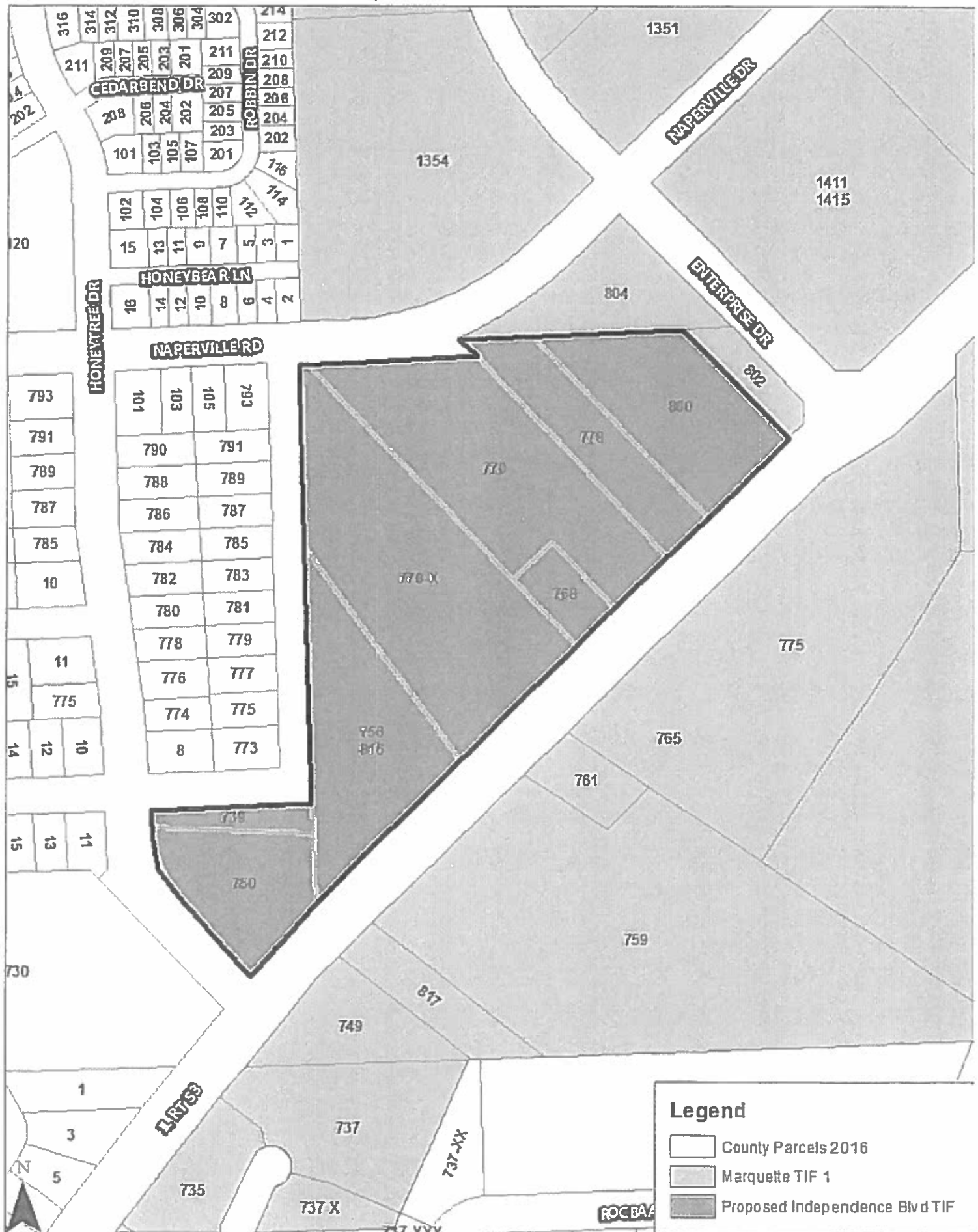


## **Exhibit B**

The Redevelopment Area is generally located on the northern side of Independence Blvd. between Enterprise Drive and Honeytree Drive.



# Independence Blvd TIF





Date: 1/17/18

Published in Book and Pamphlet Form  
This 18th day of January, 2018  
By the Corporate Authority of the  
Village of Romeoville

Village Clerk



FILED

2018 JAN 19 PM 12:08

WILL COUNTY, ILL.  
WILL COUNTY, ILL.

**R2018005004**

KAREN A. STUKEL

WILL COUNTY RECORDER

RECORDED ON

01/19/2018 11:45:39 AM

REC FEE: 44.75

IL RENTAL HSG:

PAGES: 11

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## Adopting Tax Increment Financing-Independence Blvd TIF

Prepared by and Return to  
Village of Romeoville  
Candice Roberts  
1050 W Romeo Rd  
Romeoville, IL 60446



# Village of Romeoville

Ordinance Number: ORD18-1456

Passed Date: 1/17/2018

## An Ordinance of the Village of Romeoville, Will County, Illinois Adopting Tax Increment Allocation Financing For the "Independence Boulevard" Tax Increment Finance District

WHEREAS, it is desirable and for the best interests of the citizens of the Village of Romeoville, Illinois (the "Village"), for the Village to adopt tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*) as amended (the "Act"); and

WHEREAS, the Village has heretofore approved a Redevelopment Plan and Project (the "Plan" and "Project") as required by the Act by passage of an ordinance and has heretofore designated a Redevelopment Project Area (the "Area") as required by the Act by the passage of an ordinance and has otherwise complied with all other conditions precedent required by the Act: 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, statutory and other powers, as follows:

### Section 1: Tax Increment Financing Adopted

Tax Increment Allocation Financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Area as described in Exhibit "A" attached hereto and incorporated herein as if set out in full by this reference. The street location (as near as practicable) for the Area is described in Exhibit "B" attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit "C" attached hereto and incorporated herein as if set out in full by this reference.

### Section 2: Allocation of Ad Valorem Taxes

Pursuant to the Act, the *ad valorem* taxes, if any, arising from the levies upon taxable real property



in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-8 of the Act or as otherwise provided by law each year after the effective date of this ordinance until the redevelopment project costs and obligations issued in respect thereto have been paid shall be divided as follows:

That portion of taxes levied upon each taxable lot, block tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block tract or parcel of real property in the Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

Except for a tax levied by a township to retire bonds issued to satisfy court ordered damages, that portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block tract or parcel of real property in the Area over and above the initial equalized assessed value of each property in the Area shall be allocated to and when collected shall be paid to the Village treasurer or to his designee, who shall deposit said taxes into a special fund, hereby created, and designated the "Independence Boulevard TIF Account" of the Village of Romeoville (the "Fund"), and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

### **Section 3: Use of Fund**

That monies on deposit in and to the credit of the Fund may be used to pay redevelopment project costs or retire debt attributable thereto incurred according to the Act.



**Section 4: Invalidity of Any Section**

If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

**Section 5: Severability**

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 6: Superseded and Effective Date**

All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict, and this ordinance shall be in full force and effect upon its passage by the Corporate Authorities, its approval and publication as provided by law. This Ordinance shall be published in pamphlet form.

At a meeting of the Village Board on 1/17/2018, a motion was made by Lourdes Aguirre, seconded by Dave Richards, that this Ordinance be Approved. The motion passed.

**Aye:** 4 Trustee Palmiter, Trustee Richards, Trustee Clancy, and Trustee Aguirre

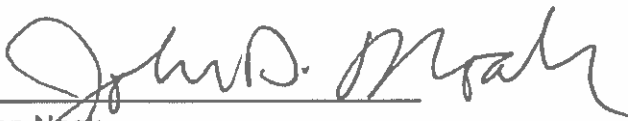
**Absent:** 2 Trustee Chavez, and Trustee Griffin

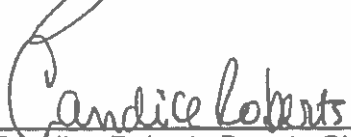
**Non-voting:** 1 Mayor Noak



Candice Roberts Deputy Clerk



  
\_\_\_\_\_  
John Noak

ATTEST:   
\_\_\_\_\_  
Candice Roberts Deputy Clerk

Date January 17, 2018



## Exhibit A

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

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

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

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

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

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

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

THENCE SOUTHWESTERLY ALONG THE SOUTH RIGHT OF WAY OF U.S. ROUTE 66-A, BEING A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 7065.87 FEET, AN ARC LENGTH OF 172.09 FEET, A CHORD LENGTH OF 172.09 FEET, AND A CHORD BEARING OF SOUTH 43 DEGREES 10 MINUTES 50 SECONDS WEST, TO A NON-TANGENTIAL LINE AND THE EASTERLY RIGHT OF WAY OF HONEYTREE DRIVE;

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



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

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

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

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

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

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

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

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

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



## **Exhibit B**

The Redevelopment Area is generally located on the northern side of Independence Blvd. between Enterprise Drive and Honeytree Drive.



# Independence Blvd TIF





ORD18-1456

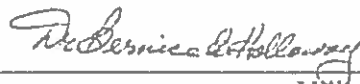
Date: 1/17/18

An Ordinance of the Village of Romeoville, Will County, Illinois, Adopting Tax  
Increment Allocation Financing for the Independence Boulevard Tax Increment Finance  
District

Published in Book and Pamphlet Form

This 18th day of January, 2018

By the Corporate Authority of the  
Village of Romeoville



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Village Clerk



**Meeting Minutes**  
Joint Review Board Meeting  
Proposed Independence Boulevard TIF District  
Village Hall Board Room  
Thursday, October 26, 2017 10:15 a.m.

**Call to Order:** Steve Gulden called the meeting to order at 10:40 A.M.

**Introduction of Representatives:** Jerry Caps, Scott Pointon (White Oak Library District), Gary Grizaffi (Valley View School District), Jeff Heap (Joliet Junior College), Steve Gulden (Village Manager VOR), Kirk Opechowski (Finance Director VOR), Josh Potter (Assistant Director Com Dev VOR), Nathan Darga (Senior Planner VOR), Steve Rockwell (Community Development Director), Dave Silverman (Special Council), Bob Rychlicki (Kane McKenna)

**Selection of Public Member:** Motion by Gary Grizaffi to select Jerry Capps as Public Member, Second by Scott Pointon, the motion carried by a unanimous voice vote.

**Selection of the Chairperson:** Motion by Jerry Capps to select Steve Gulden as Chairperson, Second by Jeff Heap, the motion carried by a unanimous voice vote.

**Review of Joint Review Board Procedures and Duties:** Bob Rychlicki gave a brief overview of the procedures and duties of the board.

**TIF Plan and TIF Eligibility Criteria – Review:** Bob Rychlicki presented a power point presentation showing information of the TIF Plan Eligibility Criteria. Presentation attached.

Mr. Grizaffi asked what the plan for the vacant hardware store at Rt. 53 and Enterprise is.

Mr. Gulden stated that Orange Crush LLC has purchased the hardware store and the property behind it. The plan is to fill the area level with Rt. 53 compact the area and develop it most likely light industrial. This property is part of the Marquette TIF.

Mr. Grizaffi asked if the Vinkus Property is included in the Independence Blvd. TIF.

Mr. Darga stated that it is.

Mr. Gulden stated that there is a lot of concern from the residents in the Independence Blvd. TIF area. There is a proposed development very close to the residents on Pine Trail. Staff is working with the developer and the residents to find a solution that will work for everyone.

**Review of Draft TIF Ordinances:** Mr. Silverman discussed the three ordinances associated with the TIF. Ordinances attached.



**Questions/Comments (Chairperson):** No comments.

**Consideration of a Resolution Recommending Approval of the Redevelopment Plan and Project for the Village of Romeoville Bluff Road Redevelopment Project Area:** Motion by Scott Pointon to recommend approval of the Independence Boulevard TIF, Second by Jerry Capps, **Roll Call Vote:** Jerry Capps – AYE, Scott Pointon – AYE, Gary Grizaffi – AYE, Jeff Heap – AYE, Motion carried 4 AYE, 0 NAY  
Resolution attached.

**Review of Timetable and Next Steps:** Next event will be on December 6, 2017 before the Village Board.

**Adjournment:** Motion by Jerry Capps to adjourn, Second by Gary Grizaffi, the motion carried by a unanimous voice vote.



Village of Romeoville  
Intergovernmental Agreement List - Attachment M  
FY 17-18

<u>Agreement Description</u>	<u>Agreement With</u>	<u>Ordinance Number</u>	<u>Funds Received</u>	<u>Funds Transferred</u>	<u>Status TIF/Non-TIF</u>
Fish Barrier Electrical Discharge - Grounding Equipment System, Covers, Signage, Grounding Mesh	Army Corp of Engineers	17-2261			Non-TIF
Assist First Time home Buyer Program - IRB Bonds	Aurora (Issuing Community)	10-1245	-	-	Non-TIF
155 - Airport Road - Route 126 Interchange Project	Bolingbrook	09-1185	-	-	Non-TIF
155 - Airport Road - Route 126 Interchange Project Agreement Amendment	Bolingbrook and Plainfield	17-2278	-	-	Non-TIF
155 - Airport Road - Route 126 Interchange Project	Bolingbrook and Plainfield	11-1429	490,772	-	Non-TIF
Municipal Joint Action Water Agency	Bolingbrook, Homer Glen, Woodridge, Lemont	13-0955	-	96	Non-TIF
Comprehensive Land Use Plan Development	Chicago Metropolitan Agency for Planning (CMAP)	16-2070	95,690	-	Non-TIF
Acquisition of an Inoperable Bus for the Romeoville Fire Academy for Training Purposes	Chicago Transit Authority	13-1665	-	-	Non-TIF
\$68,621.50 Contribution towards landscape island improvements at Weber and Renwick Road	City of Crest Hill	14-1855	-	-	Non-TIF
\$20,000 Contribution towards the cost of signalization and other improvements at Renwick & Gaylord Roads (Mistwood Gold Course)					
Police Fire Range Agreement	City of Crest Hill	14-1820	-	-	Non-TIF
Boundary Agreement - City of Joliet	City of Darien	99-2334	-	-	Non-TIF
Boundary Line Agreement	City of Joliet	99-121	-	-	Non-TIF
Training Course Development and Bet Practices	City of Lockport	14-1087	-	-	Non-TIF
Form a new enterprise zone that effectively extends the existing zone for up to 25 years	Department of Homeland Security	18-2463	-	-	Non-TIF
Agree to be a member in a new Des Plaines River Valley Enterprise Zone	Des Plaines River Valley Enterprise Zone	14-1167	-	-	Non-TIF
Des Plaines River Valley Enterprise Zone Membership	Des Plaines River Valley Enterprise Zone	14-1166	-	-	Non-TIF
Mutual Aid Agreement - Fire	Des Plaines River Valley Enterprise Zone	03-0037	-	4,000	Non-TIF
Road and Bridge Property Tax Replacement	Des Plaines Valley Fire Chief's Association	90-710	-	183	Non-TIF
Bluff Road Jurisdiction and Maintenance Responsibility	DuPage Township	10-1246	-	-	Non-TIF
Romeoville Fire Academy Allowed to use Dwight Fire Protection District property for Academy Training	DuPage Township	95-1144	-	-	Non-TIF
Purposes with revenue sharing and other compensation for allowing such use.					
Greater Will County Mutual Aid Association Participation	Dwight Fire Protection District	16-2083	-	-	Non-TIF
Conveyance of Property & Easement - Weber Rd. & Lakewood Dr. - 155 & Weber Project	Greater Will County Mutual Aid Association	93-927	-	-	Non-TIF
Safe Route to School Grant - Taylor Rd. Sidewalk and Pavement Striping	Illinois Department of Transportation	17-2377	100,000	-	Non-TIF
Extend Estimate End Date for Phase I Engineering for I-55 Interchanges at IL RT. 126 & Airport Rd.	Illinois Department of Transportation	17-2342	26,000	-	Non-TIF
Grand Boulevard Resurfacing - Weber Rd to Anna Lane	Illinois Department of Transportation	17-2332	-	17,121	Non-TIF
Crossroads Parkway Resurfacing - N. Center Blvd to Veterans Parkway	Illinois Department of Transportation	17-2272	-	466	Non-TIF
Belmont Drive Resurfacing - IL RT. 53 to 135th Street	Illinois Department of Transportation	17-1271	-	225,864	Non-TIF
Metra Station Improvements - Train Station Construction (CMAQ Grant)	Illinois Department of Transportation	17-1270	-	-	Non-TIF
Metra Station Improvements - Utilities (CMAQ Grant)	Illinois Department of Transportation	16-2180	-	722,633	Non-TIF
Amendment of Agreement - Belmont Drive Resurfacing Project	Illinois Department of Transportation	16-2091	-	277,643	Non-TIF
Belmont Drive Resurfacing - IL RT. 53 to 135th Street	Illinois Department of Transportation	16-2054	-	-	Non-TIF
Crossroads Parkway Resurfacing - Veterans Parkway to Center Boulevard	Illinois Department of Transportation	15-1939	-	-	Non-TIF
Federal Congestion Mitigation Air Quality Grant (CMAQ) METRA Station Engineering Costs	Illinois Department of Transportation	15-1937	-	-	Non-TIF
Taylor Road West Project - Routes 53 to Weber Road	Illinois Department of Transportation	15-1911	-	-	Non-TIF
Airport Road Improvements	Illinois Department of Transportation	13-1646	-	-	Non-TIF
Traffic Signal Maintenance	Illinois Department of Transportation	06-530	-	-	Non-TIF
Route 53 Resurfacing & Other Matters	Illinois Department of Transportation	03-165	-	22,425	Non-TIF
Parking Prohibited - Route 53 and Joliet Road	Illinois Department of Transportation	00-2562	-	-	Non-TIF
Route 53 Sewage Discharge Route 53 and Joliet Road	Illinois Department of Transportation	00-2804	-	-	Non-TIF
Encroachments Prohibited - Route 53 and Joliet Road	Illinois Department of Transportation	00-2803	-	-	Non-TIF
Frontage Road Transfer - Weber to Budler Road	Illinois Department of Transportation	00-2802	-	-	Non-TIF
Law Enforcement Mutual Aid Agreement	Illinois Department of Transportation	00-2795	-	-	Non-TIF
Illinois Law Enforcement Alarm System - Mutual Aide	Illinois Law Enforcement Alarm System Agency /IL State Police	15-1935	-	-	Non-TIF
State Central Repository Criminal History Record Information	Illinois State Police	03-011	-	-	Non-TIF
Interstate 355 Southern Extension Corridor Planning Council Membership	Illinois State Police	02-079	-	-	Non-TIF
Romeoville Campus Expansion - Road Improvements, Landscaping Requirements, Signage, Joint Marquee	Interstate 355 Southern Extension Corridor Planning Council	94-1045	-	-	Non-TIF
Signage Sharing, Development Fee reductions, waiving of overhead line burial requirements, Use of JC property for Recreation Department purposes, Recreation Path Construction					
Lift Station Abandonment - Property Access	Joliet Junior College	15-2051	-	-	Non-TIF
Lease Agreement - Public Address Warning System - Lewis University Airport	Joliet Port Authority	11-1364	-	-	Non-TIF
	Joliet Port Authority	08-0969	-	-	Non-TIF



# Village of Romeoville

## Intergovernmental Agreement List - Attachment M

### FY 17-18

Agreement Description	Agreement With	Ordinance Number	Funds Received	Funds Transferred	Status TIF/Non-TIF
Airport Expansion & Hopkins Road	Joliet Port Authority	2082-91	-	-	Non-TIF
E911 Police and Fire Dispatch Services	Laraway Communications Center	17-2255	-	382,466	Non-TIF
Fire Protection of Certain Territories	Lemont Fire Protection Agreement	98-2592	-	647	Non-TIF
Special Recreation Services - Northern Will County Special Recreation Association	Lemont Park District, Lockport Township Park District	80-716	-	227,695	Non-TIF
Lockport Fire Protection Shared Property Agreement	Lockport Fire Protection District	07-520	-	-	Non-TIF
Lockport Fire Protection Shared Property Agreement	Lockport Fire Protection District	04-0248	1,382,290	-	Non-TIF
Taylor Drive Water Tower Antenna Agreement	Lockport Fire Protection District	99-2621	-	-	Non-TIF
Automatic AID - Fire	Lockport Fire Protection District	98-2604	-	-	Non-TIF
Operation of an Outdoor Warning Siren System	Lockport Fire Protection District	15-2032	-	-	Non-TIF
Airport Road Maintenance	Lockport Township	04-278	-	-	Non-TIF
Water and Sewer Rate Agreement for Heritage Falls water park facility	Lockport Township Park District	15-1917	-	-	Non-TIF
Sunset Park Outdoor Restroom Facility Utility 5-Year Connection Variance	Lockport Township Park District	10-1279	-	-	Non-TIF
Police Mutual aid	Lockport Township Park District	02-090	-	-	Non-TIF
Taylor Road Jurisdiction	Lockport Township Road District	00-2737	-	-	Non-TIF
Construction of Romeoville Station Parking Lot Expansion - 160 Spaces	Lockport Township Road District	00-2744	-	-	Non-TIF
Engineering and Site Design of Romeoville Station Parking Lot Expansion	Metra	18-2468	-	-	Non-TIF
Metra Station Operation - Metra Heritage Corridor Train Station	Metra	18-2467	-	-	Non-TIF
M.A.N.S. Task force participation	METRA/RTA	16-2238	-	-	Non-TIF
Mutual Aid Box Alarm System -Fire	Metropolitan Area Narcotics Squad	02-039	-	-	Non-TIF
Verify Participant Status with NEMERT	Mutual Aid Box Alarm System (MABAS)	89-639	-	-	Non-TIF
NWCJAWA Members Eminent Domain Acquisition of Illinois American Lake Water Company	North East Multi-Regional Training (NEMERT)	06-537	7,450	-	Non-TIF
Sale of 10 Montrose Drive	Northern Will County Joint Action Water Agency	14-1115	-	-	Non-TIF
E911 Fire Dispatch Services	Northern Will County Special Recreation Association	16-2064	-	-	Downtown TIF
Reciprocal reporting of Criminal Information	Orlando Fire Protection Agreement	09-1143	-	-	Non-TIF
Southwest Agency for Risk Membership - Worker Comp and Liability Insurance Pool	Plainfield School District 202	00-2581	-	-	Non-TIF
Participate in Federal Surplus Property Program	Southwest Agency for Risk Membership	82-819	126,954	1,471,907	Non-TIF
Mutual Aid Emergency Telecommunications	State of Illinois	15-2022	-	-	Non-TIF
Amend SRA Articles of Agreement	Telecommunicator Emergency Response Taskforce	08-0954	-	-	Non-TIF
Amend SRA By-Laws	Tri-County Special Recreation Association	15-1971	-	-	Non-TIF
Lease 10 Montrose Drive	Tri-County Special Recreation Association	15-1970	-	-	Non-TIF
Emergency Response Procedures and Communication - Chicago Sanitary and Ship Canal Fish Barriers	Tri-County Special Recreation Association	13-1701	-	-	Non-TIF
Police-School Liaison Officer	Tri-County Special Recreation Association	10-1306	-	-	Non-TIF
Easement to relocate a sanitary sewer force main to facilitate the Route 53 and Material Road Signalization project that will create new Romeoville High School entrance.	US Coast Guard/US Army Corps/Kemont Fire Protection District	11-1425	-	-	Non-TIF
After School Programs at the Recreation Center	Valley View School District 365U	16-2149	43,313	-	Non-TIF
Planned Unit of Development - Special Use Permit - RC Hill School	Valley View School District 365U	14-1828	-	-	Non-TIF
Valley View School District Transportation Facility	Valley View School District 365U	12-1553	-	-	Non-TIF
After School Programs at the Recreation Center	Valley View School District 365U	12-0970	-	-	Non-TIF
Facility Sharing Agreement	Valley View School District 365U	05-0290	-	-	TIF - Downtown
Lease Agreement - Antenna Equipment - Water Tower - 195 N Pinnacle - Business Park	Valley View School District 365U	09-1169	-	3,387	Non-TIF
Reciprocal reporting of Criminal Information	Valley View School District 365U	09-1154	-	-	Non-TIF
Marquette Drive Water Tower Antenna Agreement	Valley View School District 365U	08-0913	-	-	Non-TIF
Joint Park site and Parking Lot (Weslen)	Valley View School District 365U	99-2347	-	-	Non-TIF
TIF Surplus Guarantee, RC Hill Improvements Incentive, Transpiration Center Incentive	Valley View School District 365U	02-014	-	-	Non-TIF
Crossroads Parkway Resurfacing - Veterans Parkway to Center Boulevard - Bollingbrook Portion	Valley View School District 365U	99-2730	-	-	Non-TIF
Wastewater Discharge Quantum Foods - FPA Transfer to Bollingbrook	Village of Bolingbrook	12-1521	-	813,505	TIF - Marquette
Water Main Responsibility 1000 Crossroads Parkway	Village of Bolingbrook	15-1954	-	-	Non-TIF
Remington Boulevard Extension - Jurisdiction	Village of Bolingbrook	07-0836	-	-	Non-TIF
Marquette Drive Water Tower Antenna Agreement	Village of Bolingbrook	07-838	-	-	Non-TIF
First Response Agreement - Fire	Village of Bolingbrook	05-428	-	-	Non-TIF
Mutual Aid Agreement - Fire	Village of Bolingbrook	93-975	-	-	Non-TIF
115th Street Jurisdictional Transfer	Village of Bolingbrook	93-925	-	-	Non-TIF
Bluff Road Improvements	Village of Bolingbrook	81-788	-	-	Non-TIF
	Village of Bolingbrook	01-051	-	-	Non-TIF
	Village of Bolingbrook	03-024	-	-	Non-TIF



# Village of Romeoville

## Intergovernmental Agreement List - Attachment M

### FY 17-18

<u>Agreement Description</u>	<u>Agreement With</u>	<u>Ordinance Number</u>	<u>Funds Received</u>	<u>Funds Transferred</u>	<u>Status TIF/Non-TIF</u>
IRB Volume Cap Transfer and Sale	Village of Downers Grove	13-1065	-	-	Non-TIF
Vehicle Exchange for Romeoville Fire Academy Tuition	Village of Forest Park	17-2323	-	-	Non-TIF
Boundary Line Agreement	Village of Plainfield	11-1444	-	-	Non-TIF
Frontage Road Transfer - Weber to Budler Road	Wheatland Township	00-2795	-	-	Non-TIF
Redevelopment Agreement - Library Facade and Renovation Improvements	White Oak Library District	11-1403	-	-	TIF - Downtown
Communication System Access - 800 Mhz Radio System	Will County	17-2420	-	-	Non-TIF
Medication and Personal Care Products Disposal	Will County	17-2381	-	-	Non-TIF
Weber Road Improvements South of 135th St to South of Normantown Rd.	Will County	17-2281	-	-	Non-TIF
Weber Road Improvements 119th St. to Normantown Rd	Will County	17-2280	-	-	Non-TIF
Electronic Recycling Collection Site at Village Facilities (Public Works Complex)	Will County	17-2267	-	-	Non-TIF
Constructing Improvements to Weber & Gaskin Road (Meijer)	Will County	11-1423	-	75,000	Non-TIF
Weber and Gaskin Road Improvements	Will County	08-1051	-	-	Non-TIF
Permission to install and maintain Lit Street Signs on Weber Road	Will County	07-770	-	-	Non-TIF
Installation & Maintenance of Traffic Signals on Weber and Airport Road	Will County	07-754	-	-	Non-TIF
Landscape Median Installation & Maintenance Weber and Airport Rd.	Will County	07-755	-	-	Non-TIF
Weber and Creekside Dr. Traffic Signal Maintenance & Energy Agreement	Will County	07-753	-	-	Non-TIF
Traffic Signal Maintenance Weber and Highpoint	Will County	03-126	-	-	Non-TIF
Traffic Signal Maintenance Weber and N. Carillon Dr.	Will County	03-136	-	-	Non-TIF
GIS Information	Will County	03-032	-	-	Non-TIF
Police Service Mutual Aide Agreement	Will County	94-997	-	-	Non-TIF
Joliet - Naperville Road from Hudson to Route 53	Will County	00-2738	-	-	Non-TIF
Traffic Signal and Road Widening Improvements at Renwick and Gaylord Roads	Will County & JBM Golf Properties (Mistwood Golf Course)	15-1972	-	-	Non-TIF
Support Improvement of Weber Road at 135th St. and Normantown Road North Extension	Will County & Illinois Department of Transportation	15-2020	-	-	Non-TIF
Feasibility Study Improvements - I55 and Weber Road Interchange	Will County & Village of Bolingbrook	07-0881	-	-	Non-TIF
Electric Aggregation Extension of Agreement	Will County Aggregation Group	17-2319	-	-	Non-TIF
Electric Aggregation	Will County Aggregation Group	12-1517	-	-	Non-TIF
Forest Preserve Property Annexation Agreement	Will County Aggregation Group	12-0979	-	-	Non-TIF
Community Host Agreement - Waste Transfer Center - Traffic Signal - Joliet Rd & Crossroads Parkway	Will County Forest Preserve	12-1001	-	-	Non-TIF
Weber Road and Lakeview Drive Intersection	Will County Forest Preserve	05-0367	-	-	Non-TIF
Veteran's Parkway Improvements	Will County Highway Department	09-1151	-	-	Non-TIF
Warrant Storage, Maintenance and Transportation	Will County Highway Department/IDOT	08-0931	-	-	Downtown TIF/Non TIF
Child Sexual Notification Act	Will County Sheriff	16-2071	-	-	Non-TIF
Provision of Police Service and Equipment Resources	Will County Sheriff	96-2156	-	-	Non-TIF
	Will County Sheriff - Special Operations Group	13-1619	-	1,000	Non-TIF
PDV Midwest Refining, LLC (Cligo Refinery) Assessment Settlement Agreement	Will County, Will County Forest Preserve District, Will County School District No. 92, Lockport Township High School District No. 205, Joliet Junior College District 525, Lemont Fire Protection District, Lemont Park District, DuPage Township, White Oak Library District, Fountaindale Public Library District, Romeoville Mosquito Abatement District, DuPage Township Assessor, Will County Supervisor of Assessments, Will County Board of Review, PDVMR (Cligo Refinery)	15 1933	-	-	Non-TIF