

A G E N D A

REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, APRIL 25, 2022 AT 6:30 P.M. 7760 QUINCY STREET, WILLOWBROOK, IL, DUPAGE COUNTY, ILLINOIS

**DUE TO THE COVID 19 PANDEMIC, THE VILLAGE WILL BE UTILIZING A ZOOM WEBINAR. MEMBERS OF THE PUBLIC CAN ATTEND THE MEETING VIA ZOOM WEBINAR BY VIDEO OR AUDIO. IF A MEMBER IS USING ZOOM, PLEASE EITHER USE YOUR PHONE OR COMPUTER, NOT BOTH.**

**THE PUBLIC CAN UTILIZE THE FOLLOWING CALL-IN NUMBER:**

**Dial-in Phone Number:        312-626-6799**

**Meeting ID:                        874 5147 5627**

**Written Public Comments Can Be Submitted By 6:15 P.M. on April 25, 2022, to [shalloran@willowbrook.il.us](mailto:shalloran@willowbrook.il.us)**

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. VISITORS' BUSINESS - Public Comment is Limited to Three Minutes Per Person
5. MOTION - MOTION TO APPROVE THE HIRING OF THE DIRECTOR OF PARKS AND RECREATION - DUSTIN KLEEFISCH (PASS)
6. OMNIBUS VOTE AGENDA:
  - a. Waive Reading of Minutes (APPROVE)
  - b. [Minutes - Board of Trustees Meeting April 11, 2022](#)  
(APPROVE)
  - c. [Warrants \\$397,008.59](#)
  - d. [ORDINANCE NO.                        - AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK ACCEPTING AND APPROVING A PROPOSAL FROM NJ RYAN TREE & LANDSCAPE SERVICE, LLC FOR 2022 SPRING AND FALL BRUSH COLLECTION AT A COST NOT TO EXCEED \\$34,320.00](#) (PASS)

NEW BUSINESS

7. ORDINANCES RELATED TO THE REDEVELOPMENT CORRIDOR TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN AND PROJECT
  - a. ORDINANCE NO. \_\_\_\_\_ - AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS APPROVING THE REDEVELOPMENT CORRIDOR TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN AND PROJECT (PASS)
  - b. ORDINANCE NO. \_\_\_\_\_ - AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS DESIGNATING THE REDEVELOPMENT CORRIDOR TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA (PASS)
  - c. ORDINANCE NO. \_\_\_\_\_ - AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS ADOPTING TAX INCREMENT FINANCING FOR THE REDEVELOPMENT CORRIDOR TAX INCREMENT FINANCING DISTRICT (PASS)
8. ORDINANCE \_\_\_\_\_ - AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A PURCHASE ORDER AND SMALL LOCAL GOVERNMENT CLOUD-BASED ENTERPRISE AGREEMENT FROM ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC. (PASS)
9. ORDINANCE NO. \_\_\_\_\_ - AN ORDINANCE AMENDING SECTION 2-4-11, ENTITLED "DEPUTY CHIEFS; APPOINTMENT; REMOVAL:" OF CHAPTER 4, ENTITLED "BOARD OF POLICE COMMISSIONERS" OF TITLE 2, ENTITLED "BOARDS AND COMMISSIONS" OF THE VILLAGE CODE OF ORDINANCES OF THE VILLAGE OF WILLOWBROOK (PASS)

PRIOR BUSINESS

10. TRUSTEE REPORTS
11. ATTORNEY'S REPORT
12. CLERK'S REPORT
13. ADMINISTRATOR'S REPORT
14. MAYOR'S REPORT
15. EXECUTIVE SESSION
16. ADJOURNMENT

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, APRIL 11, 2022, AT 6:30 P.M. AT THE WILLOWBROOK POLICE DEPARTMENT TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

DUE TO THE COVID 19 PANDEMIC, THE VILLAGE WILL BE UTILIZING A ZOOM CONFERENCE CALL FOR THIS MEETING.

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Mayor Frank Trilla.

2. ROLL CALL

Those physically present at roll call were, Mayor Frank A. Trilla, Village Clerk Deborah Hahn, Village Trustees Mark Astrella, Sue Berglund, Umberto Davi, Michael Mistele, Gayle Neal, and Greg Ruffolo, Attorney Michael Durkin, Village Administrator Brian Pabst, Assistant Village Administrator Sean Halloran, Director of Community Development Michael Krol, Chief Financial Officer Michael Rock, Chief Robert Schaller, Deputy Chief Lauren Kaspar, Deputy Clerk Christine Mardegan and Municipal Services Foreman AJ Passero.

Present via conference call, due to the COVID-19 pandemic: None.

Absent: None.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Administrator Brian Pabst to lead everyone in saying the pledge of allegiance.

4. VISITOR'S BUSINESS

None presented and no written comments were received.

5. PUBLIC HEARINGS

- a. Public Hearing Regarding the Proposed Redevelopment Corridor Tax Increment Financing District

GUIDE FOR THE PUBLIC HEARING PORTION OF THE APRIL 11, 2022 VILLAGE OF WILLOWBROOK VILLAGE BOARD MEETING: Regarding the Proposed Redevelopment Corridor Tax Increment Financing District

Mayor Trilla called the public hearing to order on the proposed Redevelopment Corridor Tax Increment Financing District and requested a second roll call.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal, Ruffolo and Trilla. NAYS: None. ABSENT: None.

Mayor Trilla stated the purpose of the hearing: "This public hearing is being held as required by Section 5(a) of the Illinois Tax Increment Allocation Redevelopment Act. Notice of the hearing was mailed and published in the newspaper as required by law. The purpose of the hearing is for the Village Board to consider the creation of the Redevelopment Corridor TIF District, and for the public to offer comments to the Village Board about the creation of the TIF District."

An overview of the Proposed Tax Increment Financing District, and the Eligibility Study and the Redevelopment Plan and Project in Relation Thereto will be presented by Kane McKenna Associates, and Village Staff.

Mayor Trilla asked the Village staff and the consultants to give the Village Board an overview of the proposed TIF District.

Administrator Pabst indicated that this project started about a year ago, studying the eligibility for the TIF district. The consultants from Kane and McKenna are here this evening. Both the Administrator and the consultants have set up numerous TIF districts.

The main purpose of the TIF is to look at a corridor that needs to be enhanced with respect to economic development, not the entire corridor just particular segments such as road, curb, gutter, and storm sewer. As an example, there is a \$4 million project on Executive Drive where flooding is occurring, to make the repairs and improvements. The other project identified is a storm sewer pipe draining a large portion of the Industrial Park to the south, underneath the Stevenson Expressway. That pipe has been breached and has severe failures. That project will be about a million dollars. These are examples of projects we have identified as immediate needs to be possibly covered by the TIF revenues.

The additional tax burden would be minimized by new growth within the school district. It simply puts a small portion of the additional taxes into a bank account for future projects specifically in the TIF district. Administrator Pabst introduced Phil McKenna with Kane, McKenna and Associates for additional information on the TIF.

Mr. McKenna related that this has been a yearlong process of analyzing the TIF. He provided a presentation of various aspects of the TIF:

- The Village's general economic and community development objectives are to enhance commercial, mixed use and industrial opportunities within the Village, to promote redevelopment in the underused areas, and entice private redevelopment to strengthen the Village's tax base while improving the quality of life for residents.
- The Study Area is in the southern portion of the Village and is generally bounded by Route 83 (Kingery Highway) to the west, 72nd Court to the north, Soper Road and Madison Street to the east and the I-55 Expressway to the south.
- The proposed Redevelopment Project Area has experienced deterioration, lack of community planning, inadequate utilities and declining/lagging Equalized Assessed Value (EAV).
- The Village does not expect that the proposed RPA would be redeveloped in a coordinated manner, without a TIF Redevelopment Plan.

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

- The Area consists of contiguous tax parcels
- TIF Plan conforms to/supports the Village's Comprehensive Plan
- The "But-For" requirement has been met
- As a "conservation area," based upon the finding that at least 3 of the 13 factors set forth in the TIF Act are present in the proposed RPA
- 80% of the buildings are 35 years or older - pursuant to the TIF Act at least 50% of the buildings must be more than 35 years old

The proposed Willowbrook Redevelopment Corridor TIF area meets 4 qualification factors which are deterioration, inadequate utilities, lack of community planning and declining/lagging EAV. The key elements of the TIF are:

- **Proposed Land Uses:** Commercial, industrial, and mixed use
- **Proposed TIF Budget:** \$80,000,000. The budget is sized to accommodate potential development requirements. The TIF Budget is a maximum amount which does not obligate the Village to expend such amounts.
- **Base EAV:** \$40,166,490 (2020 EAV of proposed RPA)
- **Projected EAV:** Upon completion of redevelopment activities, estimated at \$75,000,000 to \$80,000,000 (this is predicated on a number of assumptions, including an assumed absorption

schedule, assumed market factors, and assumed redevelopment costs)

The estimated costs are:

<b><u>Program Actions/Improvements</u></b>	<b><u>Estimated Costs (A)</u></b>
1. Land Acquisition, Assembly Costs and Relocation Costs	\$ 2,000,000
2. Demolition, Site Preparation, Environmental Cleanup Utility Improvements, including, but not limited to water system, Storm/flood control system, sanitary sewers and road and rights -of-way	\$ 35,000,000
3. Public facilities, including Parking Facilities and Streetscaping and improvements, including taxing district capital costs and transportation related improvements	\$ 25,000,000
4. Rehabilitation Costs	\$ 8,000,000
5. Interest Costs Pursuant to the Act	\$ 2,000,000
6. Professional Service Costs (Planning, Legal, Engineering, Administrative and Other Professional Service Costs)	\$ 5,000,000
7. Job Training	\$ 1,000,000
8. Statutory School District Payments, as provided for by the TIF Act	\$ <u>2,000,000</u>
<b>TOTAL ESTIMATED PROJECT COSTS</b>	<b><u>\$ 80,000,000</u></b>

When a TIF is set up, it doesn't mean requested TIF money for a project is automatically approved. The process continues just as it would without the TIF. All proposals to use TIF funds will have to come before the Board just as it does today for use of village monies.

The budget guidelines lines include the following:

- Overall budget cannot be exceeded
- Budget must be sized to cover gross expenditures, not net expenditure (e.g., gross purchase price of property)
- Covers 23 years; difficult to estimate with precision

Budget expenditures subject to:

- Village approvals
- Determination of appropriateness of costs
- Special annual TIF audit and review by the Village as well as other taxing bodies.

The next steps are:

- Village elected officials review public input
- Ordinances creating the Willowbrook Redevelopment Corridor TIF to be introduced at a Village Council meeting
- TIF designation ordinances may be introduced 14 to 90 days after the Public Hearing
- If the TIF ordinances are approved, they are then filed with the County Clerk

Administrator Pabst thanked Mr. McKenna. He continued to reiterate and emphasize that although the Village has the power for eminent domain with or without a TIF, the Village has never filed for eminent domain regarding residential or commercial properties, nor does the Village have plans to file for it.

There was a recent public meeting with about 25 people as well as their attorneys who agree with our assessment of the TIF district as a whole. At that meeting, Administrator Pabst again explained that there are no plans for eminent domain and is willing to put it in writing that the Village will not use eminent domain for residential properties. The question was raised at the meeting whether the group was in favor of the TIF; they were but wanted the reassurance of no eminent domain would be used for residential properties in writing. This stipulation was included in the Willowbrook Redevelopment Corridor Redevelopment Plan and Project, under Section VII Redevelopment Project, B. Redevelopment Activities, Land Assembly and Relocation.

Administrator Pabst is willing to attend additional public meetings or take calls from residents and businesses to explain the TIF in detail and to dispel the false information circulating on social media.

Mayor Trilla then asked if there is any member of the public who wishes to address the Village Board regarding this matter? Is so, step forward and make your comment at this time.

Resident Mr. Greg Czubernat raised a question about the second highest expenditure category planned for the funds, the \$25 million for public facilities, streetscaping and improvements, etc., and wondered if there were any additional details available.

Administrator Pabst explained that is the estimate of the projected TIF revenues which goes into a bank account. That is the best guess



of what we could receive over twenty-three (23) years. We generally use the highest number to make sure we are able to repair the infrastructure in the district.

Resident and business owner Joel Teglia commented that Administrator Pabst mentioned talking with the business owners about the project on Executive Drive for the water control, but as one of the owners, I was never contacted.

Administrator Pabst answered that most of the owners had been contacted and some had contacted the Village about the project.

Mr. Teglia said he does not have a problem with the project but would just have appreciated being contacted to know what's going on. Administrator Pabst let Mr. Teglia know that he would be available for his phone calls at any time.

As a follow up to the Executive Drive project, Administrator Pabst indicated that initially a special service area (SSA) was considered for the area which would have directly impacted the business owners in the area and could have been an extra \$15,000 to \$20,000 per year in taxes per building. Mayor Trilla added that when the SSA was considered it would have directly affected the landowners on Executive Drive and this was not a tax that he wanted to add on them. A TIF district will not be an additional tax on property owners or district residents.

Mr. Ted McKay asked how TIF money is generated.

Administrator Pabst indicated the funds are generated through the incremental increase of taxes. For example, if the current tax bill is \$10,000 per year and the value of your property goes up, in addition to taxing districts raising their revenue, your tax bill increases. The increased difference in the taxes within the district is then diverted to the Village and goes into a fund for the economic development within the TIF district. There are specific guidelines that must be followed for allocation of the funds and Administrator Pabst offered to meet privately with Mr. McKay to explain in more detail.

Mr. McKay followed up by commenting that it is a tax on the property.

Administrator Pabst clarified that it is not an additional tax, but rather it deals with property that is already assessed. Mayor Trilla added that it is a diversion of the funds already being paid. Instead

of the increase going to the school or the county it would go to the Village fund for the TIF district.

Mr. McKay asked what "EAV" means. Administrator Pabst stated that EAV means Equalized Assessed Value. It is the figure that the county uses to calculate the taxes for your property.

Mr. McKay followed up by asking if the EAV goes up, what happens. Administrator Pabst said if the EAV goes up, your taxes will go up depending on the dollar amount requested by the taxing bodies. This would be the case with or without a TIF district. But with the TIF district, the Village then captures the incremental increase and places the monies in an account which can be used within the TIF district.

Mayor Trilla shared that the last time the Village created a TIF district was the Willowbrook Town Center at Route 83 and Plainfield Road using three farms and the corner lot. The land at the time, farmland and some commercial, was worth about \$5 million, but had a low real estate tax rate. Now, 25 years later, that property is worth over \$100 million and generating millions for the schools and other public services. That's part of the reason the schools are in support of the TIF district.

The owner from Dell Rhea's Chicken Basket, Mr. Jerry Lombardi, indicated he stands 100% behind the TIF district and the Village Council [Board] and thinks it's a great idea to bring in revenue and new commerce into the area.

Mr. Thomas C. Bernardy of Willowbrook asked what companies are in support of the TIF District?

Mayor Trilla indicated that the previous speaker from Dell Rhea's Chicken Basket is one. A comment was also made that Willowbrook Ford stands behind the TIF district which a representative expressed at the last meeting covering the TIF district.

Mr. Bernardy felt that Willowbrook Ford was in favor of the TIF so that the homes in the area of the dealership could be incorporated into the dealerships lot. He indicated that he felt Willowbrook Ford had been pressuring residents to sell their homes and the business had been an ongoing nuisance. He expressed concern with the tactics and made disparaging remarks about the dealership and the ownership.

Mayor Trilla indicated that this was not the forum for these types of grievances and requested that the meeting proceed and asked for additional public comments.

Assistant Administrator Halloran asked if there was anyone online that would like to speak, that they could do so by keying star plus 9 or raising their hand.

As there were no additional public comments, Mayor Trilla asked if any of the Board members had any comments. There were no comments from the Board.

Administrator Pabst added that there were two Joint Review Board (JRB) meetings, held, representing the taxing bodies including the school districts. At both JRB meetings, all parties unanimously supported the TIF and its use for economic development which will benefit the school districts in the future. The *but-for* test will be to their benefit. [*but-for test - the subsidized development would not have happened but for the use of TIF*]

Trustee Davi commented that the public should know that the Board has already been well versed on this at prior meetings. Our Village Administrator has offered to discuss this with each one of us individually to address our concerns and questions. Administrator Pabst shared that he had also had many meetings with various people and has been available for calls from anyone who wanted to speak about the topic. Some people took advantage of the opportunity, while others did not.

Resident Russ Kasper commented that his understanding was that it would be of benefit if taxes increased. Administrator Pabst indicated that yes, if taxes went up, then the TIF would benefit, but that the Village has nothing to do with whether taxes go up or not, unless the Village raised property taxes. Mayor Trilla commented that the benefit would be that the residents would see benefits from an increase in taxes. Administrator Pabst added that if your taxes are going up, it is better that the increase go to enhance and benefit the local area.

Mr. Kaspar asked if taxes go up because the school district needs more tax money, but the money goes to the Village instead, wouldn't the residents be hit twice as hard?

Administrator Pabst responded that the tax affect is lessened due to new growth within the school district. This new growth helps to compensate for whatever small portion of the monies the schools did not receive. As it is a complicated process, he offered to speak privately with the resident.

Resident Nancy Baker wondered, in comparing this redevelopment [TIF District] to the shopping center [Willowbrook Town Center], if the expectation of the redevelopment is to be as much of an income growth as the shopping center was?

Administrator Pabst clarified that the Village is not comparing the new TIF district to the shopping center. Mayor Trilla added that that was just an example to understand the math in regard to the benefit of the TIF.

Ms. Baker asked if there was anything planned that would be a greater revenue generator. Both Administrator Pabst and Mayor Trilla confirmed that there is nothing in particular planned for the TIF area.

Mayor Trilla asked for a motion to close and adjourn the public hearing.

MOTION: Made by Trustee Davi and seconded by Trustee Berglund to close and adjourn the public hearing.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal and Ruffolo. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

b. 2022-2023 Budget

Mayor Trilla called the public hearing to order on the proposed 2022-2023 Annual Budget and requested a roll call.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal and Ruffolo. NAYS: None. ABSENT: None.

The Mayor indicated this public hearing is being held as required. He asked if there is any member of the public who wishes to address the Village Board regarding this matter? If so, step forward and make your comment at this time.

There were no public comments. The Mayor asked if there are any questions or comments from the Village Board.

There being no additional questions or comments, Mayor Trilla asked for a motion to close and adjourn the public hearing.

MOTION: Made by Trustee Davi and seconded by Trustee Ruffolo to adjourn the public hearing.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal and Ruffolo. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

6. OMNIBUS VOTE AGENDA

Mayor Trilla read over each item in the Omnibus Vote Agenda for the record.

- a. Waive Reading of the Minutes (APPROVE)
- b. Minutes - Regular Board Meeting - March 28, 2022 (APPROVE)
- c. Minutes - Special CoW Board Meeting - March 28, 2022 (APPROVE)
- d. Minutes - Special Budget Workshop #3 March 17, 2022 (APPROVE)
- e. Warrants - \$339,285.29
- f. RESOLUTION NO. 22-R-20 - AN RESOLUTION APPROVING A FINAL PLAT OF EASEMENT FOR 6821 ADAMS STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS (ADOPT)
- g. RESOLUTION NO. 22-R-21 - AN RESOLUTION APPROVING A FINAL PLAT OF EASEMENT FOR 6440 TENNESSEE STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS (ADOPT)

Mayor Trilla asked the Board if there were any items to be removed from Omnibus Vote Agenda.

MOTION: Made by Trustee Mistele and seconded by Trustee Ruffolo to approve the Omnibus Vote Agenda.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal and Ruffolo. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

NEW BUSINESS

- 7. ORDINANCE NO. 22-O-16 - AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR GOWER WEST ELEMENTARY SCHOOL, INCLUDING GRANTING SPECIAL USE PERMITS FOR CERTAIN USES, GRANTING CERTAIN WAIVERS FROM THE ZONING ORDINANCE, GRANTING CERTAIN VARIATIONS FROM THE SUBDIVISION REGULATIONS, GRANTING APPROVAL OF A FINAL PLAT OF SUBDIVISION, AND RELATED MATTERS (PASS)

Director Krol related the following:

The School District is seeking to make the following changes at the Gower West Elementary School site:

- One-story 18,601 square foot addition
- Extension of east parking lot with additional southeast parking lot
- New 64' by 50' outdoor early childhood playground
- Improvements to on-site drop-off and pick-up
- Reconfiguration of the existing sports field
- General site and landscaping improvements

### **Summary of Request**

1. A special use permit for an elementary school located on Clarendon Hills Road.
2. Consolidation of the subject property through the approval of a Final Plat of Subdivision.
3. Consideration of other such relief, exceptions, and variations from Title 9 and Title 10 of the Village Code.

### **Background**

The subject property is located at the southwest corner of Clarendon Hills Road and Sheridan Drive.

- R-1 Single Family Residence District
- 8.58-acre property consists of two lots:
  - 1.85-acre lot
  - 6.72-acre lot
- Existing 72,050 sq. ft. building
- Elementary School: Preschool- fourth grade

### **Traffic Impact Study**

Transportation engineer from Bollinger Lach & Associates confirms:

- Proposed site modifications will improve site circulation
  - separate users
  - increase off-street parking supply
  - increase stacking for both buses and parent drop-off/pick-up activities
  - minimizing conflicts both on and off-site.

### **Staff Analysis**

The proposed addition meets the criteria of the Village Zoning Ordinance, however, the proposed addition, site improvements, and lot consolidation

is also triggering its legal non-conforming status to follow today's zoning standards and regulations.

### **Recommended Conditions of Approval**

1. Final engineering plans shall be review and approved by the Village Engineer prior to issuance of a Site Development Permit by the Village of Willowbrook.
2. A sign permit shall be obtained from the Willowbrook Director of Municipal Services for the proposed new monument sign.
3. A fence permit shall be obtained from the Village for the proposed fencing and walls.
4. The trash enclosure must be constructed by masonry wall, or equivalent material, and shall be consistent with the color and style of the building.

A public hearing was held at the Plan Commission meeting on April 6, 2022. One nearby resident asked questions about whether the proposed north playground was in addition to the west play areas (yes), what ages would use the north playground (kindergarten and other early elementary age), whether landscaping would be removed along Sheridan Drive (no, additional landscaping is planned), and how the circulation of buses and cars would change.

The Plan Commission briefly discussed the requested variation to allow chain-link fencing, rather than ornamental fencing, but did not make any changes to its recommendation.

The Plan Commission voted unanimously to forward the case to the Village Board with a recommendation for approval, subject to the conditions that are included in the Ordinance before you today. Staff recommend approval of the Ordinance, which would grant a special use permit for the for Gower West Elementary School located on Clarendon Hills Road, approve the consolidation of the property's two parcels through a Final Plat of Subdivision, waive the requirement to provide the Preliminary Plat of Subdivision, and approve other relief, exceptions, and variations from Title 9 and Title 10 of the Village Code with respect to the Gower West.

Trustee Neal asked what the anticipated time period is for this project.

Director Krol indicated that pending Board action this evening we plan to issue the permit by the end of the week. The project is scheduled to be completed in October/November.

Trustee Neal expressed concern for the safety of the children with the parking lot construction during the school year. Director Krol indicated

that the parking lot would be completed prior to the start of the next school year.

MOTION: Made by Trustee Davi and seconded by Trustee Astrella to pass the Ordinance 22-O-16 as presented.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal and Ruffolo. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

8. MOTION - MOTION TO APPROVE THE 2022-2023 BUDGET (PASS)

Assistant Administer Halloran indicated that the budget reflects what the Board and staff have worked on since the first budget workshop in January.

There are no major changes since the last budget workshop we had on March 17. The only changes are the recent approvals of the gateway signage that was adopted by the Board in late February and some changes with vehicle purchases for the Police Department, approved by the Board in late February.

Overall, the Village is in good financial condition. At the Board's direction, we are raising our fund balance from 33% to 50%. Our projected fund balance for this fiscal year is around four hundred days, approximately 110% for this fiscal year 21/22, which results in a surplus of \$3.5 million. This is due to higher revenues than we anticipated and some capital improvement expenditures that were delayed.

Next year, we are expecting about a \$500,000 surplus. Operating expenses are expected to go down, while the capital improvement budget will be significantly higher. The Board has a lot to be proud of and staff. Lastly, the water fund balance is \$2.4 million. We hope to come to the Board the end of May or June with the water rate study report from Christopher Burke.

Trustee Mistele commented that the reserve that is referred to keeps the Village bond rating AAA [triple A] relative to our fiscal strength. Assistant Administer Halloran concurred.

MOTION: Made by Trustee Mistele and seconded by Trustee Berglund to pass the 2022-2023 Budget as presented.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal and Ruffolo. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED



9. RESOLUTION No. 22-R-22 - A RESOLUTION OF THE VILLAGE OF WILLOWBROOK WITHDRAWING ITS PARTICIPATION IN AN INTERGOVERNMENTAL AGREEMENT WITH THE VILLAGE OF BURR RIDGE FOR THE GARFIELD AVENUE SIDEWALK PROJECT (ADOPT)

Assistant Administer Halloran project this project was originally approved by the board in 2019 as an agreement (IGA) between the Village and Burr Ridge for the construction of the sidewalk along Garfield Avenue. This item was discussed and recommended for approval during the February 25, 2019, Joint Committee meeting. We received public comment from some Burr Ridge residents and some Willowbrook residents that signed a petition. Public Works researched and found different pricing.

Staff recommends that the dissolution of the IGA with Burr Ridge would decrease Willowbrook's overall costs from \$55,000 to \$20,000. If approved, construction will be completed by June 2022. Village residents have been contacted and are in support of the project. Burr Ridge is working on their contribution and will pay for their section of the project.

Trustee Neal asked for clarification that the resolution covers the sidewalk for the two lots in Willowbrook and that Burr Ridge would separately complete the sidewalk for the properties in their village. Assistant Administrator Halloran indicated that was correct.

Trustee Neal asked if there was any idea when Burr Ridge would complete their section. Assistant Administrator Halloran indicated he had spoken with the Burr Ridge Village Manager who was uncertain when it would be completed. Mayor Trilla stated that he spoke to the Mayor of Burr Ridge, and they are anticipating getting the project done this year.

Trustee Davi thanked the Mayor and Public Works Department for his efforts in getting this accomplished. Mayor Trilla added that Foreman Passero had reached out to the homeowners and met with them to everyone's mutual benefit.

MOTION: Made by Trustee Ruffolo and seconded by Trustee Davi to adopt Resolution No. 22-R-22 as presented.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal and Ruffolo. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

10. BOND AND BOND COUNSEL

a. ORDINANCE NO. 22-O-17 - An Ordinance providing for the issuance

of not to exceed \$10,000,000 General Obligation Bonds, in one or more series, on a taxable or tax-exempt basis, of the Village of Willowbrook, DuPage County, Illinois, for the purpose of financing the costs of certain capital projects in the Village and certain economic development initiatives of the Village, providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on said Bonds, and authorizing the proposed sale of said Bonds to the purchaser thereof. (PASS)

Administrator Pabst indicated the bond ordinance has two parts. The first is the ordinance for the 10-million-dollar bond and the second part is the resolution for legal services. The legal services will be with Ice Miller, LLP. Ice Miller will serve as the bond counsel and disclosure counsel. The bond sale will address the priority projects that we have been discussing. There will be a \$10 million bond with a payment schedule proposed by our bond expert Mr. Tom Reedy [*Director at Stifel Public Finance*].

Administrator Pabst read the following statement:

- (1) the Bond Ordinance provides for the issuance of not to exceed \$10,000,000 General Obligation Bonds, in one or more series, to
  - (a) finance the costs of certain capital projects in the Village, and
  - (b) pay capitalized interest,
- (2) said Bonds are issuable without referendum pursuant to the home rule powers of the Village,
- (3) the Bond Ordinance provides for the levy of taxes sufficient to pay the principal of and interest on said Bonds, and
- (4) the Bond Ordinance sets forth the parameters for the issuance of said Bonds and the sale thereof by designated officials of the Village and
- (5) summarized the pertinent terms of said parameters, including the manner of sale, length of maturity, rates of interest, purchase price and tax levy for said Bonds.

The second part of this item is a resolution for the contract with Ice Miller that has done bonds in the Chicagoland area for decades. Based on cost comparisons of fees, they were the most reasonably priced, with approximately \$20,000 in savings for bond counsel and disclosure counsel.

Trustee Mistele commented that it was his understanding that the Board is allowing the Mayor's office to make decisions based on the marketplace conditions. He asks that the Board members be notified when such decisions

are made. Mayor Trilla responded the Board would continue to be notified as has always been the practice.

MOTION: Made by Trustee Mistele and seconded by Trustee Astrella to pass Ordinance No. 22-O-17 as presented.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal and Ruffolo. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

- b. RESOLUTION NO. 22-R-23 - A RESOLUTION APPROVING A LEGAL SERVICES ENGAGEMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF WILLOWBROOK AND ICE MILLER, LLP, AS BOND COUNSEL AND DISCLOSURE COUNSEL FOR THE VILLAGE, IN CONNECTION WITH THE VILLAGE'S PROPOSED GENERAL OBLIGATION BONDS, SERIES 2022 (ADOPT)

MOTION: Made by Trustee Mistele and seconded by Trustee Davi to adopt Resolution No. 22-R-23 as presented.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal and Ruffolo. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

PRIOR BUSINESS

11. TRUSTEE REPORTS

Trustee Neal had no report.

Trustee Ruffolo had no report.

Trustee Mistele had no report.

Trustee Berglund had no report.

Trustee Davi had no report.

Trustee Astrella had no report.

12. ATTORNEY'S REPORT

Attorney Durkin had no report.

13. CLERK'S REPORT

Clerk Hahn had no report.

14. ADMINISTRATOR'S REPORT

Administrator Pabst the bond issue should be done in the first two weeks of June.

15. MAYOR'S REPORT

Mayor Trilla deferred to Assistant Administrator Halloran.

Assistant Administrator Halloran shared that we have planned a Village of Willowbrook day on July 7 to attend a White Sox game. This is open to anyone. There is a link on the website to purchase tickets.

16. EXECUTIVE SESSION

There was no need for a closed session.

17. ADJOURNMENT

MOTION: Made by Trustee Ruffolo and seconded by Trustee Berglund to adjourn the Regular Meeting at the hour of 7:25 p.m. and go into closed session.

ROLL CALL VOTE: AYES: Trustees Astrella, Berglund, Davi, Mistele, Neal and Ruffolo. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

PRESENTED, READ, and APPROVED.

\_\_\_\_\_, 2022.

\_\_\_\_\_  
Frank A. Trilla, Mayor

Minutes transcribed by Deputy Clerk Christine Mardegan.

W A R R A N T S

April 25, 2022

GENERAL CORPORATE FUND	-----	\$323,718.63
WATER FUND	-----	\$53,307.96
WATER CAPITAL IMPORVEMENTS FUND	-----	\$19,982.00
TOTAL WARRANTS	-----	\$397,008.59

Michael Rock, Director of Finance

APPROVED:  
Frank A. Trilla, Mayor

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND							
04/22/2022	APCH	244 (E) #	FIRST NATIONAL BANK OMAHA	PERSONNEL RECRUITMENT	455-131	10	270.00
				FUEL/MILEAGE/WASH	455-303	10	9.99
				COMMISSARY PROVISION	455-355	10	30.20
				COMMISSARY PROVISION	455-355	10	16.93
				COMMISSARY PROVISION	455-355	10	42.37
				EDP LICENSES	460-263	10	95.43
				EDP LICENSES	460-263	10	488.84
				EDP LICENSES	460-263	10	14.79
				EDP LICENSES	460-263	10	879.43
				EDP LICENSES	460-263	10	234.87
				EDP LICENSES	460-263	10	64.00
				EDP LICENSES	460-263	10	156.00
				EDP LICENSES	460-263	10	15.93
				EDP LICENSES	460-263	10	89.00
				VILLAGE ENTRY SIGNS	765-640	35	191.26
				CHECK APCHK 244 (E) TOTAL FOR FUND 01:			2,599.04
04/22/2022	APCH	246 (E) *#	INTERGOVERNMENTAL PERSONNEL	EMP DED PAY- INSURANCE	210-204	00	15,315.47
				LIFE INSURANCE - ELECTED OFFICIALS	410-141	05	76.80
				LIFE INSURANCE - COMMISSIONERS	435-148	07	17.40
				HEALTH/DENTAL/LIFE INSURANCE	455-141	10	231.80
				HEALTH/DENTAL/LIFE INSURANCE	455-141	10	3,077.50
				HEALTH/DENTAL/LIFE INSURANCE	510-141	15	600.67
				LIFE INSURANCE - PLAN COMMISSION	510-340	15	75.60
				HEALTH/DENTAL/LIFE INSURANCE	610-141	25	1,346.49
				HEALTH/DENTAL/LIFE INSURANCE	630-141	30	34,590.13
				HEALTH/DENTAL/LIFE INSURANCE	710-141	35	3,383.18
				HEALTH/DENTAL/LIFE INSURANCE	810-141	40	1,831.05
				CHECK APCHK 246 (E) TOTAL FOR FUND 01:			60,546.09
04/22/2022	APCH	247 (E) *#	INTERGOVERNMENTAL PERSONNEL	EMP DED PAY- INSURANCE	210-204	00	16,136.43
				LIFE INSURANCE - ELECTED OFFICIALS	410-141	05	76.80
				LIFE INSURANCE - COMMISSIONERS	435-148	07	17.40
				HEALTH/DENTAL/LIFE INSURANCE	455-141	10	232.76
				HEALTH/DENTAL/LIFE INSURANCE	455-141	10	7,597.42
				HEALTH/DENTAL/LIFE INSURANCE	510-141	15	600.67
				LIFE INSURANCE - PLAN COMMISSION	510-340	15	75.60
				HEALTH/DENTAL/LIFE INSURANCE	610-141	25	3,065.19
				HEALTH/DENTAL/LIFE INSURANCE	630-141	30	35,195.09
				HEALTH/DENTAL/LIFE INSURANCE	710-141	35	3,383.18
				HEALTH/DENTAL/LIFE INSURANCE	810-141	40	1,831.05

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND							
				CHECK APCHK 247(E) TOTAL FOR FUND 01:			68,211.59
04/22/2022	APCH	248 (E) #	WEX BANK	FUEL/MILEAGE/WASH	455-303	10	38.00
				FUEL/MILEAGE/WASH	630-303	30	7,013.54
				FUEL/MILEAGE/WASH	710-303	35	2,507.43
				CHECK APCHK 248(E) TOTAL FOR FUND 01:			9,558.97
04/25/2022	APCH	98482	ARAMARK UNIFORMS SERVICES	UNIFORMS	710-345	35	55.97
04/25/2022	APCH	98483	ARTHUR CLESEN, INC.	SALT	755-331	35	1,151.50
04/25/2022	APCH	98485	BUCKEYE POWER SALES CO INC	MAINTENANCE - BUILDING	466-228	10	525.00
04/25/2022	APCH	98486	BUTTREY RENTAL SERVICE, INC.	OPERATING EQUIPMENT	755-401	35	300.56
04/25/2022	APCH	98487*#	CAR REFLECTIONS	VEHICLES - NEW & OTHER	765-625	35	437.50
04/25/2022	APCH	98489	CINTAS CORPORATION NO 2	MAINTENANCE - EQUIPMENT	740-411	35	103.34
				MAINTENANCE - EQUIPMENT	740-411	35	103.34
				MAINTENANCE - EQUIPMENT	740-411	35	103.34
				CHECK APCHK 98489 TOTAL FOR FUND 01:			310.02
04/25/2022	APCH	98490	CITY WIDE OF ILLINOIS	OPERATING SUPPLIES & EQUIPMENT	710-401	35	135.48
04/25/2022	APCH	98491	CLARKE ENVIRONMENTAL	MOSQUITO ABATEMENT	760-259	35	6,612.50
04/25/2022	APCH	98492	DANIEL POLFLIET	UNIFORMS	630-345	30	146.46
04/25/2022	APCH	98493	DATAMATION IMAGING SERVICES	DOCUMENT STORAGE/SCANNING	460-267	10	23,000.00
04/25/2022	APCH	98494	DOWNERS GROVE CPR LTD	FEES/DUES/SUBSCRIPTIONS	630-307	30	1,755.00
04/25/2022	APCH	98495	ELROD FRIEDMAN LLP	FEES - SPECIAL ATTORNEY	470-241	10	192.50
04/25/2022	APCH	98497	FALCO'S LANDSCAPING INC	SITE IMPROVEMENTS	750-289	35	9,150.00
				STREET & ROW MAINTENANCE	750-328	35	5,200.00
				STREET & ROW MAINTENANCE	750-328	35	3,500.00
				STREET & ROW MAINTENANCE	750-328	35	8,600.00
				STREET IMPROVEMENTS	765-685	35	8,975.00
				STREET IMPROVEMENTS	765-685	35	9,675.00
				STREET IMPROVEMENTS	765-685	35	9,600.00
				CHECK APCHK 98497 TOTAL FOR FUND 01:			54,700.00
04/25/2022	APCH	98498*#	GRIT PIPE SOLUTIONS LLC	JET CLEANING CULVERT	750-286	35	1,925.00

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND							
04/25/2022	APCH	98499*#	H AND R CONSTRUCTION INC.	STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	4,656.00
				CREDIT FOR INV# 16954 OVERPAYMENT	750-381	35	(380.00)
				CHECK APCHK 98499 TOTAL FOR FUND 01:			4,276.00
04/25/2022	APCH	98500	HIGH PSI LTD	MAINTENANCE - VEHICLES	735-409	35	995.00
04/25/2022	APCH	98501	HRISTO K. BOJILOV	UNIFORMS	630-345	30	822.20
04/25/2022	APCH	98502	K FIVE CONSTRUCTION	STREET & ROW MAINTENANCE OTHER	755-328	35	580.00
04/25/2022	APCH	98503	KING CAR WASH	FUEL/MILEAGE/WASH	630-303	30	300.00
04/25/2022	APCH	98504	LAURIE SCHMITZ	UNIFORMS	630-345	30	207.85
04/25/2022	APCH	98505*#	MID AMERICAN WATER	STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	2,447.20
04/25/2022	APCH	98506#	NJ RYAN TREE & LANDSCAPE LLC	CONTRACTED MAINTENANCE & LANDSCAPING	570-281	20	4,781.00
				TREE MAINTENANCE	750-338	35	3,685.00
				TREE MAINTENANCE	750-338	35	7,800.00
				TREE MAINTENANCE	750-338	35	6,800.00
				TREE MAINTENANCE	750-338	35	9,600.00
				TREE MAINTENANCE	750-338	35	2,685.00
				TREE MAINTENANCE	750-338	35	6,885.00
				TREE MAINTENANCE	750-338	35	2,185.00
				ROUTE 83 BEAUTIFICATION	755-281	35	4,781.00
				CHECK APCHK 98506 TOTAL FOR FUND 01:			49,202.00
04/25/2022	APCH	98507	NORTH EAST MULTI REGIONAL TRNG.	SCHOOLS/CONFERENCES/TRAVEL	630-304	30	400.00
04/25/2022	APCH	98508	RAGS ELECTRIC, INC	CONTRACTED MAINTENANCE & LANDSCAPING	570-281	20	3,555.92
04/25/2022	APCH	98509	RBH CONSTRUCTION, LLC	MAINTENANCE - SALT BINS	725-414	35	3,100.00
04/25/2022	APCH	98510	ROBERT HALF	CONSULTING FEES - CLERICAL	471-253	10	870.11
04/25/2022	APCH	98511	SAFEBUILT, LLC	PLAN REVIEW - PLANNER	520-257	15	2,225.00
				PLAN REVIEW - PLANNER	520-257	15	3,343.05
				PLAN REVIEW - PLANNER	520-257	15	559.30
				CHECK APCHK 98511 TOTAL FOR FUND 01:			6,127.35
04/25/2022	APCH	98512	SIGNS NOW	OFFICE SUPPLIES	455-301	10	53.30
04/25/2022	APCH	98513	T.P.I.	PLAN REVIEW - BUILDING CODE REIMB.	820-258	40	1,672.46
				PART TIME - INSPECTOR	830-109	40	1,008.00



Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND							
				CHECK APCHK 98513 TOTAL FOR FUND 01:			2,680.46
04/25/2022	APCH	98514*#	TAMELING GRADING	CONTRACTED MAINTENANCE & LANDSCAPING	570-281	20	7,265.00
04/25/2022	APCH	98515*#	TAMELING INDUSTRIES	STREET & ROW MAINTENANCE	750-328	35	531.00
				STREET & ROW MAINTENANCE	750-328	35	1,296.00
				CHECK APCHK 98515 TOTAL FOR FUND 01:			1,827.00
04/25/2022	APCH	98516	TEMPERATURE ENGINEERNG INC	MAINTENANCE - BUILDING	466-228	10	1,995.00
04/25/2022	APCH	98517	THOMSON REUTERS - WEST	FEES/DUES/SUBSCRIPTIONS	630-307	30	203.80
04/25/2022	APCH	98518	TRAFFIC CONTROL & PROTECTIONS	ROAD SIGNS	755-333	35	574.25
04/25/2022	APCH	98519	ULINE	MAINTENANCE - EQUIPMENT	735-411	35	1,177.50
				TRASH REMOVAL	755-279	35	389.50
				TRASH REMOVAL	755-279	35	1,261.47
				CHECK APCHK 98519 TOTAL FOR FUND 01:			2,828.47
04/25/2022	APCH	98520	WAREHOUSE DIRECT	OFFICE SUPPLIES	710-301	35	844.54
04/25/2022	APCH	98521	WB-BURR RIDGE SPORTS PREF CTR LL	CHILDRENS SPECIAL EVENTS - OTHER	585-150	20	200.00
04/25/2022	APCH	98522	WESTMONT SHELL	MAINTENANCE - VEHICLES	630-409	30	200.00
				Total for fund 01 GENERAL FUND			323,718.63

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 02 WATER FUND							
04/22/2022	APCH	246 (E) *#	INTERGOVERNMENTAL PERSONNEL	HEALTH/DENTAL/LIFE INSURANCE	401-141	50	3,450.22
04/22/2022	APCH	247 (E) *#	INTERGOVERNMENTAL PERSONNEL	HEALTH/DENTAL/LIFE INSURANCE	401-141	50	3,450.22
04/25/2022	APCH	98484	ASSOCIATED TECHNICAL SERV. LTD.	LEAK SURVEYS	430-276	50	740.00
04/25/2022	APCH	98487*#	CAR REFLECTIONS	VEHICLES - NEW & OTHER	440-626	50	437.50
04/25/2022	APCH	98488	CHRISTOPHER B. BURKE	FEES - ENGINEERING	405-245	50	6,656.00
				FEES - ENGINEERING	405-245	50	1,664.00
				CHECK APCHK 98488 TOTAL FOR FUND 02:			8,320.00
04/25/2022	APCH	98496	ETP LABS INC	SAMPLING ANALYSIS	420-362	50	150.00
04/25/2022	APCH	98498*#	GRIT PIPE SOLUTIONS LLC	WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	2,200.00
04/25/2022	APCH	98499*#	H AND R CONSTRUCTION INC.	WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	6,645.00
				WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	5,900.00
				CHECK APCHK 98499 TOTAL FOR FUND 02:			12,545.00
04/25/2022	APCH	98505*#	MID AMERICAN WATER	MATERIAL & SUPPLIES - DISTRIBUTION	430-476	50	7,962.00
				MATERIAL & SUPPLIES - DISTRIBUTION	430-476	50	5,839.00
				CHECK APCHK 98505 TOTAL FOR FUND 02:			13,801.00
04/25/2022	APCH	98514*#	TAMELING GRADING	WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	7,010.00
04/25/2022	APCH	98515*#	TAMELING INDUSTRIES	MATERIAL & SUPPLIES - DISTRIBUTION	430-476	50	1,204.02
				Total for fund 02 WATER FUND			53,307.96

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 09 WATER CAPITAL IMPROVEMENTS FUND							
04/25/2022	APCH	98505*#	MID AMERICAN WATER	WATER SYSTEM IMPROVEMENTS	440-600	65	723.00
				WATER SYSTEM IMPROVEMENTS	440-600	65	3,898.00
				WATER SYSTEM IMPROVEMENTS	440-600	65	3,898.00
				WATER SYSTEM IMPROVEMENTS	440-600	65	3,863.00
				WATER SYSTEM IMPROVEMENTS	440-600	65	4,201.00
				WATER SYSTEM IMPROVEMENTS	440-600	65	3,399.00
				CHECK APCHK 98505 TOTAL FOR FUND 09:			19,982.00
				Total for fund 09 WATER CAPITAL IMPROVEMENTS FU			19,982.00
			TOTAL - ALL FUNDS				397,008.59

'\*'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND

'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT

**VILLAGE OF WILLOWBROOK**

**BOARD MEETING**  
**AGENDA ITEM - HISTORY/COMMENTARY**

AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK ACCEPTING AND APPROVING A PROPOSAL FROM NJ RYAN TREE & LANDSCAPE SERVICE, LLC FOR 2022 SPRING AND FALL BRUSH COLLECTION AT A COST NOT TO EXCEED \$34,320.00

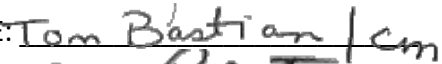
**AGENDA NO. 6.d.**

**AGENDA DATE: 4/25/2022**

**STAFF REVIEW:** Andrew Passero, Public Works Foreman

**SIGNATURE:** 

**LEGAL REVIEW:** Tom Bastian, Village Attorney

**SIGNATURE:** 

**RECOMMENDED BY:** Brian Pabst, Village Administrator

**SIGNATURE:** 

**REVIEWED & APPROVED BY COMMITTEE:** YES ☒ NO ☐ N/A ☐

**ITEM HISTORY (PREVIOUS VILLAGE BOARD REVIEWS, ACTIONS RELATED TO THIS ITEM, OTHER HISTORY)**

This past Fall, the Village's tree contractor, NJ Ryan Tree & Landscape, LLC, completed the Village-wide brush collection program. The program included curb-side collection of piled brush throughout town with the resulting chipped debris hauled away. The program is intended for regular annual tree maintenance purposes and not for residential lot-clearing activities from construction. The program was completed on-time and without incident, and the Village also received several compliments from residents commenting on the good site clean-up practices of the contractor.

The Spring and Fall 2022 program will also consist of a curb-side chipping program. NJ Ryan Tree & Landscape, LLC has offered a proposal to complete the program at a cost of \$17,160 per collection. This is their first price increase in three (3) years. The increase of \$1,560 is due to increased fuel prices. In the past staff has attempted to solicit proposals from other local landscape maintenance contractors; however, they have been largely unresponsive, likely since in the past they have been unable to come in lower than NJ Ryan's price.

**STAFF RECOMMENDATION**

The cost of the Spring and Fall brush collection program would be \$17,160 for each event. This includes two (2) chipping crews working 40 hours each to complete the collection. The F.Y. 2022/23 Budget includes the following funding request to conduct both the Spring and Fall Brush Collection Programs:

<u>FUND</u>	<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>BUDGET</u>
PW – Street Maint.	01-35-755-284	Brush Pick-Up	\$37,400

The Spring brush collection program is planned for the week of May 9<sup>th</sup>– 13<sup>th</sup>, 2022 and the Fall program is planned for the week of October 10<sup>th</sup>– 14<sup>th</sup>, 2022.

**ACTION PROPOSED:** Pass the Ordinance.

**ORDINANCE NO. 22-O-\_\_\_\_\_**

**AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK ACCEPTING AND APPROVING  
A PROPOSAL FROM NJ RYAN TREE & LANDSCAPE SERVICE, LLC FOR 2022 SPRING  
AND FALL BRUSH COLLECTION AT A COST NOT TO EXCEED \$34,320.00**

---

**WHEREAS**, the Village has received satisfactory proposals for a renewal of the contract for the 2022 Spring and Fall Village-Wide Brush Collection Program from NJ Ryan Tree and Landscape Service, LLC;

**WHEREAS**, the corporate authorities of the Village have determined that it is in the best interest of the Village that competitive bidding be waived for the 2022 Spring and Fall Village-Wide Brush Collection Program;

**WHEREAS**, the proposals received by the Village from NJ Ryan Tree and Landscape Service, LLC of DeKalb, Illinois are acceptable to the Village; and

**WHEREAS**, in the opinion of a majority of the corporate authorities of the Village, it is advisable, necessary and in the public interest that the Village enter into an agreement with NJ Ryan Tree and Landscape Service, LLC for the 2022 Spring and Fall Village-Wide Brush Collection Program.

**NOW THEREFORE BE IT ORDAINED** by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, as follows:

**SECTION 1.** The foregoing recitals are adopted as the findings of the Village as if fully restated herein.

**SECTION 2.** Two-thirds (2/3rds) of the Board of Trustees of the Village hereby determine that the competitive bidding process for the 2022 Spring and Fall Village-Wide Brush Collection Program be and is hereby waived.

**SECTION 3.** The proposals submitted by NJ Ryan Tree and Landscape Service, for the 2022 Spring and Fall Village-Wide Brush Collection Program, is hereby accepted and approved upon the terms and conditions set forth in that certain proposals attached hereto as Exhibit “A” and Exhibit “B”, and made a

part hereof, at a total cost not to exceed \$34,320.00.

**SECTION 4.** The Village Mayor of the Village of Willowbrook be and is hereby directed to execute said proposals from NJ Ryan Tree & Landscape Service, LLC and all contract documents on behalf of the Village of Willowbrook and do all other acts necessary to carry into effect the intent of this ordinance.

**SECTION 5:** This ordinance shall be in full force and effect from and after its passage and approval, in the manner provided by law.

PASSED and APPROVED this 25<sup>th</sup> day of April, 2022 by a ROLL CALL VOTE as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTENTIONS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED:

\_\_\_\_\_  
Frank A. Trilla, Mayor

ATTEST:

\_\_\_\_\_  
Deborah A. Hahn, Village Clerk

## **EXHIBIT A**

### **Proposal for 2022 Spring Brush Collection**

17271 IL ROUTE 23  
DEKALB, IL 60115

Date	Estimate #
3/14/2022	140

Name / Address
Village of Willowbrook

			Project
Description	Qty	Cost	Total
Brush pick up - Spring 2022		17,160.00	17,160.00
		<b>Total</b>	<b>\$17,160.00</b>

Customer Signature



## **EXHIBIT B**

Proposal for 2022 Fall Brush Collection

NJ RYAN TREE & LANDSCAPE LLC

17271 IL ROUTE 23  
DEKALB, IL 60115

## Estimate

Date	Estimate #
3/14/2022	141

Name / Address
Village of Willowbrook

			Project
Description	Qty	Cost	Total
Brush pick up - Fall 2022		17,160.00	17,160.00
		<b>Total</b>	\$17,160.00

Customer Signature \_\_\_\_\_

# VILLAGE OF WILLOWBROOK

## BOARD MEETING

### AGENDA ITEM - HISTORY/COMMENTARY

**ITEM TITLE:**

- a. An Ordinance of the Village of Willowbrook, DuPage County, Illinois Approving the Redevelopment Corridor Tax Increment Financing District Redevelopment Project Area Redevelopment Plan and Project.
- b. An Ordinance of the Village of Willowbrook, DuPage County, Illinois Designating the Redevelopment Corridor Tax Increment Financing District Redevelopment Project Area.
- c. An Ordinance of the Village of Willowbrook, DuPage County, Illinois Adopting Tax Increment Financing for the Redevelopment Corridor Tax Increment Financing District.

**AGENDA NO:** 7

**AGENDA DATE:** 04/25/22

**STAFF REVIEW:** Brian Pabst, Village Administrator.

**SIGNATURE:** B. Pabst
**LEGAL REVIEW:** Thomas Bastian, Village Attorney

**SIGNATURE:** Tom Bastian / cm
**LEGAL REVIEW:** Gregory T. Smith, TIF Counsel

**SIGNATURE:** Gregory T. Smith / jw
**RECOMMENDED BY:** Brian Pabst, Village Administrator

**SIGNATURE:** B. Pabst
**REVIEWED & APPROVED BY COMMITTEE:** YES ☐ NO ☐ N/A ☒
**ITEM HISTORY (PREVIOUS VILLAGE BOARD REVIEWS, ACTIONS RELATED TO THIS ITEM, OTHER PERTINENT HISTORY)**

As a part of the process of instituting a TIF District, a Joint Review Board (JRB) meeting, a Public Hearing and a public Board meeting must be held, in addition to notices by mail to all taxpayers of record within the TIF District, impacted taxing districts and residences within 750 feet of the proposed TIF District. The Village's prior Public Hearing and JRB meeting were noticed / publicized, posted on our website and in the newspaper. The intent was to receive additional public input prior to the Village Board considering approval of the TIF District at the April 25, 2022, meeting. It should also be noted that at both JRB meetings, the Village's TIF Plan received a unanimous recommendation of approval.

Staff therefore recommends the adoption of the three ordinances to create the TIF District, to be adopted in the following order:

1. Ordinance of the Village of Willowbrook, DuPage County, Illinois Approving the Redevelopment Corridor Tax Increment Financing District Redevelopment Project Area Redevelopment Plan and Project. This ordinance approves the Redevelopment Plan and Project for the TIF District, including the anticipated redevelopment activities, redevelopment budget and eligibility study.
2. Ordinance of the Village of Willowbrook, DuPage County, Illinois Designating the Redevelopment Corridor Tax Increment Financing District Redevelopment Project Area. This ordinance designates the TIF District boundary map.
3. Ordinance of the Village of Willowbrook, DuPage County, Illinois Adopting Tax Increment Financing for the Redevelopment Corridor Tax Increment Financing District. This ordinance adopts tax increment financing

within the TIF District, which will cause DuPage County to allocate the incremental property taxes generated within the TIF District into the TIF District fund to be spent on eligible redevelopment project costs per the Redevelopment Plan and Project.

As noted, the Village has spent a significant amount of time and effort to create the Redevelopment Corridor TIF District, including mailed and published notices, JRB meetings and public hearings. The final step to create the Redevelopment Corridor TIF District is Village Board approval of the following three ordinances, which are attached and on your agenda for approval this evening.

Should the three ordinances be approved, staff will file certified copies of the ordinances with the DuPage County Clerk and the TIF District will be created and in existence.

**ACTION PROPOSED:** Pass the ordinances to approve, designate and adopt the Redevelopment Corridor Tax Increment Financing District Redevelopment Project Area Redevelopment Plan and Project.

**ORDINANCE NO. 22-O-\_\_**

**AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY,  
ILLINOIS APPROVING THE REDEVELOPMENT CORRIDOR TAX INCREMENT  
FINANCING DISTRICT REDEVELOPMENT  
PROJECT AREA REDEVELOPMENT PLAN AND PROJECT**

**WHEREAS**, the Village of Willowbrook (“Village”) is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, subject to said Section, a home rule unit may exercise any power and perform and function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare; and

**WHEREAS**, the Village Mayor and Board of Trustees desire to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (“TIF Act”) for the Village’s Redevelopment Corridor Tax Increment Financing District (“TIF District”) redevelopment plan and project, and designate the tax increment redevelopment project area relative to the TIF District; and

**WHEREAS**, on September 27, 2021, the Village Mayor and Board of Trustees adopted Ordinance No. 21-O-45, entitled “An Ordinance Proposing a Redevelopment Plan and Project for, and the Designation of, the Willowbrook Redevelopment Corridor Redevelopment Project Area and the Adoption of Tax Increment Allocation Financing Therefor, Convening a Joint Review Board and Calling a Public Hearing In Connection Therewith, and Repealing Village of Willowbrook Ordinance No. 21-O-43,” which, among other things, set a Joint Review Board meeting date and a public hearing date relative to the proposed TIF District (“Ordinance No. 21-O-45”); and

**WHEREAS**, on September 28, 2021, the Village published the Tax Increment Financing Interested Parties Registry Notice regarding the TIF District in the *Chicago Sun-Times*; and

**WHEREAS**, pursuant to Ordinance No. 21-O-45, a Joint Review Board meeting was held on November 1, 2021 and a public hearing was held on December 20, 2021, regarding the proposed establishment of the TIF District; and

**WHEREAS**, in response to comments received by the Village prior to and during the December 20, 2021 public hearing regarding the establishment of the TIF District, the Village Mayor and Board of Trustees determined that it would best serve the public’s health, safety and welfare to make certain major amendments to the proposed redevelopment plan and project for the proposed TIF District, including revisions to the boundaries thereof, and to have a revised eligibility report prepared with regard thereto, and to restart the process of creating the proposed TIF District; and

**WHEREAS**, on January 24, 2022, the Village announced the availability of the amended redevelopment plan and project for the proposed TIF District (as amended, the “TIF Plan”), with said TIF Plan containing an amended eligibility report for the proposed TIF District (as amended, the “Eligibility Report”) addressing the tax increment financing eligibility of the area proposed for the amended redevelopment project area (as amended, the “Redevelopment Project Area”); and

**WHEREAS**, a public hearing was held on April 11, 2022, regarding the TIF Plan; and

**WHEREAS**, the Village Mayor and Board of Trustees desire to implement tax increment financing pursuant to the TIF Act for the TIF Plan within the municipal boundaries of the Village and within the Redevelopment Project Area described and depicted in **EXHIBIT A-1** and **EXHIBIT A-2**, both being attached hereto and made part hereof; and

**WHEREAS**, the Village has complied with the specific notice, Joint Review Board meeting and public hearing requirements provided for in the TIF Act as a prerequisite to approving the TIF Plan, as amended, in relation to the TIF District, in that the Village has taken the following actions:

<b>ACTION</b>		<b>DATE TAKEN</b>
1.	Approved, by Motion, the preparation of the Eligibility Report and TIF Plan	December 20, 2021
2.	Published the TIF Interested Parties Registry notice in the newspaper	September 28, 2021
3.	Announced the availability of the Eligibility Report and the TIF Plan, at a Village Board meeting	January 24, 2022
4.	Approved an Ordinance calling for a Joint Review Board meeting and a Public Hearing relative to the proposed approval of the Redevelopment Project Area and the TIF Plan in relation thereto	February 14, 2022
5.	Mailed a copy of the Eligibility Report and the TIF Plan, a notice of the Joint Review Board meeting and the Public Hearing, and the Ordinance setting the date of the Joint Review Board meeting and the Public Hearing, to all taxing districts and the Illinois Department of Commerce and Economic Opportunity (by certified mail, return receipt requested)	February 15, 2022
6.	Mailed notices relative to the availability of the Eligibility Report and TIF Plan to all residential addresses within 750 feet of the boundaries of the Redevelopment Project Area, to all parties who were registered on the Village’s TIF Interested Parties Registry (by First Class U.S. Mail)	February 15, 2022
7.	Held the Joint Review Board meeting	March 8, 2022

8.	Published notice of the Public Hearing in the newspaper twice	Week of March 29, 2022
9.	Mailed notices of the Public Hearing to each taxpayer of record (by certified mail, return receipt requested) within the Redevelopment Project Area and to each person on the Village's TIF Interested Parties Registry (by First Class U.S. Mail)	March 29, 2022
10.	Held a Public Hearing	April 11, 2022

; and

**WHEREAS**, on March 8, 2022, the Joint Review Board, relative to the TIF District, recommended the approval of the Redevelopment Project Area and approval of the TIF Plan in relation thereto; and

**WHEREAS**, pursuant to the TIF Act, the Village has waited at least fourteen (14) days, but not more than ninety (90) days, from the Public Hearing date to take action on this Ordinance approving the TIF Plan; and

**WHEREAS**, the TIF Plan sets forth the conditions in the Redevelopment Project Area qualifying the Redevelopment Project Area as a "conservation area," and the Village Mayor and Board of Trustees have reviewed testimony concerning said conditions presented at the Public Hearing and are generally informed of the conditions causing the Redevelopment Project Area to qualify as an "conservation area," as said term is defined in Section 11-74.4-3 of the TIF Act, 65 ILCS 5/11-74.4-3; and

**WHEREAS**, the Village Mayor and Board of Trustees have reviewed the conditions pertaining to the lack of private investment in the Redevelopment Project Area to determine whether private development would take place in the Redevelopment Project Area as a whole without the adoption of the TIF Plan; and

**WHEREAS**, it is the intent of the Village Mayor and Board of Trustees to utilize the tax increment from all sources authorized by law, with such revenues to be exclusively utilized for the development of the TIF Plan within the Redevelopment Project Area (except as provided in 65 ILCS 5/11-74.4-4(q), as incorporated into the TIF Plan budget of estimated redevelopment project costs); and

**WHEREAS**, the Redevelopment Project Area would not reasonably be redeveloped without the use of such incremental revenues; and

**WHEREAS**, the Village Mayor and Board of Trustees have reviewed the conditions pertaining to real property in the Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the Redevelopment Project Area would be substantially benefited by the TIF Plan improvements;

**NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION 1: Incorporation.** That the recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

**SECTION 2: Findings.** That the Village Mayor and Board of Trustees hereby make the following findings:

A. The area constituting the Redevelopment Project Area is described and depicted as set forth in the attached **EXHIBIT A-1** and **EXHIBIT A-2**;

B. There exist conditions which cause the area proposed to be designated as the Redevelopment Project Area to be classified as a “conservation area,” as such term is defined in Section 11-74.4-3 of the TIF Act, 65 ILCS 5/11-74.4-3;

C. The Redevelopment Project Area on the whole has not been subject to growth and redevelopment through investment by private enterprise and would not be reasonably anticipated to be redeveloped without the adoption of the TIF Plan;

D. The Redevelopment Project Area would not reasonably be redeveloped without the tax increment derived from real property tax incremental revenues, and the increment from such revenues will be exclusively utilized for the redevelopment as outlined in the TIF Plan within the Redevelopment Project Area (except as provided in 65 ILCS 5/11-74.4-4(q), as incorporated into the TIF Plan budget of estimated redevelopment project costs);

E. The TIF Plan conforms to the Village’s Comprehensive Plan for the development of the Village as a whole;

F. The parcels of real property in the Redevelopment Project Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the TIF Plan are included in the Redevelopment Project Area;

G. The estimated date for final completion of the TIF Plan is December 31st of the year in which the payment to the Village Treasurer is made with respect to *ad valorem* taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted, which, as to the TIF District, is December 31, 2046; and

H. The estimated date for retirement of obligations incurred to finance TIF Plan costs is not later than December 31st of the year in which the payment to the Village Treasurer is made with respect to *ad valorem* taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the



Redevelopment Project Area is adopted, which, as to the TIF District, is December 31, 2046.

**SECTION 3: TIF Plan Approval.** That the TIF Plan is hereby adopted and approved. A copy of said TIF Plan is attached hereto as **EXHIBIT B** and made a part hereof.

**SECTION 4: Severability.** That 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: Repeal.** That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed.

**SECTION 6: Effect.** That this Ordinance shall be in full force and effect upon its adoption, approval and publication in pamphlet form as provided by law.

**ADOPTED** this 25th day of April, 2022 pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** by me this 25th day of April, 2022.

\_\_\_\_\_  
Frank Trilla, Village Mayor

**ATTEST:**

\_\_\_\_\_  
Deborah A. Hahn, Village Clerk

Published in pamphlet form this 25th day of April, 2022 under the authority of the Village Mayor and Board of Trustees.

Recorded in the Village records on April 25, 2022.

## **EXHIBIT A-1**

### **REDEVELOPMENT PROJECT AREA DESCRIPTION**

#### **LEGAL DESCRIPTION (Willowbrook Redevelopment Corridor TIF)**

THAT PART OF THE WEST HALF OF SECTION 25, SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 35 IN TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION, AS RECORDED OCTOBER 11, 2000 AS DOCUMENT NUMBER R2000-158930, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF 74TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH RIGHT-OF-WAY LINE OF 74TH STREET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOPER ROAD;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SOPER ROAD TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 75TH STREET, SAID SOUTH RIGHT-OF-WAY LINE OF 75TH STREET ALSO BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE PROPERTY OF GOWER SCHOOL (DISTRICT 62) AS CONVEYED BY SAJVERA TO THE COUNTY BOARD OF SCHOOL TRUSTEES FOR THE USE AND BENEFIT OF SAID SCHOOL DISTRICT 62, BY DEED RECORDED AS DOCUMENT R1957-835578;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF THE GOWER SCHOOL PROPERTY TO THE NORTHWEST CORNER OF SAID GOWER SCHOOL PROPERTY;

THENCE SOUTH ALONG THE WEST LINE OF SAID GOWER SCHOOL PROPERTY TO THE NORTHEAST CORNER OF LOT 1 IN BALDUCCI'S ASSESSMENT PLAT, AS RECORDED SEPTEMBER 29, 1981 AS DOCUMENT NUMBER R1981-053018;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN BALDUCCI'S ASSESSMENT PLAT TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO THE NORTHWEST CORNER OF LOT 2 IN SAID BALDUCCI'S ASSESSMENT PLAT;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID MADISON STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED);  
 THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED) TO THE SOUTHEASTERLY CORNER OF COMPASS ARENA PLANNED UNIT DEVELOPMENT, AS RECORDED APRIL 24, 2020 AS DOCUMENT NUMBER R2020-040386;  
 THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT TO THE MOST NORTHERLY CORNER THEREOF, SAID MOST NORTHERLY CORNER ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOLIET ROAD;  
 THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOLIET ROAD TO THE NORTHWEST CORNER OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT;  
 THENCE SOUTH ALONG THE WEST LINE OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26;  
 THENCE EAST ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26 TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED);  
 THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED) TO A POINT ON THE SOUTH LINE OF HARVEY'S RESUBDIVISION, AS RECORDED OCTOBER 21, 1953 AS DOCUMENT NUMBER 698678;  
 THENCE WEST ALONG SAID SOUTH LINE OF HARVEY'S RESUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 (AKA ROBERT KINGERY HIGHWAY);  
 THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 (AKA ROBERT KINGERY HIGHWAY) TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 79TH STREET;  
 THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 79TH STREET TO THE SOUTHEAST CORNER OF LOT 4 IN ANVAN'S SUBDIVISION, AS RECORDED OCTOBER 9, 1978 AS DOCUMENT NUMBER R1978-096734;  
 THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4 IN ANVAN'S SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF ANVAN'S RESUBDIVISION, AS RECORDED MARCH 31, 1986 AS DOCUMENT NUMBER R1986-028791;  
 THENCE WEST ALONG SAID SOUTH LINE OF ANVAN'S RESUBDIVISION TO THE SOUTHEAST CORNER OF LOT 2 IN SAID ANVAN'S RESUBDIVISION;  
 THENCE NORTH ALONG THE EAST LINE OF SAID LOT 2 IN ANVAN'S RESUBDIVISION TO THE NORTHEAST CORNER THEREOF;  
 THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 IN ANVAN'S RESUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 (AKA ROBERT KINGERY HIGHWAY);  
 THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF MIDWAY DRIVE;  
 THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF MIDWAY DRIVE TO THE SOUTHWEST CORNER OF LOT 13 IN WILLOWBROOK

EXECUTIVE PLAZA, AS RECORDED JULY 8, 1975 AS DOCUMENT NUMBER R1975-033298;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 13 IN WILLOWBROOK EXECUTIVE PLAZA TO THE NORTHWEST CORNER THEREOF;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 13 IN WILLOWBROOK EXECUTIVE PLAZA TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF QUINCY STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF QUINCY STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF EXECUTIVE DRIVE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF EXECUTIVE DRIVE TO THE SOUTHEAST CORNER OF LOT 1 IN ROC INDUSTRIAL P.U.D., AS RECORDED JULY 28TH, 2016 AS DOCUMENT NUMBER R2016-078174;

THENCE NORTHERLY AND NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 IN ROC INDUSTRIAL P.U.D. TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN ROC INDUSTRIAL P.U.D. TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID QUINCY STREET;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF QUINCY STREET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 34 IN SAID WILLOWBROOK EXECUTIVE PLAZA;

THENCE WEST ALONG SAID EASTERLY EXTENSION, THE SOUTH LINE OF LOT 34 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 75<sup>TH</sup> STREET (AS WIDENED);

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 75TH STREET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID QUINCY STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF QUINCY STREET TO THE NORTHEAST CORNER OF LOT 1 IN WINGREN PLAZA SUBDIVISION, AS RECORDED DECEMBER 5, 1989 AS DOCUMENT NUMBER R1989-152944;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN WINGREN PLAZA SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 72N° COURT;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 72N° COURT TO A POINT ON THE WEST LINE OF LAKE WILLOW WAY CONDOMINIUM, AS RECORDED NOVEMBER 30, 1981 AS DOCUMENT NUMBER R1981-063247;

THENCE SOUTH ALONG SAID WEST LINE OF LAKE WILLOW WAY CONDOMINIUM TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 7 IN HINSDALE HIGHLAND ESTATES, AS RECORDED JUNE 23, 1954 AS DOCUMENT NUMBER R1954-720969;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 7 AND THE NORTH LINE OF LOTS 8 AND 9 IN SAID HINSDALE HIGHLAND ESTATES TO THE NORTHEAST CORNER OF SAID LOT 9, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST LINE OF LOT 2

IN WILLOWBROOK CORPORATE CENTER UNIT #2 RESUBDIVISION, AS RECORDED NOVEMBER 6, 2013 AS DOCUMENT NUMBER R2013-152663;  
 THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 IN WILLOWBROOK CORPORATE CENTER UNIT #2 RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF;  
 THENCE EAST AND SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT 2 AND THE SOUTHEASTERLY EXTENSION TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WILLOWBROOK CENTRE PARKWAY;  
 THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WILLOWBROOK CENTRE PARKWAY TO THE NORTHWEST CORNER OF LOT 10 IN AFORESAID WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION;  
 THENCE EAST ALONG THE NORTH LINE OF SAID LOT 10 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION TO THE NORTHEAST CORNER THEREOF;  
 THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 10 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF AFORESAID LOT 9 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION;  
 THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 9 TO THE POINT OF BEGINNING.

#### Street Addresses:

7425 S MADISON ST WILLOWBROOK, IL 60527	QUINCY ST WILLOWBROOK, 60527
7475 S MADISON ST WILLOWBROOK, IL 60527	QUINCY ST WILLOWBROOK, 60527
7475 S MADISON ST WILLOWBROOK, IL 60527	QUINCY ST WILLOWBROOK, 60527
7575 S MADISON ST BURR RIDGE, IL 60527	QUINCY ST WILLOWBROOK, 60527
7611 S MADISON ST BURR RIDGE, IL 60527	QUINCY ST WILLOWBROOK, 60527
815 72ND CT WILLOWBROOK, IL 60527	QUINCY ST WILLOWBROOK, 60527
807 72ND CT WILLOWBROOK, IL 60527	QUINCY ST WILLOWBROOK, 60527
749 72ND CT WILLOWBROOK, IL 60527	7500 S MADISON ST WILLOWBROOK, 60521
816 73RD CT WILLOWBROOK, IL 60527	WLLWBRK CENTRE WILLOWBROOK, 60521
808 73RD CT WILLOWBROOK, IL 60527	WLLWBRK CENTRE WILLOWBROOK, 60521
748 73RD CT WILLOWBROOK, IL 60527	7500 S MADISON ST WILLOWBROOK, 60521
742 73RD CT WILLOWBROOK, IL 60527	700 WILLOWBROOK CNTR WILLOWBROOK, 60527
734 73RD CT WILLOWBROOK, IL 60527	WLLWBRK CENTRE WILLOWBROOK, 60521
726 73RD CT WILLOWBROOK, IL 60527	7505 S KINGERY HWY WILLOWBROOK, 60527
718 73RD CT WILLOWBROOK, IL 60527	760 N FRONTAGE RD WILLOWBROOK, 60527
710 73RD CT WILLOWBROOK, IL 60527	830 MIDWAY DR WILLOWBROOK, 60521
742 73RD CT APT 301- WILLOWBROOK, 60521	825 W 75TH ST WILLOWBROOK, 60521
7201 S KINGERY HWY WILLOWBROOK, 60521	7535 RT 83 WILLOWBROOK, 60521
7301 S KINGERY HWY WILLOWBROOK, 60521	7550 QUINCY ST WILLOWBROOK, 60527
7345 RT 83 WILLOWBROOK, 60521	645 JOLIET RD WILLOWBROOK, 60527
7409 S KINGERY HWY WILLOWBROOK, 60521	535 JOLIET RD WILLOWBROOK, 60527
7410 S QUINCY ST WILLOWBROOK, 60527	7737 S KINGERY WILLOWBROOK, 60521
311 W 73RD ST WILLOWBROOK, 60527	7760 S KINGERY WILLOWBROOK, 60521
QUINCY ST WILLOWBROOK, 60527	7760 S KINGERY WILLOWBROOK, 60521
QUINCY ST WILLOWBROOK, 60527	7882 QUINCY DR WILLOWBROOK, 60521
QUINCY ST WILLOWBROOK, 60527	835 MIDWAY DR WILLOWBROOK, 60521
729 73RD CT WILLOWBROOK, 60527	825 MIDWAY DR WILLOWBROOK, 60521
721 73RD CT WILLOWBROOK, 60527	7850 QUINCY DR WILLOWBROOK, 60521
713 73RD CT WILLOWBROOK, 60527	855 MIDWAY DR WILLOWBROOK, 60521
705 73RD CT WILLOWBROOK, 60527	845 MIDWAY DR WILLOWBROOK, 60521
QUINCY ST WILLOWBROOK, 60527	

7800 S KINGERY HWY WILLOWBROOK, 60527  
 820 W 79TH ST WILLOWBROOK, 60521  
 800 W 79TH ST BURR RIDGE, 60521  
 7510 S MADISON ST WILLOWBROOK, 60527  
 7530 S MADISON ST WILLOWBROOK, 60527  
 650 EXECUTIVE DR WILLOWBROOK, 60521  
 7630 S MADISON ST WILLOWBROOK, 60527  
 520-30 EXECUTIVE DR WILLOWBROOK, 60527  
 7550 PLAZA CT WILLOWBROOK, 60527  
 7575 PLAZA CT WILLOWBROOK, 60521  
 7615 PLAZA CT WILLOWBROOK, 60527  
 7630 S MADISON ST WILLOWBROOK, 60527  
 7530 PLAZA CT WILLOWBROOK, 60527  
 7535 PLAZA CT WILLOWBROOK, 60521  
 7615 PLAZA CT WILLOWBROOK, 60527  
 540 EXECUTIVE DR WILLOWBROOK, 60527  
 7501 S QUINCY ST WILLOWBROOK, 60527  
 7675 QUINCY ST WILLOWBROOK, 60521  
 7725 S QUINCY ST WILLOWBROOK, 60527  
 585 EXECUTIVE DR WILLOWBROOK, 60521  
 555 EXECUTIVE DR WILLOWBROOK, 60521  
 525 EXECUTIVE DR WILLOWBROOK, 60527  
 625 EXECUTIVE DR WILLOWBROOK, 60521  
 625 EXECUTIVE DR WILLOWBROOK, 60514

625 EXECUTIVE DR WILLOWBROOK, 60514  
 7825-7 QUINCY ST WILLOWBROOK, 60527  
 7855 S QUINCY ST WILLOWBROOK, 60527  
 640 JOLIET RD WILLOWBROOK, 60527  
 7775 QUINCY ST WILLOWBROOK, 60521  
 625 EXECUTIVE DR WILLOWBROOK, 60514  
 500 JOLIET RD WILLOWBROOK, 60527  
 JOLIET RD WILLOWBROOK, 60521  
 JOLIET RD WILLOWBROOK, 60521  
 JOLIET RD WILLOWBROOK, 60521  
 JOLIET RD WILLOWBROOK, 60521  
 JOLIET RD WILLOWBROOK, 60521  
 835 79TH ST WILLOWBROOK, 60527  
 7910 JOLIET RD WILLOWBROOK, 60527  
 855 79TH ST WILLOWBROOK, 60527  
 855 79TH ST WILLOWBROOK, 60527  
 855 79TH ST WILLOWBROOK, 60527  
 855 79TH ST WILLOWBROOK, 60527  
 16W281 79TH ST HINSDALE, 60521  
 815 79TH ST WILLOWBROOK, 60527  
 9S050 JOLIET RD HINSDALE, 60521  
 7900 JOLIET RD WILLOWBROOK, 60527  
 801 JOLIET RD WILLOWBROOK, 60521

General Location: properties and rights of way located in the Village of Willowbrook generally bounded by Illinois Route 83 (Kingery Highway) to the west, 72nd Court to the north, Soper Road and Madison Street to the east and the I-55 Expressway to the south.

#### Property Identification Numbers ("PINs"):

09-25-103-009	09-26-201-017	09-26-203-012	09-26-401-006
09-25-103-013	09-26-202-002	09-26-203-013	09-26-402-001
09-25-103-014	09-26-202-004	09-26-203-014	09-26-402-005
09-25-300-003	09-26-202-012	09-26-203-015	09-26-402-006
09-25-300-012	09-26-202-013	09-26-203-017	09-26-402-011
09-26-201-003	09-26-202-015	09-26-203-018	09-26-402-013
09-26-201-004	09-26-203-001	09-26-203-019	09-26-402-014
09-26-201-005	09-26-203-002	09-26-204-047	09-26-402-020
09-26-201-008	09-26-203-003	09-26-204-066	09-26-402-024
09-26-201-009	09-26-203-004	09-26-208-006	09-26-402-025
09-26-201-010	09-26-203-005	09-26-400-013	09-26-402-028
09-26-201-011	09-26-203-006	09-26-400-015	09-26-402-030
09-26-201-012	09-26-203-007	09-26-400-020	09-26-402-031
09-26-201-013	09-26-203-008	09-26-400-023	09-26-403-011
09-26-201-014	09-26-203-009	09-26-400-024	09-26-403-012
09-26-201-015	09-26-203-010	09-26-400-025	09-26-403-015
09-26-201-016	09-26-203-011	09-26-401-001	09-26-403-016

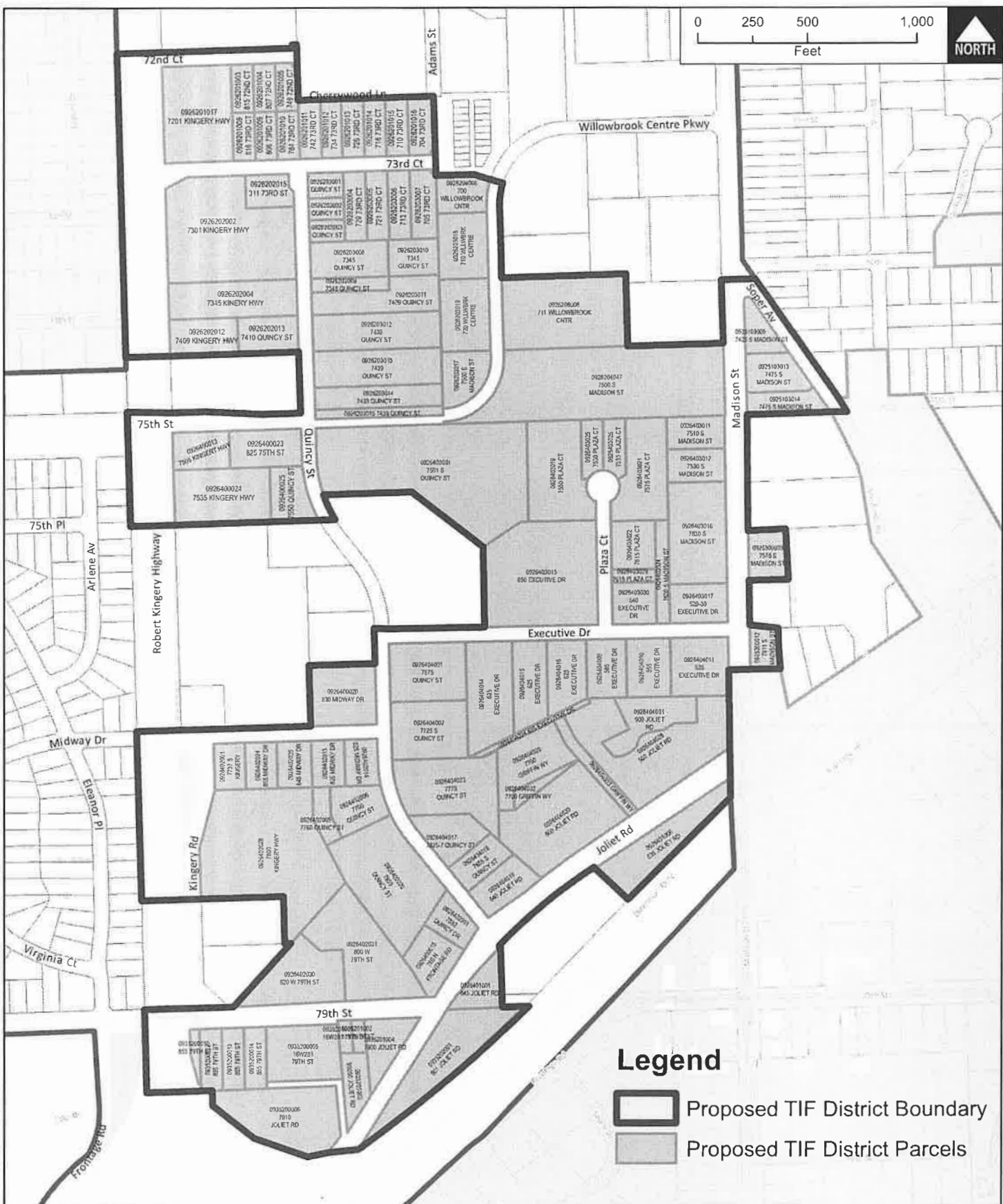
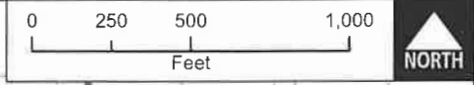
09-26-403-017	09-26-404-001	09-26-404-023	09-35-200-010
09-26-403-019	09-26-404-002	09-26-404-024	09-35-200-012
09-26-403-021	09-26-404-009	09-26-404-027	09-35-200-013
09-26-403-022	09-26-404-010	09-26-404-028	09-35-200-014
09-26-403-024	09-26-404-011	09-26-404-029	09-35-201-001
09-26-403-025	09-26-404-014	09-26-404-030	09-35-201-002
09-26-403-026	09-26-404-015	09-26-404-031	09-35-201-003
09-26-403-027	09-26-404-016	09-26-404-032	09-35-201-004
09-26-403-029	09-26-404-017	09-26-404-033	09-35-202-001
09-26-403-030	09-26-404-018	09-35-200-005	
09-26-403-031	09-26-404-019	09-35-200-006	

**EXHIBIT A-2**

**STREET LOCATION MAP**

(attached)





### Legend

- Proposed TIF District Boundary
- Proposed TIF District Parcels

CLIENT:



**VILLAGE OF  
WILLOWBROOK**

TITLE:

## PROPOSED TIF DISTRICT

PROJ. NO. 900144.H215

DATE: 01/07/2022

SHEET 1 OF 1

DRAWING NO.

**EXH 2**



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
9575 W. Higgins Road, Suite 600 · Rosemont, Illinois 60018 · (847) 823-0500

DSGN.	DRW	SCALE:	1:6.917
CHKD.		AUTHOR:	DWALTERS
FILE:		PLOT DATE:	1/7/2022
Proposed TIF District			

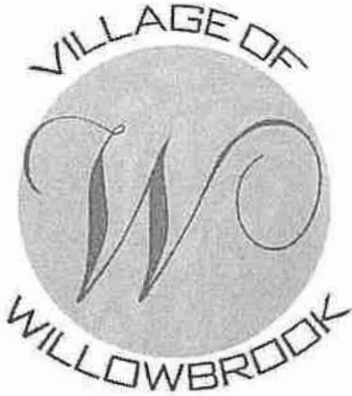
Public: N:\31111\WILLOWBROOK\90144\H215\GIS\Exhibit\Proposed TIF District.mxd

**EXHIBIT B**

**REDEVELOPMENT CORRIDOR TAX INCREMENT FINANCING DISTRICT TIF PLAN**

(attached)

**Draft Dated: 1/14/2022**



---

**WILLOWBROOK, ILLINOIS  
WILLOWBROOK REDEVELOPMENT CORRIDOR  
REDEVELOPMENT PLAN AND PROJECT**

---

**Prepared By:**

**Willowbrook, Illinois  
&  
Kane, McKenna and Associates, Inc.**

---

**January, 2022**

## TABLE OF CONTENTS

Subject	Page
<b>I. Introduction</b>	<b>1</b>
A. The Redevelopment Plan	3
B. Summary	4
<b>II. Redevelopment Project Area Legal Description</b>	<b>6</b>
<b>III. Redevelopment Project Area Goals and Objectives</b>	<b>7</b>
A. Redevelopment Strategies of the Village	7
B. Specific Objectives for the RPA	8
C. Redevelopment Objectives	8
<b>IV. Evidence of the Lack of Development and Growth within RPA and Assessment of Fiscal Impact on Affected Taxing Districts</b>	<b>9</b>
A. Evidence of the Lack of Development and Growth Within the RPA	9
B. Assessment of Fiscal Impact on Affected Taxing Districts	9
<b>V. TIF Qualification Factors Existing in the Redevelopment Project Area</b>	<b>10</b>
A. Findings	10
B. Eligibility Survey	10
<b>VI. Housing Impact Study Findings in the Redevelopment Project Area</b>	<b>11</b>
<b>VII. Redevelopment Project</b>	<b>12</b>
A. Redevelopment Plan and Project Objectives	12
B. Redevelopment Activities	13
C. General Land Use Plan	15
D. Additional Design and Control Standards for Development in the Village	15
E. Estimated Redevelopment Project Costs	15
F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Act	25
G. Nature and Term of Obligations to be Issued	26
H. Most Recent Equalized Assessed Valuation (EAV) Of Properties in the Redevelopment Project Area	26

I.	Anticipated Equalized Assessed Valuation (EAV)	26
----	--	----

#### TABLE OF CONTENTS ... Continued

Subject	Page
<b>VIII. Description and Scheduling of Redevelopment Project</b>	<b>27</b>
A. Redevelopment Project	27
B. Commitment to Fair Employment Practices and Affirmative Action	28
C. Completion of Redevelopment Project and Retirement Of Obligations to Finance Redevelopment Costs	29
<b>IX. Provisions for Amending the Tax Increment Redevelopment Plan and Project</b>	<b>30</b>

#### LIST OF EXHIBITS

<u>Exhibit A</u>	-	Boundary Map
<u>Exhibit B</u>	-	Legal Description
<u>Exhibit C</u>	-	TIF Qualification Report
<u>Exhibit D</u>	-	Existing Land Use Map
<u>Exhibit E</u>	-	Future Land Use Map

## I. INTRODUCTION

The Village of Willowbrook (the “Village”) is located in DuPage County, Illinois, serving a population of approximately 8,491 citizens (2020 Census). It is an established community located approximately 23 miles southwest of downtown Chicago. It is bordered by the suburban villages of Hinsdale, Westmont, Clarendon Hills, Burr Ridge, and Darien, along with unincorporated areas of DuPage County.

In this report, the Village proposes a Tax Increment Financing (“TIF”) Redevelopment Plan to assist an area in overcoming a number of redevelopment impediments. Kane, McKenna and Associates, Inc. (“KMA”) has been retained by the Village of Willowbrook to conduct an analysis of the potential qualification and designation of the area as a TIF district, and to assist the Village in drafting this TIF Redevelopment Plan.

**TIF Plan Requirements.** The Village is completing this Plan as required by the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et. seq.*, as amended (the “Act” or the “TIF Act”). To establish a “TIF” district (also known as the “Redevelopment Project Area” or “RPA”), Illinois municipalities must adopt several documents, including a TIF Redevelopment Plan and an Eligibility Report.

The Act enables Illinois municipalities to establish TIF districts, either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest so as to “promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas” (65 ILCS 5/11-74.4-2(b)).

By definition, a TIF “Redevelopment Plan” (also known as the “Redevelopment Plan and Project”) 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 qualify the redevelopment project area as a “blighted area,” “conservation area” (or combination thereof), or “industrial park conservation 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.

**Community Background.** In 1959, a homeowners group called the Ridgemoor Homeowners Association decided to incorporate as a village in order to be able to guide the development of farmland which surrounded their homes. Changes in the law scheduled to become effective January 1, 1960, which would require a population of 400 for incorporation, caused this group of 167 people to expedite its request to be made a village. While the case for incorporation was before the court, the attorney for the homeowners association called the president, Anton Borse, frantically asking for a name for the new village. Borse looked out his window and saw the willow trees along the creek at the back of his property and promptly gave the village its name. Willowbrook became one of the State’s smallest villages on January 18, 1960.

Willowbrook has experienced tremendous growth over the last several decades. The community grew from a population of 1,170 in 1970 to 8,600 in 1990. In the period 1970 to 1980 the community grew 323% (to 3,780). The Village is located at the intersection of Illinois Route 83 (Robert Kingery Highway) and the Stevenson Expressway (I-55). As a result of its proximity to these major routes, the Village is strategically located with regard to opportunities for commercial, residential and employment growth.

The proposed Willowbrook Redevelopment Corridor TIF District has the potential for redevelopment that would allow the Village to assist in the reuse of underutilized properties in order to stabilize and increase property tax base. Redevelopment would build upon locational advantages and certain existing uses. As such, the Village has identified a number of objectives for redevelopment, with tax increment financing acting as a tool to achieve them. Please refer to Section III of this report for additional information about the goals, objectives and activities to support redevelopment.

A. The Redevelopment Plan

The Village recognizes the need for implementation of a strategy to revitalize existing properties within the boundaries of the RPA, as well as to stimulate and enhance new commercial, retail and mixed-use redevelopment. The ability to respond to marketplace demands is a key component of the Village's strategy to promote private redevelopment within strategically critical areas of the Village. The requisite private investment will likely only be stimulated in the RPA if TIF is adopted pursuant to the TIF Act, since incremental property tax revenue generated by the redevelopment will play a decisive role in encouraging private redevelopment. Existing conditions, such as those associated with properties and site improvements located within the RPA, that may have precluded intensive private reinvestment in the past, will be eradicated. Ultimately, the implementation of the Redevelopment Plan and Project detailed herein will benefit the Village and all the associated taxing districts, in the form of a stabilized and significantly expanded tax base.

The designation of the area as a Redevelopment Project Area will allow the Village to address deficiencies within the RPA, by taking the following steps:

- Establishing a pattern of up-to-date mixed-use and retail/commercial land-uses that will increase property valuations and address evolving market trends, especially as such uses are responsive to market conditions;
- Providing and coordinating roadway, traffic and other site improvements that provide access to the area, serve the area, or are within the area;
- Soliciting, coordinating, and supporting improved public transportation access to the area;
- Entering into redevelopment agreements in order to facilitate and guide the redevelopment and adaptive re-use of underutilized properties;
- Improving area appearance through undertaking modern landscape, streetscape and signage programs;
- Coordinating land assembly in order to provide sites for more modern redevelopment plans; and
- Providing and updating infrastructure that is adequate in relation to redevelopment plans.

The area on the whole would not reasonably be anticipated to be redeveloped in a coordinated manner without the adoption of this Redevelopment Plan and Project. The Village has prepared the Redevelopment Plan and Project to utilize tax increment financing in order to address area needs and to meet the Village's 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 RPA. By means of public investment, the Village will strengthen the RPA, thus setting the stage for attracting private capital for redevelopment. This, in turn, will lead to the retention, expansion and attraction of commercial, retail and mixed residential use development into the Village in general, and the RPA in particular.

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 area is not less in the aggregate than 1½ acres.

Through this Redevelopment Plan and Project, the Village will serve as the central force for marshaling the assets and energies of the private sector for a unified, deliberate, cooperative public-private redevelopment effort. 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 stabilized and expanded tax base, the retention of existing businesses, and the creation of new businesses and employment opportunities within the Village, as a result of induced private sector investment within the area.

#### **B. Summary**

The Village, through legislative actions as required by the Act, finds:

- That the RPA, as a whole, has not been subject to growth and development through investment by private enterprise;
- That in order to promote and protect the health, safety, and welfare of the public, certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of the RPA must be undertaken;
- To alleviate the adverse conditions, it is necessary to encourage private reinvestment and stabilize and enhance the tax base in the RPA for the benefit of the taxing districts through redevelopment of the RPA;
- That public/private partnerships are determined to be necessary in order to achieve development goals;
- That the Redevelopment Plan and Project conforms to the Village's 1993 Comprehensive Plan (including any amendments thereto);

- That without the development focus and resources provided for under the Act, and as set forth in this Plan, redevelopment and growth is not reasonably expected to be achieved; and
- That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs is of benefit to the taxing districts, because the taxing districts would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment.

It is further found, and certified by the Village, in connection with the process required for the adoption of this Plan pursuant to the Act, that the projected redevelopment of the RPA will not result in the displacement of ten (10) inhabited residential units or more, and that the RPA contains less than seventy-five (75) inhabited residential units. Therefore, this Plan does not include a Housing Impact Study as would otherwise be required.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA area is tenable only if a portion of the improvements and other costs are funded by TIF.

## II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

The Redevelopment Project Area is depicted on the map in Exhibit A and its legal description is attached in Exhibit B.

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

The Village has established a number of goals which would determine the kinds of activities to be undertaken within the proposed TIF District. These efforts would conform to and promote the achievement of land use objectives in the Village's Comprehensive Plan. As indicated in the exhibit below, the Village's primary planning document is the 1993 Comprehensive Plan which describes the overall vision for the Village and is the foundation for Village initiatives such as the proposed TIF District. This underlying planning document influences all other Village planning effort such as the TIF planning process.

The following objectives are presented for the RPA in accordance with the Village's Comprehensive Plan, which is considered the Village's comprehensive planning process, and other relevant planning efforts.

#### **A. Redevelopment Strategies of the Village**

- 1) Maintain and expand the variety of retail and commercial services offered within the Village.
- 2) Ensure that all retail, office and commercial activities are concentrated within or near areas of similar or compatible uses.
- 3) Promote new regional-oriented commercial development in selected areas.
- 4) Reinforce and improve aesthetic and operational conditions in existing commercial areas.
- 5) Consider the establishment of a formal economic development program designed to encourage the development of vacant and underutilized properties and the redevelopment of existing built-up areas in such a manner so as to promote the overall image, identity and financial stability of the Village.
- 6) Promote new community-wide beautification improvements within public rights-of-way and Village entrances. Encourage the use of a symbol that can act as a signature feature for the Village at the various entrances to the Village and other key locations.
- 7) Maintain adequate public water supply, sanitary sewer and storm water systems.

*Source: Willowbrook 1993 Comprehensive Plan*

**B. Specific Objectives for the RPA**

- 1) Designate and provide for the orderly expansion of existing industrial and office-research areas and activities.
- 2) Maintain and enhance local efforts for business and industrial retention and facilitate the expansion and development plans of local industrialists.
- 3) Permit the development and expansion of new business and industrial land-uses only when adequate municipal services and facilities are present to serve new development.
- 4) Ensure that all new industrial and office-research development is concentrated in areas of similar or compatible uses.
- 5) Encourage new development to correct platting, access and other deficiencies in order to provide for contemporary development parcels in previously platted areas or sites of existing underutilized parcels.
- 6) Ensure that adequate utilities, including water and stormwater drainage infrastructure, are and remain available to serve existing and future uses.

**C. Redevelopment Objectives**

The RPA designation will allow the Village to:

- 1) Assist in coordinating redevelopment activities within the RPA in order to provide a positive marketplace signal and to conform to recent Village planning efforts;
- 2) Reduce or eliminate the negative factors present within the area;
- 3) Accomplish redevelopment over a reasonable time period;
- 4) Provide for high quality public improvement projects within and outside of the RPA; and
- 5) Provide for an attractive overall appearance of the area.

The implementation of the Redevelopment Plan and Project will serve to improve the overall quality of properties within the RPA and contribute to the economic health of the Village as a whole.

**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 RPA**

As documented in Exhibit C of this Plan, the RPA would qualify as a conservation area under the TIF Act. Properties within the RPA would not likely experience coordinated redevelopment without the designation of the RPA.

The proposed RPA exhibits various conditions which, if not addressed by the Village, would eventually worsen. For example, structures and site improvements within the RPA reflect deterioration, inadequate utilities, lagging/declining EAV and lack of community planning. These various conditions discourage private sector investment in business enterprises or in redevelopment sites.

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

The action taken by the Village to stabilize and encourage growth of its tax base through the implementation of this Redevelopment Plan and Project is expected to have a positive financial impact on the affected taxing districts by arresting and avoiding potential declines in assessed valuations.

Given that there is potential for new retail, commercial and mixed-use redevelopment, the Village has made allowances in this Redevelopment Plan and Project to provide for distributions to school taxing districts and will follow the guidelines provided by the Act to compensate the school taxing districts at levels dictated by the actual increase in students (if any) caused by the redevelopment, as provided by the Act.

To the extent any surplus exists, any resulting surplus Special Tax Allocation Funds will be proportionately shared with the various taxing districts, including the Village, based on their respective tax rates for a given year, 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. The exception to this provision will be the extent to which the Village utilizes TIF funding to assist in the redevelopment of residential units with the impact described above to the School Districts. In such cases, the Village will provide funds to offset the costs incurred, as prescribed by the Act.

V. TIF QUALIFICATION FACTORS EXISTING IN THE REDEVELOPMENT PROJECT AREA

A. Findings

The RPA was studied to determine its qualifications under the TIF Act. It was determined that the area as a whole qualifies as a TIF District under Illinois law based upon conservation area factors. Refer to the Qualification Report in Exhibit C which is attached to and made a part of this Plan.

B. Eligibility Survey

The RPA was evaluated, from time to time, over a period from May, 2020 through the date of this Redevelopment Plan and Project. Analysis was aided by certain reports and information obtained from the Village and from other sources, including DuPage County.

VI. HOUSING IMPACT STUDY FINDINGS IN THE REDEVELOPMENT PROJECT AREA

The RPA was studied in order to determine if a housing impact study would need to be conducted pursuant to the TIF Act. The Village has found and certifies that the Redevelopment Plan will not displace ten (10) or more residents and that the RPA contains less than seventy-five (75) inhabited residential units, thus a housing impact study is not required to be completed.



## VII. REDEVELOPMENT PROJECT

### A. Redevelopment Plan and Project Objectives

The Village proposes to realize its goals and objectives of encouraging the redevelopment 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 retention and expansion of existing businesses and bolsters the attraction of new users to redevelop existing or new structures, as well as vacant or underutilized parcels that are, or may become available, within the RPA.
- 2) By constructing public improvements which may include (if necessary):
  - i. Street and sidewalk improvements (including new street construction, widening of current streets, and multi-use pedestrian and bicycle paths);
  - ii. Utility improvements (including, but not limited to, water, storm water management, flood control and sanitary sewer projects consisting of construction and rehabilitation);
  - iii. Signalization, traffic control, and lighting;
  - iv. Parking improvements (structured and/or grade);
  - v. Landscaping, streetscape, and beautification; and
  - vi. Construct and/or improve transit facilities; and
  - vii. Improve public facilities and institutional uses.
- 3) By entering into redevelopment agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act.
- 4) By providing for land assembly, site preparation, environmental remediation (if necessary), clearance, and demolition, including grading and excavation.
- 5) By the redevelopment of certain buildings or sites through necessary rehabilitation and improvement of structures.
- 6) By exploring and reviewing job training programs in coordination with any Village, federal, state, and county programs.
- 7) By entering into agreements with other public bodies for the development or construction of public facilities and infrastructure.

## B. Redevelopment Activities

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

### Site Preparation, Clearance, and Demolition

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

### Land Assembly and Relocation

Certain properties or interests in properties in the RPA may be acquired or purchased by private entities. These properties may be assembled and reconfigured into appropriate redevelopment sites. The Village may facilitate private acquisition through reimbursement of acquisition and related costs through the write-down of acquisition costs. Relocation activities may also be undertaken by the Village. During the term of the TIF District, the Village agrees that properties in the TIF District with a legal conforming use on the following list, as of the date the TIF District created:

1. "Multiple family dwelling" use;
2. "Single-family attached dwelling" use; or
3. "Single-family detached dwelling" use,

as those phrases are defined and / or used in the Village's Zoning Ordinance, will not be the subject of acquisition by the Village pursuant to eminent domain in furtherance of a "redevelopment project" as defined in 65 ILCS 5/11-74.4-3(o).

### Public Improvements

The Village may provide public improvements in the RPA, and outside the RPA where essential to prepare the RPA for use in accordance with this Redevelopment Plan, 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 the improvement of water mains as well as flood control and sanitary and storm sewer systems. Construction, repair and rehabilitation of stormwater infrastructure essential to serve the TIF District will be needed, including a stormwater pipe along the north frontage road adjacent to I-55 from Soper / Brush Hill Road easterly to 15W580 North Frontage Road to a point where it turns southeasterly and crosses under the interstate to property at the southeast corner of Grant Street and South Frontage

Road where it discharges, pursuant to 65 ILCS 5/11-74.4-4(f). Construction, repair and rehabilitation of this stormwater pipe is essential to the preparation of the TIF District for use in accordance with this Plan because it is the primary stormwater outlet for many properties in the RPA, and because over the years, when a blockage has developed during a storm, excessive amounts of stormwater inundate streets in the RPA for several days, blocking traffic and causing businesses to temporarily close because they are inaccessible.

- Beautification, identification markers, landscaping, lighting, and signage of public rights-of-way.
- Construction of new (or rehabilitation of existing) public facilities to allow for the redevelopment of the existing sites for new mixed use or retail/commercial uses, including parking and transportation related facilities.
- Construction of roadway improvements.

#### 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; and

- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

#### School Districts Tuition Costs

The Village will provide for the payment of eligible tuition costs as provided for in the TIF Act if needed.

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

Existing land uses generally consist of commercial/retail/hotel and Village uses. Future land uses reflect the objectives of this Redevelopment Plan, which are to enhance the improvement of the RPA as a thriving commercial and mixed-use area, with entertainment uses included. Future land uses would include mixed-uses consisting of entertainment uses, retail, commercial uses, and institutional uses. Existing and future land uses are shown in Exhibits D and E, respectively, attached hereto and made a part of this Plan.

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

The appropriate design controls, as set forth in the Village's Comprehensive Plan, Zoning Ordinance (including any amendments thereto) or other relevant codes shall apply within and 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 the Redevelopment Plan and Project. Private investments, which supplement Redevelopment Project Costs, are expected to substantially exceed the 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 the 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 districts, 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 districts, 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 Village 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 Village, are set forth in a written agreement by or among the Village 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 eligible costs of this Redevelopment Plan are shown on the next page. The total eligible costs constitute the upper limit of expenditures that are to be funded from tax increment revenues, exclusive of capitalized interest, issuance costs, interest and other financing costs. Adjustments to these line item cost items may be made without amendment to the Redevelopment Plan and Project.

**VILLAGE OF WILLOWBROOK  
WILLOWBROOK REDEVELOPMENT CORRIDOR TIF  
ESTIMATED PROJECT COSTS**

<u>Program Actions/Improvements</u>	<u>Estimated Costs (A)</u>
1. Land Acquisition, Assembly Costs and Relocation Costs	\$ 2,000,000
2. Demolition, Site Preparation, Environmental Cleanup Utility Improvements, including, but not limited to water system, storm/flood control system, sanitary sewers and road and rights -of-way	\$ 35,000,000
3. Public facilities, including Parking Facilities and Streetscaping and improvements, including taxing district capital costs and transportation related improvements	\$ 25,000,000
4. Rehabilitation Costs	\$ 8,000,000
5. Interest Costs Pursuant to the Act	\$ 2,000,000
6. Professional Service Costs (Planning, Legal, Engineering, Administrative and Other Professional Service Costs)	\$ 5,000,000
7. Job Training	\$ 1,000,000
8. Statutory School District Payments, as provided for by the TIF Act	\$ 2,000,000
<b>TOTAL ESTIMATED PROJECT COSTS</b>	<b><u>\$ 80,000,000</u></b>

Notes:

- (1) All project cost estimates are in 2022 dollars. Costs may be adjusted for inflation per the TIF Act.
- (2) In addition to the costs identified in the exhibit above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, and (c) capitalized interest and reasonably required reserves.
- (3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made between and among line-items within the total, either by increasing or decreasing line-item costs. Each individual project cost will be evaluated 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 the 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 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 all as provided for in the Act.

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

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from property tax increment revenues, proceeds from municipal obligations to be retired primarily 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 area. 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’s corporate authorities, 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 2020 tax year for the RPA.

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 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.

The Village may also direct incremental revenues from the Redevelopment Project Area to any existing or future contiguous redevelopment project areas for redevelopment activities, in conformance with the provisions of the Act, and it may also receive incremental revenues from any existing or future contiguous redevelopment project areas in order to further the redevelopment activities described in this Plan.

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

The Village may issue obligations secured by the Special Tax Allocation Fund established for the Redevelopment Plan and Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its home rule powers 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 and Project, 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 2020 of the property within the RPA is approximately \$40,166,490.

**I. Anticipated Equalized Assessed Valuation (EAV)**

Upon completion of the anticipated private development of the Willowbrook Redevelopment Corridor Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the RPA will be within a range of approximately to \$75,000,000 to \$80,000,000.

## VIII. 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 and other necessary approvals for appropriate projects. Depending upon the scope of the development as well as the actual uses, the following activities may be included in each phase:

Land Assembly: Certain properties in the RPA may be acquired and assembled into appropriate redevelopment sites.

Demolition and Site Preparation: The existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition of certain structures and grading of certain parcels may be necessary for future projects. Additionally, the Redevelopment Plan contemplates site preparation, or other requirements necessary to prepare the site for desired redevelopment projects.

Rehabilitation: The Village may assist in the rehabilitation of private or public facilities, buildings or site improvements located within the RPA.

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

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain public and private 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. Public and private utility services may also be provided or relocated in order to accommodate the renovation or expansion of buildings.

Public Infrastructure/Facility Improvements: Widening or construction of existing road improvements and/or vacation of roads may be undertaken by the Village within or outside of the RPA pursuant to the TIF Act. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed, along with utilities, such as water and sewer infrastructure. Public facilities including parking, transportation, and taxing district capital costs may be constructed that would be available to the general public.

Traffic Control/Signalization: Traffic control or signalization projects that improve access to and from 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.

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 permitted by 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.

Tuition Payments to School Districts: The Village may fund payments to the School Districts pursuant to the provisions of the Act.

**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 that provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, 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 educational opportunities.

All those involved with employment activities will be responsible for conformance with 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.

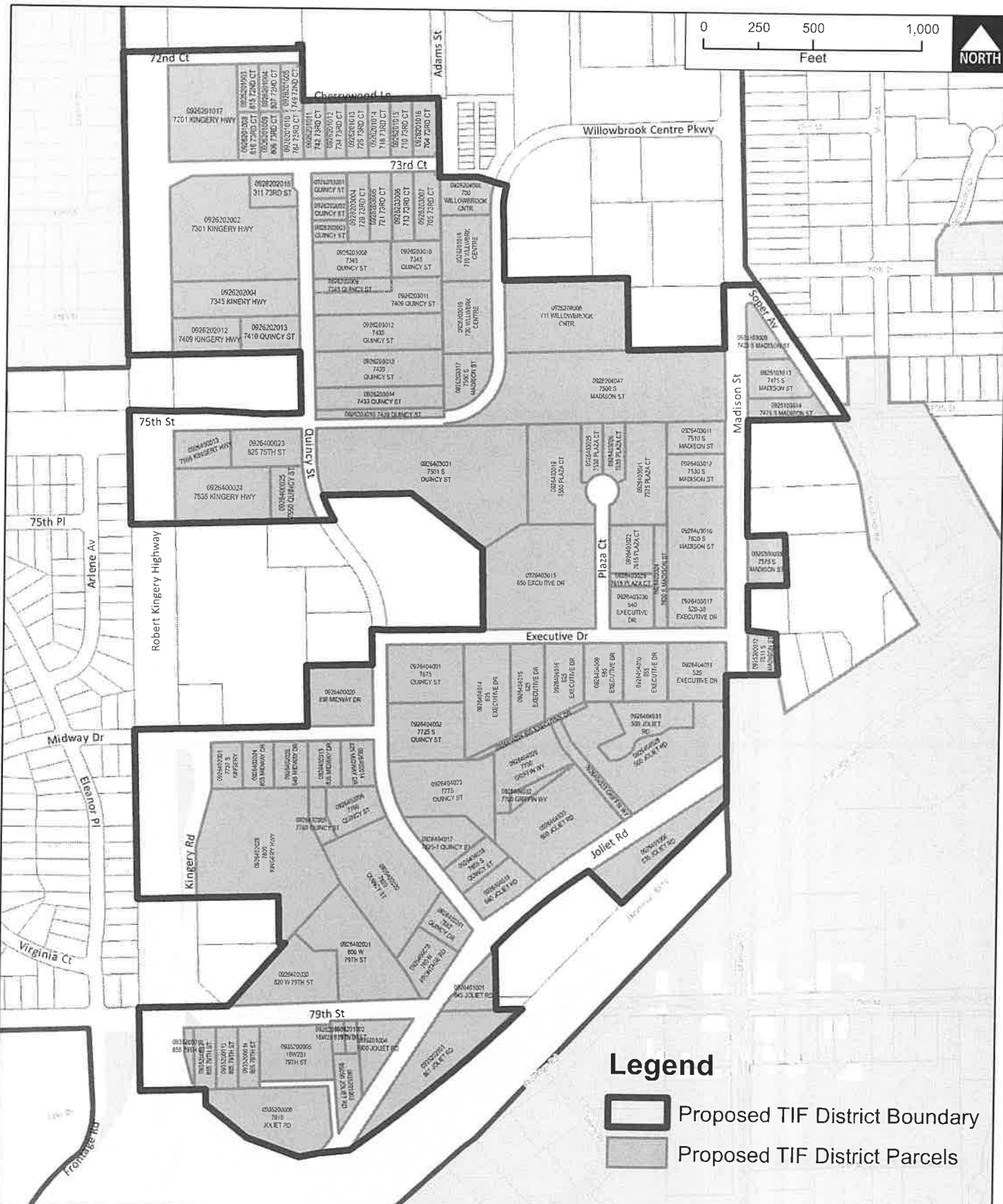
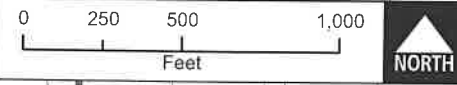
C. Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment costs

This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) calendar years after the year of adoption of an ordinance designating the RPA. 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 the year of the initial adoption of the ordinance approving the RPA.

**IX. 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 A**  
**BOUNDARY MAP**



**Legend**

- Proposed TIF District Boundary
- Proposed TIF District Parcels

<b>CLIENT:</b>  <b>VILLAGE OF WILLOWBROOK</b>		<b>TITLE:</b> <b>PROPOSED TIF DISTRICT</b>		<b>PROJ. NO.</b> 900144.H215	
				<b>DATE:</b> 07/07/2022	
				<b>SHEET</b> 1 OF 1	
				<b>DRAWING NO.</b>	
 <b>CHRISTOPHER B. BURKE ENGINEERING, LTD.</b> 9575 W. Higgins Road, Suite 600 · Rosemont, Illinois 60018 · (847) 823-0500		<b>DSGN.</b>		<b>SCALE:</b>	1:6.917
		<b>DWN.</b>	DRW	<b>AUTHOR:</b>	DWALTERS
		<b>CHKD.</b>		<b>PLOT DATE:</b>	1/7/2022
		<b>FILE:</b>	Proposed TIF District		
<b>EXH A</b>					

PROJ. NO. 900144.H215  
DATE: 07/07/2022  
SHEET 1 OF 1  
DRAWING NO.

**EXHIBIT B**  
**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION (Willowbrook Redevelopment Corridor TIF):**

THAT PART OF THE WEST HALF OF SECTION 25, SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 35 IN TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION, AS RECORDED OCTOBER 11, 2000 AS DOCUMENT NUMBER R2000-158930, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF 74<sup>TH</sup> STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH RIGHT-OF-WAY LINE OF 74<sup>TH</sup> STREET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOPER ROAD;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SOPER ROAD TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 75<sup>TH</sup> STREET, SAID SOUTH RIGHT-OF-WAY LINE OF 75<sup>TH</sup> STREET ALSO BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE PROPERTY OF GOWER SCHOOL (DISTRICT 62) AS CONVEYED BY SAJVERA TO THE COUNTY BOARD OF SCHOOL TRUSTEES FOR THE USE AND BENEFIT OF SAID SCHOOL DISTRICT 62, BY DEED RECORDED AS DOCUMENT R1957-835578;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF THE GOWER SCHOOL PROPERTY TO THE NORTHWEST CORNER OF SAID GOWER SCHOOL PROPERTY;

THENCE SOUTH ALONG THE WEST LINE OF SAID GOWER SCHOOL PROPERTY TO THE NORTHEAST CORNER OF LOT 1 IN BALDUCCI'S ASSESSMENT PLAT, AS RECORDED SEPTEMBER 29, 1981 AS DOCUMENT NUMBER R1981-053018;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN BALDUCCI'S ASSESSMENT PLAT TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO THE NORTHWEST CORNER OF LOT 2 IN SAID BALDUCCI'S ASSESSMENT PLAT;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID MADISON STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED);

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED) TO THE SOUTHEASTERLY CORNER OF COMPASS ARENA PLANNED UNIT DEVELOPMENT, AS RECORDED APRIL 24, 2020 AS DOCUMENT NUMBER R2020-040386;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT TO THE MOST NORTHERLY CORNER THEREOF, SAID MOST NORTHERLY CORNER ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOLIET ROAD;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOLIET ROAD TO THE NORTHWEST CORNER OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT;

THENCE SOUTH ALONG THE WEST LINE OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26;

THENCE EAST ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26 TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED);

THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED) TO A POINT ON THE SOUTH LINE OF HARVEY'S RESUBDIVISION, AS RECORDED OCTOBER 21, 1953 AS DOCUMENT NUMBER 698678;

THENCE WEST ALONG SAID SOUTH LINE OF HARVEY'S RESUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 (AKA ROBERT KINGERY HIGHWAY);

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 (AKA ROBERT KINGERY HIGHWAY) TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 79<sup>TH</sup> STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 79<sup>TH</sup> STREET TO THE SOUTHEAST CORNER OF LOT 4 IN ANVAN'S SUBDIVISION, AS RECORDED OCTOBER 9, 1978 AS DOCUMENT NUMBER R1978-096734;



THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4 IN ANVAN'S SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF ANVAN'S RESUBDIVISION, AS RECORDED MARCH 31, 1986 AS DOCUMENT NUMBER R1986-028791;

THENCE WEST ALONG SAID SOUTH LINE OF ANVAN'S RESUBDIVISION TO THE SOUTHEAST CORNER OF LOT 2 IN SAID ANVAN'S RESUBDIVISION;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 2 IN ANVAN'S RESUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 IN ANVAN'S RESUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 (AKA ROBERT KINGERY HIGHWAY);

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF MIDWAY DRIVE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF MIDWAY DRIVE TO THE SOUTHWEST CORNER OF LOT 13 IN WILLOWBROOK EXECUTIVE PLAZA, AS RECORDED JULY 8, 1975 AS DOCUMENT NUMBER R1975-033298;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 13 IN WILLOWBROOK EXECUTIVE PLAZA TO THE NORTHWEST CORNER THEREOF;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 13 IN WILLOWBROOK EXECUTIVE PLAZA TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF QUINCY STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF QUINCY STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF EXECUTIVE DRIVE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF EXECUTIVE DRIVE TO THE SOUTHEAST CORNER OF LOT 1 IN ROC INDUSTRIAL P.U.D., AS RECORDED JULY 28<sup>TH</sup>, 2016 AS DOCUMENT NUMBER R2016-078174;

THENCE NORTHERLY AND NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 IN ROC INDUSTRIAL P.U.D. TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN ROC INDUSTRIAL P.U.D. TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID QUINCY STREET;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF QUINCY STREET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 34 IN SAID WILLOWBROOK EXECUTIVE PLAZA;

THENCE WEST ALONG SAID EASTERLY EXTENSION, THE SOUTH LINE OF LOT 34 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 75<sup>TH</sup> STREET (AS WIDENED);

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 75<sup>TH</sup> STREET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID QUINCY STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF QUINCY STREET TO THE NORTHEAST CORNER OF LOT 1 IN WINGREN PLAZA SUBDIVISION, AS RECORDED DECEMBER 5, 1989 AS DOCUMENT NUMBER R1989-152944;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN WINGREN PLAZA SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 72<sup>ND</sup> COURT;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 72<sup>ND</sup> COURT TO A POINT ON THE WEST LINE OF LAKE WILLOW WAY CONDOMINIUM, AS RECORDED NOVEMBER 30, 1981 AS DOCUMENT NUMBER R1981-063247;

THENCE SOUTH ALONG SAID WEST LINE OF LAKE WILLOW WAY CONDOMINIUM TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 7 IN HINSDALE HIGHLAND ESTATES, AS RECORDED JUNE 23, 1954 AS DOCUMENT NUMBER R1954-720969;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 7 AND THE NORTH LINE OF LOTS 8 AND 9 IN SAID HINSDALE HIGHLAND ESTATES TO THE NORTHEAST CORNER OF SAID LOT 9, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST LINE OF LOT 2 IN WILLOWBROOK CORPORATE CENTER UNIT #2 RESUBDIVISION, AS RECORDED NOVEMBER 6, 2013 AS DOCUMENT NUMBER R2013-152663;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 IN WILLOWBROOK CORPORATE CENTER UNIT #2 RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST AND SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT 2 AND THE SOUTHEASTERLY EXTENSION TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WILLOWBROOK CENTRE PARKWAY;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WILLOWBROOK CENTRE PARKWAY TO THE NORTHWEST CORNER OF LOT 10 IN AFORESAID WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 10 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 10 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF AFORESAID LOT 9 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 9 TO THE POINT OF BEGINNING.

**EXHIBIT C**  
**TIF QUALIFICATION REPORT**

Draft Dated: 1/14/2022



---

**WILLOWBROOK, ILLINOIS  
WILLOWBROOK REDEVELOPMENT CORRIDOR TIF  
DISTRICT ELIGIBILITY REPORT**

---

**Prepared By:**

**Willowbrook, Illinois  
&  
Kane, McKenna and Associates, Inc.**

---

**January, 2022**

## TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	i
I. INTRODUCTION .....	1
II. QUALIFICATION CRITERIA .....	4
III. METHODOLOGY OF EVALUATION .....	7
IV. QUALIFICATION FINDINGS FOR STUDY AREA .....	8
V. SUMMARY .....	12
APPENDIX A: Tax Parcels within Study Area .....	A
APPENDIX B: Boundary Map of Study Area .....	B

## EXECUTIVE SUMMARY

---

The Village of Willowbrook, Illinois (the "Village") is pursuing the establishment of the Redevelopment Corridor Tax Increment Finance District (the "TIF District", "Redevelopment Project Area" or "RPA") to promote the revitalization of certain underutilized properties within the Village. In the context of planning for the establishment of the RPA, the Village has initiated the study of certain tax parcels (the "Study Area") to determine whether they qualify separately or in aggregate under the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the "TIF Act" or "Act") for inclusion in the RPA. Kane, McKenna and Associates, Inc. ("KMA") has been retained by the Village to conduct this study on the Village's behalf.

KMA has reached the following conclusions regarding the qualification of the Study Area based upon the analysis completed to date:

- 1) The Study Area qualifies as a conservation area - The Study Area qualifies as a conservation area as defined in the TIF Act. The conservation area factors found in the Study Area are present to a meaningful extent and are distributed throughout the area.
- 2) Current conditions impede redevelopment - The existence of certain conditions found within the Study Area present a barrier to the area's successful redevelopment. The current conditions in the Study Area are impediments to redevelopment, creating an environment where it is reasonable to conclude redevelopment would not take place "but for" the use of the TIF Act. The factors present on the ground negatively impact coordinated and substantial private sector investment in the overall area. Without the use of Village planning and economic development resources to mitigate such factors, potential redevelopment projects and other activities that require private sector investment are not likely to be economically feasible.
- 3) Viable redevelopment sites could produce incremental revenue - The Study Area potentially could, with TIF-related assistance, be redeveloped 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 in the Study Area.
- 4) TIF designation is recommended - To mitigate conservation area conditions, promote private sector investment, and foster the economic viability of the Study Area, KMA recommends that the Village proceed with the formal TIF designation process for the entire area.

## **I. INTRODUCTION**

---

### **Description of the Study Area**

The Study Area is located in the southern portion of the Village which contains the Village's industrial park and municipal campus. This southern portion of the Village, of which the Study Area is a part, is characterized by a wide variety of land uses including commercial, industrial, institutional and recreational uses.

The Study Area consists of certain tax parcels generally bound by Route 83 (Kingery Highway) to the west, 72<sup>nd</sup> Court to the north, Soper Road and Madison Street to the east and the I-55 Expressway to the south.

The Study Area consists of 104 tax parcels and is estimated to be approximately 146 acres in size excluding right-of-ways.

Please see Appendix A for a list of the tax parcels included in the Study Area and Appendix B for a visual depiction of the Study Area.

### **Background**

The Study Area is located in the southern portion of the Village of Willowbrook. The area is situated northeast of the intersection of the I-55 Expressway and Illinois Route 83 and is part of the Village's southern gateway.

Historic US Route 66 passes through the southern section of the Study Area. The first land uses to develop were oriented to advantage traffic along the route (e.g. Del Rhea's Chicken Basket, gas stations, etc.). A subsequent wave of development occurred upon the completion of the I-55 Expressway in the 1960s. Land uses which followed the interstate's completion included industrial, commercial, hospitality and institutional uses.

The development of the area following the completion of the I-55 Expressway was largely uncoordinated and gave rise to platting issues and incompatible land use relationships which now challenge subsequent redevelopment. These challenges are exacerbated by deficient stormwater management infrastructure.

In recent years, the Village has recognized the need to address existing conditions within the Study Area. The Village, with the assistance of KMA, commissioned this Eligibility Report to determine if redevelopment in a coordinated manner would not occur without the adoption of a Tax Increment Financing Redevelopment Plan.

### **Overview of Tax Increment Financing**

Tax Increment Financing ("TIF") is an economic development tool which uses future revenues to finance redevelopment activity. In the State of Illinois an area can be designated as a TIF district if it faces certain impediments to redevelopment. At the time of designation, the



equalized assessed value of tax parcels within the boundaries of the district are “frozen” for the term of the TIF district. Taxing jurisdictions that overlap that district continue to receive property taxes, but those revenues generated from increase in equalized assessed value relative to the frozen values are deposited in a special tax allocation fund. This revenue is then used by the municipality to finance redevelopment activities within the district to accomplish community and economic development goals.

### **The Eligibility Report**

The TIF Act enables Illinois municipalities to establish TIF districts either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest in order to, “promote and protect the health, safety, morals and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas” (65 ILCS-5/11-74.4-2(b)).

To establish a TIF district, Illinois municipalities must adopt several documents including a Redevelopment Plan and an Eligibility Report. An Eligibility Report is a document which provides the basis for the RPA’s qualification under the TIF Act in reasonable detail.

The Village has authorized KMA to evaluate the Study Area in relation to its qualification as a TIF district under the TIF Act and to prepare a TIF District Eligibility Report for the Study Area.

### **Determination of the “But-For”**

The Village has determined that planned redevelopment of the Study Area is feasible only with public financial assistance. The creation and utilization of a TIF redevelopment plan and redevelopment agreements is intended by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the Study Area, strengthen the tax base and improve resident quality of life.

### **General Scope and Methodology**

KMA formally began its analysis by conducting a series of meetings and discussions with Village staff starting in May, 2020 and continuing up to the date of this report’s issuance. The purpose of the meetings was to establish boundaries for initial analysis and to gather data related to the qualification criteria for parcels included in the Study Area. These meetings were complemented by a series of field surveys for the entire area to evaluate conditions in the Study Area. KMA also analyzed the Village’s most recent comprehensive plan and other reports relevant to the Study Area.

Properties within the Study Area were examined in the context of the TIF Act governing improved areas (separate provisions of the Act address non-improved or vacant areas). The

qualification factors discussed in this report qualify the area as a “conservation area,” as the term is defined pursuant to the TIF Act.

During the course of its work, KMA reported findings to key Village staff regarding TIF qualification and the feasibility of redevelopment within the Study Area. KMA has summarized these findings in this Eligibility Report.

For additional information about KMA’s data collection and evaluation methods refer to Sections III and IV of this report.

## II. QUALIFICATION CRITERIA

---

The TIF Act sets out specific procedures for qualifying a RPA. By definition, a RPA 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, “conservation area” means any improved area within the boundaries of a RPA located within the territorial limits of the municipality where:

- 50% or more of existing structures are 35 years or older in age
- At least three of 13 eligibility factors are present and distributed to a meaningful extent

The 13 possible eligibility factors are:

1. 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.
2. Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.
3. Deterioration: With respect to buildings, defects are evident, including, but 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 demonstrate evidence of deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.
4. 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.
5. 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.
6. 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.

7. **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 according to room area to window area ratio requirements. Inadequate sanitary facilities refer 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.
8. **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 RPA; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the RPA.
9. **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, and lack of reasonably required off-street parking or inadequate provision for loading service.
10. **Deleterious Land-Use or Layout:** The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses that are considered to be noxious, offensive or unsuitable for the surrounding area.
11. **Environmental Clean-Up:** The RPA 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 RPA.
12. **Lack of Community Planning:** The RPA 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 development of the area. 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.

13. Lagging or Declining EAV: The total equalized assessed value (EAV) of the RPA has declined for three (3) of the last five (5) calendar years prior to the year in which the RPA 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 increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the RPA is designated.

### III. METHODOLOGY OF EVALUATION

---

The following method was applied to evaluate the Study Area's qualification as a TIF district.

1. KMA representatives collected primary data during site visits to the Study Area. These site visits consisted of visual observation of the area which included, but was not limited to, tax parcel counts, address matches and the identification of current land uses, building conditions, lot conditions and traffic flows. KMA documented these observations via notes and photography.
2. KMA representatives collected secondary data including, but not limited to, 2015 to 2020 tax information, tax parcel maps, site data, planning documents and information related to local history and context from interviews with Village staff and other stakeholders.
3. The age of existing structures was ascertained by matching data collected during site visits to local tax and building records to determine if the Study Area would qualify as a conservation area as defined by the TIF Act.
4. KMA also utilized the collected data to conduct an evaluation of the presence and extent of the aforementioned eligibility factors (e.g. deterioration, excessive vacancies, etc.) that would qualify the Study Area as a conservation area as defined by the TIF Act.

#### **IV. QUALIFICATION FINDINGS FOR STUDY AREA**

---

##### **Summary of Age Findings for a Conservation Area**

As mentioned in Section II of this report, an area may qualify as a conservation area under the TIF Act if 50% or more of existing structures are 35 years in age or older. KMA collected primary data from site surveys and secondary data from the Downers Grove Township Assessor regarding the age of existing structures within the Study Area. KMA found that at least 66 of the 82 existing structures, or 80%, are 35 years in age or older. Therefore, it is possible for the Study Area to qualify as a conservation area as defined by the TIF Act.

**Table 1. Summary of Age Findings for Conservation Area**

Total number of structures in Study Area	82
Number of structures in Study Area 35 years or older in age	66
Percent of structures in Study Area 35 years or older in age	80%

##### **Summary of Factor Findings for a Conservation Area**

Once it was established that the Study Area may qualify as a conservation area based upon the age threshold of structures within the area, KMA analyzed the Study Area in relation to the 13 aforementioned eligibility factors. Three of these factors must be present and distributed to a meaningful extent within the Study Area to qualify the area as a conservation area under the TIF Act. KMA determined that four of the 13 possible factors were present and distributed to a meaningful extent within the Study Area.

**Table 2. Summary of Factor Findings for Conservation Area**

Total number of possible factors per TIF Act	13
Minimum factors needed to qualify per TIF Act	3
Factors present in Study Area	4

The 4 factors found to be present and distributed to a meaningful extent within the Study Area are:

1. Lack of Community Planning
2. Inadequate Utilities
3. Declining/Lagging Equalized Assessed Value (EAV)
4. Deterioration

These factors are summarized as follows:

1. **Lack of Community Planning:** The Act states that this factor is present if the Study Area developed prior to or without the benefit or guidance of a community plan. This factor

must be documented by evidence of adverse or incompatible land use relationships, an inadequate street layout, improper subdivision, parcels of inadequate shape or size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

When evaluating an area for the presence of this factor it is helpful to compare the age of existing structures with any key community planning events in the area's history. In the case of the Study Area, and as indicated in the below Table 2, at least 78 of 82 existing structures in the Study Area, or 95% of existing structures, were built prior to the Village's most recent revision of its Comprehensive Plan in 1993.

**Table 2. Support for Lack of Community Planning Factor**

Total number of structures in RPA	82
Number of structures in RPA older than 1993	78
Percent of structures in RPA older than 1993	95%

Evaluation for the presence of this factor is also aided by analyzing differences between existing conditions, the objectives of recent planning efforts and contemporary planning and development standards.

Existing conditions, found to still be present, are described in the Comprehensive Plan which evidence the presence of an inadequate street layout. For example, the Executive Center Sector Plan as part of the Comprehensive Plan calls for the addition or realignment of streets within the Study Area to provide more efficient access to industrial and commercial users. The need for certain pedestrian improvements and placemaking elements are also identified as being present within the Study Area. In both cases, improvements are recommended to correct a street layout which is inadequate for existing and planned uses.

Similarly, existing conditions are described in the more recent Willowbrook South Subarea Plan (the "Subarea Plan"), completed in 2017, which evidence the presence of tax parcels of an inadequate size and shape to meet contemporary planning and development standards. The Subarea Plan notes that growth in the area which occurred in the 1980s was associated with several subdivisions where,

"...the development of these smaller subdivisions without a cohesive plan and design standards has led to the creation of a hodgepodge area of mismatched uses and degrees of quality."

This mismatch of uses supports the finding that the Study Area developed in an uncoordinated fashion and without the guidance of contemporary planning standards.

Other existing conditions observed by KMA staff also evidence the presence of the lack of community planning finding, particularly when compared to planning standards as expressed in the objectives and policies of the Comprehensive Plan and Subarea Plan.



For example, the Comprehensive Plan emphasizes the importance of adequate buffering and transitioning between industrial uses, commercial uses and residential uses. However, KMA observed and documented a number of instances where residential uses abut commercial and industrial uses with no transitional uses or very little to no buffering/screening. Additionally, KMA staff and Village staff have identified certain areas as having insufficient on-site parking. In addition to impacting the functionality of properties for users, this condition has led to illegal street parking creating a dangerous and confusing environment for motorists, bicyclists and pedestrians.

2. Inadequate Utilities: This factor is present if underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electric services that are shown to be inadequate.

Inadequate utilities are those that are: (i) of insufficient capacity for the municipality to serve the uses in the Study Area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the Study Area.

Stormwater management infrastructure within the Study Area has been found to be of insufficient capacity to serve existing uses and proposed uses, antiquated, obsolete and lacking. Historical rain events have often resulted in extensive flooding within the Study Area. In Fall 2019 the Village contracted Christopher B. Burke Engineering, Ltd. (CBBEL) to complete a follow-up drainage study for the Executive Plaza area located in the center of the Study Area in response to recent flood events.

CBBEL found that the Executive Plaza area is... "located at the bottom of a depressional area or "bowl" where runoff from a large tributary area ponds for an extended period of time due to insufficient sewer capacity and lack of an overland flow outlet... where the only means of discharge is through two 15" outlet pipes which are significantly undersized to prevent surface flooding and multi-day draindown times."

3. Lagging/Declining Equalized Assessed Value: This factor is present if the total equalized assessed value ("EAV") of the Study Area has either: (i) declined for three of the last five calendar years prior to the year in which the RPA is to be designated; (ii) changed at an annual rate that is less than the annual rate of change (i.e. lagged) of the balance of the municipality's EAV for three of the last five calendar years prior to the year in which the RPA is to be designated; or (iii) changed an annual rate that is less than the annual rate of change (i.e lagged) of the Consumer Price Index for All Urban Consumers ("CPI-U") as published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the RPA is to be designated.

The Study Area qualifies under the second measurement; that is, the rate of annual change of the total EAV of the Study Area lagged the balance of the Village's EAV for three of the last five calendar years prior the year in which the RPA is to be designated. Please see the below Table 3 for detail.

**Table 3. Annual Rates of Change for Tax Years 2020 to 2015 for Study Area EAV and CPI-U**

	Tax Year					
	2020	2019	2018	2017	2016	2015
Study Area EAV	40,166,490	38,889,750	38,148,820	36,185,410	34,223,250	32,484,740
Study Area EAV Change	3.28%	1.94%	5.43%	5.73%	4.91%	-
Village EAV <sup>1</sup>	461,335,430	441,515,604	422,225,667	403,117,863	385,546,221	360,189,951
Village EAV Change <sup>1</sup>	4.49%	4.57%	4.74%	4.56%	7.04%	-
Years Lagged Village	X	X	-	-	X	-

(1) Calculated as the total or the rate of change of the total of Village EAV less Study Area EAV

4. Deterioration: The Act describes deterioration in the context of secondary building components and surface improvements. For secondary building components (e.g. doors, windows, porches, gutters and downspouts and fascia) deterioration may be evidenced by the presence of major defects. For surface improvements (e.g. roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas), deterioration may be evidenced by surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

Deterioration was observed and noted in surface improvements throughout the Study Area. Evidence of deterioration included cracking and crumbling surfaces, potholes and depressions causing water retention.

The observable deterioration contributes to an adverse aesthetic impact of the area. Deterioration signals an area in decline rather than an investment opportunity.

## V. SUMMARY

---

Relevant qualification findings as related to the designation of the Study Area as a conservation area are as follows:

1. The Study Area is contiguous and is greater than 1 ½ acres in size;
2. The Study Area qualifies as a conservation area as i) 50% or more of the existing structures are 35 years in age or older; and, ii) at least three eligibility factors are present to a meaningful extent and are distributed throughout the area;
3. All property in the Study Area would substantially benefit by the proposed redevelopment project improvements;
4. The growth of EAV for all taxing districts overlaying the area, including the Village, has been impaired by the factors found present in the Study Area; and,
5. The Study Area would not be subject to redevelopment without the investment of public funds, including property tax increment.

In the judgement of KMA, these findings provide the Village with sufficient justification to consider designation of the Study Area as a TIF district.

## **APPENDIX A: Tax Parcels within Study Area**

---

**PIN LIST****ADDRESS**

09-25-103-009	7425 S MADISON ST WILLOWBROOK, IL 60527
09-25-103-013	7475 S MADISON ST WILLOWBROOK, IL 60527
09-25-103-014	7475 S MADISON ST WILLOWBROOK, IL 60527
09-25-300-003	7575 S MADISON ST BURR RIDGE, IL 60527
09-25-300-012	7611 S MADISON ST BURR RIDGE, IL 60527
09-26-201-003	815 72ND CT WILLOWBROOK, IL 60527
09-26-201-004	807 72ND CT WILLOWBROOK, IL 60527
09-26-201-005	749 72ND CT WILLOWBROOK, IL 60527
09-26-201-008	816 73RD CT WILLOWBROOK, IL 60527
09-26-201-009	808 73RD CT WILLOWBROOK, IL 60527
09-26-201-010	748 73RD CT WILLOWBROOK, IL 60527
09-26-201-011	742 73RD CT WILLOWBROOK, IL 60527
09-26-201-012	734 73RD CT WILLOWBROOK, IL 60527
09-26-201-013	726 73RD CT WILLOWBROOK, IL 60527
09-26-201-014	718 73RD CT WILLOWBROOK, IL 60527
09-26-201-015	710 73RD CT WILLOWBROOK, IL 60527
09-26-201-016	742 73RD CT APT 301- WILLOWBROOK, 60521
09-26-201-017	7201 S KINGERY HWY WILLOWBROOK, 60521
09-26-202-002	7301 S KINGERY HWY WILLOWBROOK, 60521
09-26-202-004	7345 RT 83 WILLOWBROOK, 60521
09-26-202-012	7409 S KINGERY HWY WILLOWBROOK, 60521
09-26-202-013	7410 S QUINCY ST WILLOWBROOK, 60527
09-26-202-015	311 W 73RD ST WILLOWBROOK, 60527
09-26-203-001	QUINCY ST WILLOWBROOK, 60527
09-26-203-002	QUINCY ST WILLOWBROOK, 60527
09-26-203-003	QUINCY ST WILLOWBROOK, 60527
09-26-203-004	729 73RD CT WILLOWBROOK, 60527
09-26-203-005	721 73RD CT WILLOWBROOK, 60527
09-26-203-006	713 73RD CT WILLOWBROOK, 60527
09-26-203-007	705 73RD CT WILLOWBROOK, 60527
09-26-203-008	QUINCY ST WILLOWBROOK, 60527
09-26-203-009	QUINCY ST WILLOWBROOK, 60527
09-26-203-010	QUINCY ST WILLOWBROOK, 60527
09-26-203-011	QUINCY ST WILLOWBROOK, 60527
09-26-203-012	QUINCY ST WILLOWBROOK, 60527
09-26-203-013	QUINCY ST WILLOWBROOK, 60527
09-26-203-014	QUINCY ST WILLOWBROOK, 60527
09-26-203-015	QUINCY ST WILLOWBROOK, 60527
09-26-203-017	7500 S MADISON ST WILLOWBROOK, 60521
09-26-203-018	WLLWBRK CENTRE WILLOWBROOK, 60521
09-26-203-019	WLLWBRK CENTRE WILLOWBROOK, 60521
09-26-204-047	7500 S MADISON ST WILLOWBROOK, 60521
09-26-204-066	700 WILLOWBROOK CNTR WILLOWBROOK, 60527

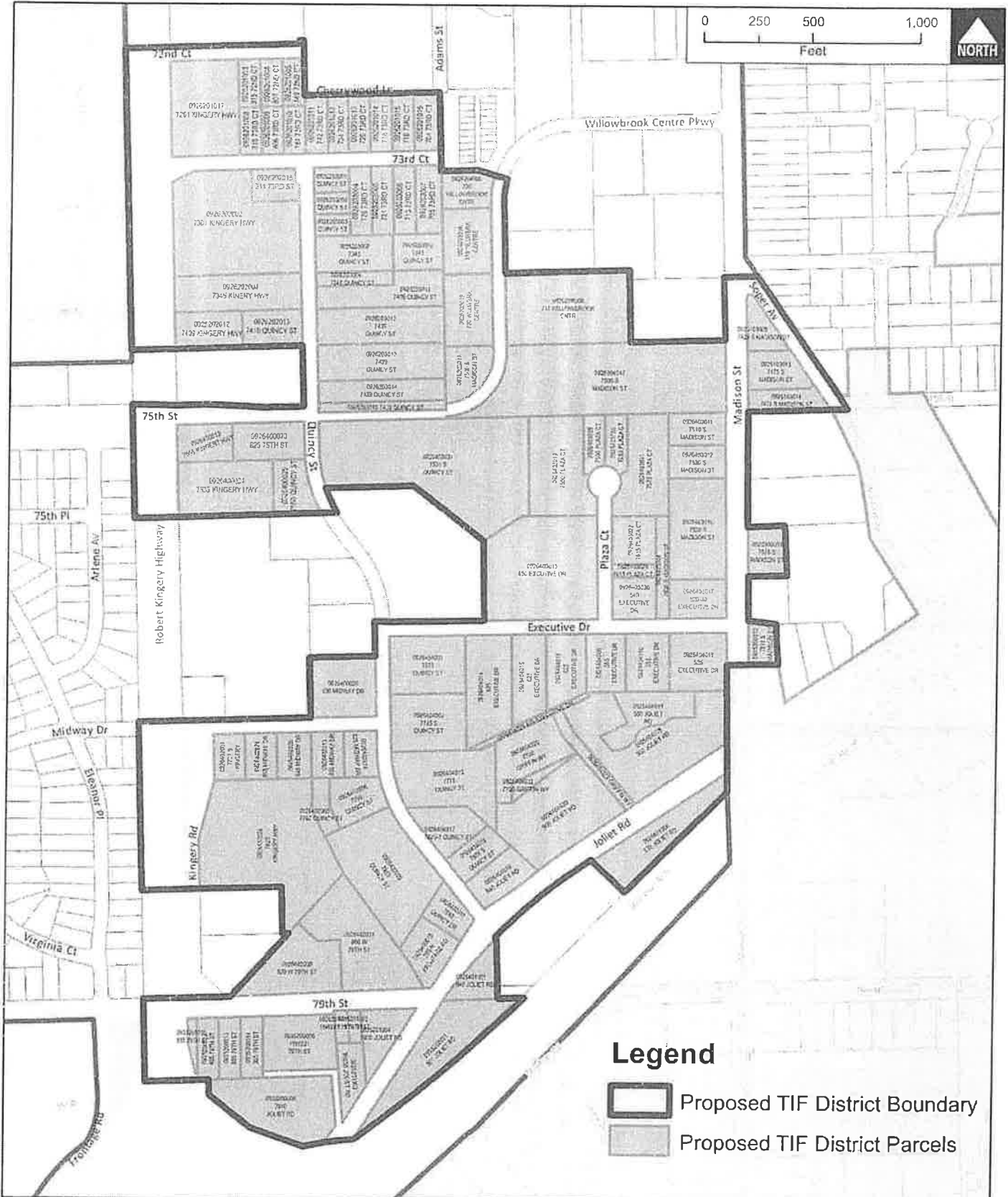
09-26-208-006	WLLWBRK CENTRE WILLOWBROOK, 60521
09-26-400-013	7505 S KINGERY HWY WILLOWBROOK, 60527
09-26-400-015	760 N FRONTAGE RD WILLOWBROOK, 60527
09-26-400-020	830 MIDWAY DR WILLOWBROOK, 60521
09-26-400-023	825 W 75TH ST WILLOWBROOK, 60521
09-26-400-024	7535 RT 83 WILLOWBROOK, 60521
09-26-400-025	7550 QUINCY ST WILLOWBROOK, 60527
09-26-401-001	645 JOLIET RD WILLOWBROOK, 60527
09-26-401-006	535 JOLIET RD WILLOWBROOK, 60527
09-26-402-001	7737 S KINGERY WILLOWBROOK, 60521
09-26-402-005	7760 S KINGERY WILLOWBROOK, 60521
09-26-402-006	7760 S KINGERY WILLOWBROOK, 60521
09-26-402-011	7882 QUINCY DR WILLOWBROOK, 60521
09-26-402-013	835 MIDWAY DR WILLOWBROOK, 60521
09-26-402-014	825 MIDWAY DR WILLOWBROOK, 60521
09-26-402-020	7850 QUINCY DR WILLOWBROOK, 60521
09-26-402-024	855 MIDWAY DR WILLOWBROOK, 60521
09-26-402-025	845 MIDWAY DR WILLOWBROOK, 60521
09-26-402-028	7800 S KINGERY HWY WILLOWBROOK, 60527
09-26-402-030	820 W 79TH ST WILLOWBROOK, 60521
09-26-402-031	800 W 79TH ST BURR RIDGE, 60521
09-26-403-011	7510 S MADISON ST WILLOWBROOK, 60527
09-26-403-012	7530 S MADISON ST WILLOWBROOK, 60527
09-26-403-015	650 EXECUTIVE DR WILLOWBROOK, 60521
09-26-403-016	7630 S MADISON ST WILLOWBROOK, 60527
09-26-403-017	520-30 EXECUTIVE DR WILLOWBROOK, 60527
09-26-403-019	7550 PLAZA CT WILLOWBROOK, 60527
09-26-403-021	7575 PLAZA CT WILLOWBROOK, 60521
09-26-403-022	7615 PLAZA CT WILLOWBROOK, 60527
09-26-403-024	7630 S MADISON ST WILLOWBROOK, 60527
09-26-403-025	7530 PLAZA CT WILLOWBROOK, 60527
09-26-403-026	7535 PLAZA CT WILLOWBROOK, 60521
09-26-403-029	7615 PLAZA CT WILLOWBROOK, 60527
09-26-403-030	540 EXECUTIVE DR WILLOWBROOK, 60527
09-26-403-031	7501 S QUINCY ST WILLOWBROOK, 60527
09-26-404-001	7675 QUINCY ST WILLOWBROOK, 60521
09-26-404-002	7725 S QUINCY ST WILLOWBROOK, 60527
09-26-404-009	585 EXECUTIVE DR WILLOWBROOK, 60521
09-26-404-010	555 EXECUTIVE DR WILLOWBROOK, 60521
09-26-404-011	525 EXECUTIVE DR WILLOWBROOK, 60527
09-26-404-014	625 EXECUTIVE DR WILLOWBROOK, 60521
09-26-404-015	625 EXECUTIVE DR WILLOWBROOK, 60514
09-26-404-016	625 EXECUTIVE DR WILLOWBROOK, 60514
09-26-404-017	7825-7 QUINCY ST WILLOWBROOK, 60527
09-26-404-018	7855 S QUINCY ST WILLOWBROOK, 60527
09-26-404-019	640 JOLIET RD WILLOWBROOK, 60527
09-26-404-023	7775 QUINCY ST WILLOWBROOK, 60521

09-26-404-024	625 EXECUTIVE DR WILLOWBROOK, 60514
09-26-404-028	500 JOLIET RD WILLOWBROOK, 60527
09-26-404-029	JOLIET RD WILLOWBROOK, 60521
09-26-404-030	JOLIET RD WILLOWBROOK, 60521
09-26-404-031	JOLIET RD WILLOWBROOK, 60521
09-26-404-032	JOLIET RD WILLOWBROOK, 60521
09-26-404-033	JOLIET RD WILLOWBROOK, 60521
09-35-200-005	835 79TH ST WILLOWBROOK, 60527
09-35-200-006	7910 JOLIET RD WILLOWBROOK, 60527
09-35-200-010	855 79TH ST WILLOWBROOK, 60527
09-35-200-012	855 79TH ST WILLOWBROOK, 60527
09-35-200-013	855 79TH ST WILLOWBROOK, 60527
09-35-200-014	855 79TH ST WILLOWBROOK, 60527
09-35-201-001	16W281 79TH ST HINSDALE, 60521
09-35-201-002	815 79TH ST WILLOWBROOK, 60527
09-35-201-003	9S050 JOLIET RD HINSDALE, 60521
09-35-201-004	7900 JOLIET RD WILLOWBROOK, 60527
09-35-202-001	801 JOLIET RD WILLOWBROOK, 60521

## **APPENDIX B: Boundary Map of Study Area**

---





## Legend

- Proposed TIF District Boundary
- Proposed TIF District Parcels

CLIENT:



**VILLAGE OF  
WILLOWBROOK**

TITLE:

**PROPOSED TIF DISTRICT**

PROJ. NO. 900144.H215

DATE: 07/07/2022

SHEET 1 OF 1

DRAWING NO.

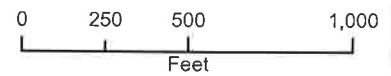
**EXH A**



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
9575 W. Higgins Road, Suite 600 · Rosemont, Illinois 60018 · (847) 823-0500

DSGN.		SCALE	1:6,917
DWN.	DRW	AUTHOR:	DWALTERS
CHKD.		PLOT DATE:	1/7/2022
PREP.	Proposed TIF District		

**EXHIBIT D**  
**EXISTING LAND USE MAP**



### Legend

- Proposed TIF District Boundary
- R-1 Single Family Residence District
- R-2 Single Family Residence District
- B-2 Community Shopping
- B-3 General Business
- B-4 Highway & Service Business
- OR Office Research
- LOR Limited Office Research
- MI Light Manufacturing

CLIENT:



**VILLAGE OF  
WILLOWBROOK**

TITLE:

**PROPOSED TIF DISTRICT  
EXISTING LAND USE**

PROJ. NO. 900144.H215

DATE: 01/07/2022

SHEET 1 OF 1

DRAWING NO.

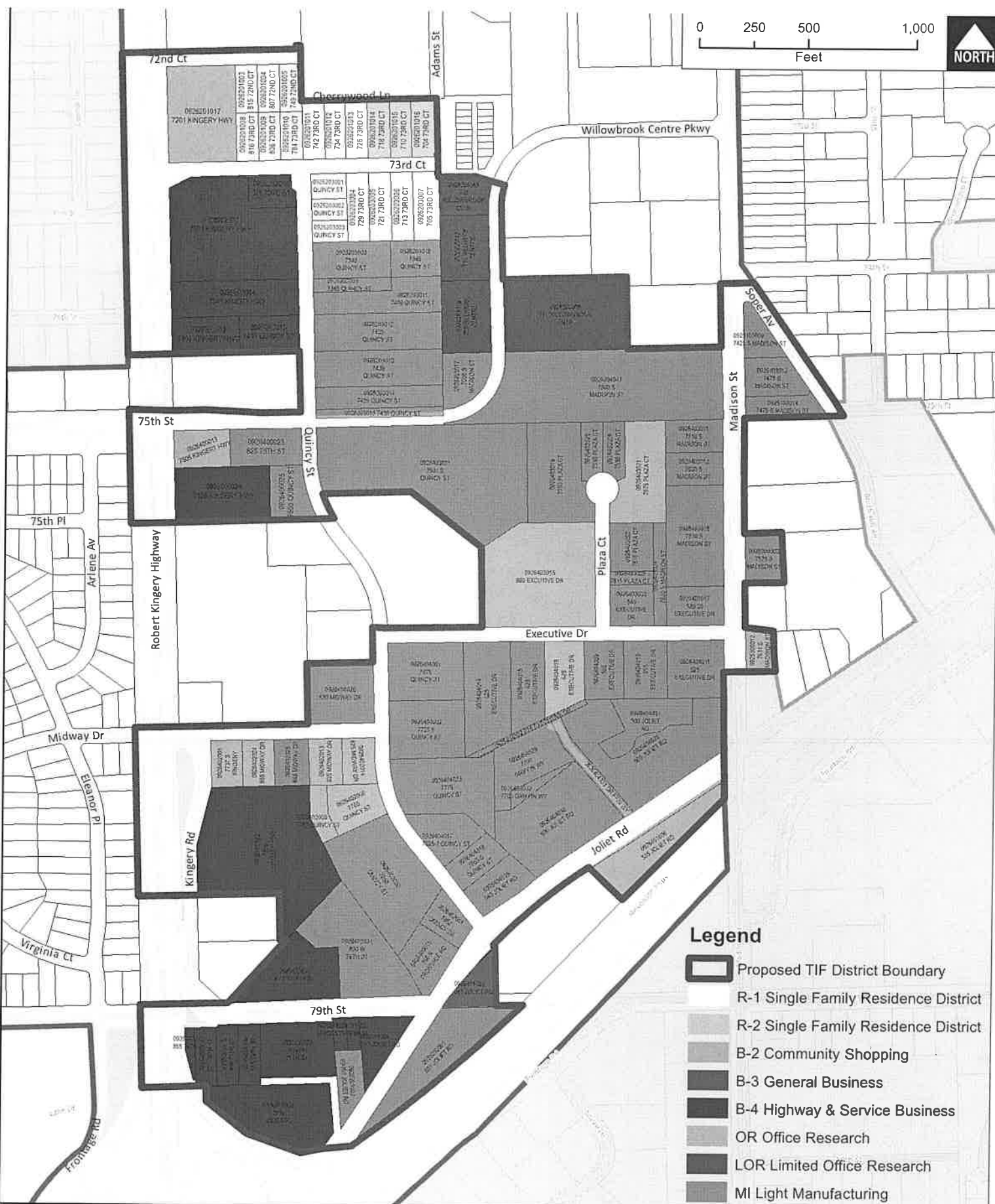
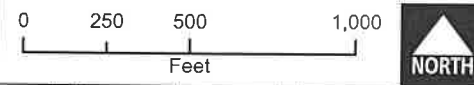


**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
9575 W. Higgins Road, Suite 600 · Rosemont, Illinois 60018 · (847) 823-0500

DSGN.		SCALE:	1:8,917
DWN.	DRW	AUTHOR:	DWALTERS
CHKD.		PLOT DATE:	1/24/2022
FILE:	Proposed TIF Map Existing Land Use		

**EXH D**

**EXHIBIT E**  
**FUTURE LAND USE MAP**



- Legend**
- Proposed TIF District Boundary
  - R-1 Single Family Residence District
  - R-2 Single Family Residence District
  - B-2 Community Shopping
  - B-3 General Business
  - B-4 Highway & Service Business
  - OR Office Research
  - LOR Limited Office Research
  - MI Light Manufacturing

<b>CLIENT:</b>  <b>VILLAGE OF WILLOWBROOK</b>	<b>TITLE:</b> <b>PROPOSED TIF DISTRICT PROPOSED LAND USE</b>	<b>PROJ. NO.</b> 900144.H215																
		<b>DATE:</b> 01/07/2022																
<b>CHRISTOPHER B. BURKE ENGINEERING, LTD.</b> 9575 W. Higgins Road, Suite 600 • Rosemont, Illinois 60018 • (847) 823-0500	<table border="1"><tr><td><b>DSGN.</b></td><td></td><td><b>SCALE:</b></td><td>1:6,917</td></tr><tr><td><b>DWN.</b></td><td>DRW</td><td><b>AUTHOR:</b></td><td>DWALTERS</td></tr><tr><td><b>CHKD.</b></td><td></td><td><b>PLOT DATE:</b></td><td>1/24/2022</td></tr><tr><td><b>FILE:</b></td><td colspan="3">Proposed TIF Map Proposed Land Use</td></tr></table>	<b>DSGN.</b>		<b>SCALE:</b>	1:6,917	<b>DWN.</b>	DRW	<b>AUTHOR:</b>	DWALTERS	<b>CHKD.</b>		<b>PLOT DATE:</b>	1/24/2022	<b>FILE:</b>	Proposed TIF Map Proposed Land Use			<b>SHEET</b> 1 <b>OF</b> 1
		<b>DSGN.</b>		<b>SCALE:</b>	1:6,917													
<b>DWN.</b>	DRW	<b>AUTHOR:</b>	DWALTERS															
<b>CHKD.</b>		<b>PLOT DATE:</b>	1/24/2022															
<b>FILE:</b>	Proposed TIF Map Proposed Land Use																	
		<b>DRAWING NO.</b>																

**EXH E**

**ORDINANCE NO. 22-O-\_\_**

**AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS DESIGNATING THE REDEVELOPMENT CORRIDOR TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA**

**WHEREAS**, the Village of Willowbrook (“Village”) is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, subject to said Section, a home rule unit may exercise any power and perform and function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare; and

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (“TIF Act”), the Village authorized a study in regard to designating a redevelopment project area for the Village’s Redevelopment Corridor Tax Increment Financing District (“TIF District”); and

**WHEREAS**, on January 24, 2022, the Village announced the availability of the amended redevelopment plan and project for the TIF District (“TIF Plan”), with said TIF Plan containing an amended eligibility report for the TIF District addressing the tax increment financing eligibility of the area proposed for designation as the redevelopment project area for said TIF District (“Redevelopment Project Area”); and

**WHEREAS**, a public hearing was held on April 11, 2022, in regard to the TIF Plan; and

**WHEREAS**, the Village Mayor and Board of Trustees have adopted and approved the TIF Plan, and it is now necessary and desirable to designate the area referred to therein as the Redevelopment Project Area;

**NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION 1: Incorporation.** That the recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

**SECTION 2: Designation of Redevelopment Project Area.** That the area described and depicted in **EXHIBIT A-1** and **EXHIBIT A-2** attached hereto, and made a part thereof, is hereby designated as the Redevelopment Project Area for the Village’s Redevelopment Corridor Tax Increment Financing District pursuant to Section 5/11-74.4-4 of the TIF Act (65 ILCS 5/11-74.4-4).

**SECTION 3: Severability.** That 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: Repeal.** That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed.

**SECTION 5: Effect.** That this Ordinance shall be in full force and effect upon its adoption, approval and publication in pamphlet form as provided by law.

**ADOPTED** this 25th day of April, 2022 pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** by me this 25th day of April, 2022.

\_\_\_\_\_  
Frank Trilla, Village Mayor

**ATTEST:**

\_\_\_\_\_  
Deborah A. Hahn, Village Clerk

Published in pamphlet form this 25th day of April, 2022 under the authority of the Village Mayor and Board of Trustees.

Recorded in the Village records on April 25, 2022.

## **EXHIBIT A-1**

### **REDEVELOPMENT PROJECT AREA DESCRIPTION**

#### **LEGAL DESCRIPTION (Willowbrook Redevelopment Corridor TIF)**

THAT PART OF THE WEST HALF OF SECTION 25, SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 35 IN TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION, AS RECORDED OCTOBER 11, 2000 AS DOCUMENT NUMBER R2000-158930, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF 74TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH RIGHT-OF-WAY LINE OF 74TH STREET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOPER ROAD;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SOPER ROAD TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 75TH STREET, SAID SOUTH RIGHT-OF-WAY LINE OF 75TH STREET ALSO BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE PROPERTY OF GOWER SCHOOL (DISTRICT 62) AS CONVEYED BY SAJVERA TO THE COUNTY BOARD OF SCHOOL TRUSTEES FOR THE USE AND BENEFIT OF SAID SCHOOL DISTRICT 62, BY DEED RECORDED AS DOCUMENT R1957-835578;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF THE GOWER SCHOOL PROPERTY TO THE NORTHWEST CORNER OF SAID GOWER SCHOOL PROPERTY;

THENCE SOUTH ALONG THE WEST LINE OF SAID GOWER SCHOOL PROPERTY TO THE NORTHEAST CORNER OF LOT 1 IN BALDUCCI'S ASSESSMENT PLAT, AS RECORDED SEPTEMBER 29, 1981 AS DOCUMENT NUMBER R1981-053018;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN BALDUCCI'S ASSESSMENT PLAT TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO THE NORTHWEST CORNER OF LOT 2 IN SAID BALDUCCI'S ASSESSMENT PLAT;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID MADISON STREET;



THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED);

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED) TO THE SOUTHEASTERLY CORNER OF COMPASS ARENA PLANNED UNIT DEVELOPMENT, AS RECORDED APRIL 24, 2020 AS DOCUMENT NUMBER R2020-040386;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT TO THE MOST NORTHERLY CORNER THEREOF, SAID MOST NORTHERLY CORNER ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOLIET ROAD;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOLIET ROAD TO THE NORTHWEST CORNER OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT;

THENCE SOUTH ALONG THE WEST LINE OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26;

THENCE EAST ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26 TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED);

THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED) TO A POINT ON THE SOUTH LINE OF HARVEY'S RESUBDIVISION, AS RECORDED OCTOBER 21, 1953 AS DOCUMENT NUMBER 698678;

THENCE WEST ALONG SAID SOUTH LINE OF HARVEY'S RESUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 (AKA ROBERT KINGERY HIGHWAY);

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 (AKA ROBERT KINGERY HIGHWAY) TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 79TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 79TH STREET TO THE SOUTHEAST CORNER OF LOT 4 IN ANVAN'S SUBDIVISION, AS RECORDED OCTOBER 9, 1978 AS DOCUMENT NUMBER R1978-096734;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4 IN ANVAN'S SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF ANVAN'S RESUBDIVISION, AS RECORDED MARCH 31, 1986 AS DOCUMENT NUMBER R1986-028791;

THENCE WEST ALONG SAID SOUTH LINE OF ANVAN'S RESUBDIVISION TO THE SOUTHEAST CORNER OF LOT 2 IN SAID ANVAN'S RESUBDIVISION;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 2 IN ANVAN'S RESUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 IN ANVAN'S RESUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 (AKA ROBERT KINGERY HIGHWAY);

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF MIDWAY DRIVE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF MIDWAY DRIVE TO THE SOUTHWEST CORNER OF LOT 13 IN WILLOWBROOK

EXECUTIVE PLAZA, AS RECORDED JULY 8, 1975 AS DOCUMENT NUMBER R1975-033298;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 13 IN WILLOWBROOK EXECUTIVE PLAZA TO THE NORTHWEST CORNER THEREOF;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 13 IN WILLOWBROOK EXECUTIVE PLAZA TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF QUINCY STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF QUINCY STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF EXECUTIVE DRIVE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF EXECUTIVE DRIVE TO THE SOUTHEAST CORNER OF LOT 1 IN ROC INDUSTRIAL P.U.D., AS RECORDED JULY 28TH, 2016 AS DOCUMENT NUMBER R2016-078174;

THENCE NORTHERLY AND NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 IN ROC INDUSTRIAL P.U.D. TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN ROC INDUSTRIAL P.U.D. TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID QUINCY STREET;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF QUINCY STREET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 34 IN SAID WILLOWBROOK EXECUTIVE PLAZA;

THENCE WEST ALONG SAID EASTERLY EXTENSION, THE SOUTH LINE OF LOT 34 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 75<sup>TH</sup> STREET (AS WIDENED);

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 75TH STREET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID QUINCY STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF QUINCY STREET TO THE NORTHEAST CORNER OF LOT 1 IN WINGREN PLAZA SUBDIVISION, AS RECORDED DECEMBER 5, 1989 AS DOCUMENT NUMBER R1989-152944;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN WINGREN PLAZA SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 72N° COURT;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 72N° COURT TO A POINT ON THE WEST LINE OF LAKE WILLOW WAY CONDOMINIUM, AS RECORDED NOVEMBER 30, 1981 AS DOCUMENT NUMBER R1981-063247;

THENCE SOUTH ALONG SAID WEST LINE OF LAKE WILLOW WAY CONDOMINIUM TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 7 IN HINSDALE HIGHLAND ESTATES, AS RECORDED JUNE 23, 1954 AS DOCUMENT NUMBER R1954-720969;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 7 AND THE NORTH LINE OF LOTS 8 AND 9 IN SAID HINSDALE HIGHLAND ESTATES TO THE NORTHEAST CORNER OF SAID LOT 9, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST LINE OF LOT 2

IN WILLOWBROOK CORPORATE CENTER UNIT #2 RESUBDIVISION, AS RECORDED NOVEMBER 6, 2013 AS DOCUMENT NUMBER R2013-152663;  
 THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 IN WILLOWBROOK CORPORATE CENTER UNIT #2 RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF;  
 THENCE EAST AND SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT 2 AND THE SOUTHEASTERLY EXTENSION TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WILLOWBROOK CENTRE PARKWAY;  
 THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WILLOWBROOK CENTRE PARKWAY TO THE NORTHWEST CORNER OF LOT 10 IN AFORESAID WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION;  
 THENCE EAST ALONG THE NORTH LINE OF SAID LOT 10 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION TO THE NORTHEAST CORNER THEREOF;  
 THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 10 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF AFORESAID LOT 9 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION;  
 THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 9 TO THE POINT OF BEGINNING.

#### Street Addresses:

7425 S MADISON ST WILLOWBROOK, IL 60527	QUINCY ST WILLOWBROOK, 60527
7475 S MADISON ST WILLOWBROOK, IL 60527	QUINCY ST WILLOWBROOK, 60527
7475 S MADISON ST WILLOWBROOK, IL 60527	QUINCY ST WILLOWBROOK, 60527
7575 S MADISON ST BURR RIDGE, IL 60527	QUINCY ST WILLOWBROOK, 60527
7611 S MADISON ST BURR RIDGE, IL 60527	QUINCY ST WILLOWBROOK, 60527
815 72ND CT WILLOWBROOK, IL 60527	QUINCY ST WILLOWBROOK, 60527
807 72ND CT WILLOWBROOK, IL 60527	QUINCY ST WILLOWBROOK, 60527
749 72ND CT WILLOWBROOK, IL 60527	7500 S MADISON ST WILLOWBROOK, 60521
816 73RD CT WILLOWBROOK, IL 60527	WLLWBRK CENTRE WILLOWBROOK, 60521
808 73RD CT WILLOWBROOK, IL 60527	WLLWBRK CENTRE WILLOWBROOK, 60521
748 73RD CT WILLOWBROOK, IL 60527	7500 S MADISON ST WILLOWBROOK, 60521
742 73RD CT WILLOWBROOK, IL 60527	700 WILLOWBROOK CNTR WILLOWBROOK, 60527
734 73RD CT WILLOWBROOK, IL 60527	WLLWBRK CENTRE WILLOWBROOK, 60521
726 73RD CT WILLOWBROOK, IL 60527	7505 S KINGERY HWY WILLOWBROOK, 60527
718 73RD CT WILLOWBROOK, IL 60527	760 N FRONTAGE RD WILLOWBROOK, 60527
710 73RD CT WILLOWBROOK, IL 60527	830 MIDWAY DR WILLOWBROOK, 60521
742 73RD CT APT 301- WILLOWBROOK, 60521	825 W 75TH ST WILLOWBROOK, 60521
7201 S KINGERY HWY WILLOWBROOK, 60521	7535 RT 83 WILLOWBROOK, 60521
7301 S KINGERY HWY WILLOWBROOK, 60521	7550 QUINCY ST WILLOWBROOK, 60527
7345 RT 83 WILLOWBROOK, 60521	645 JOLIET RD WILLOWBROOK, 60527
7409 S KINGERY HWY WILLOWBROOK, 60521	535 JOLIET RD WILLOWBROOK, 60527
7410 S QUINCY ST WILLOWBROOK, 60527	7737 S KINGERY WILLOWBROOK, 60521
311 W 73RD ST WILLOWBROOK, 60527	7760 S KINGERY WILLOWBROOK, 60521
QUINCY ST WILLOWBROOK, 60527	7760 S KINGERY WILLOWBROOK, 60521
QUINCY ST WILLOWBROOK, 60527	7882 QUINCY DR WILLOWBROOK, 60521
QUINCY ST WILLOWBROOK, 60527	835 MIDWAY DR WILLOWBROOK, 60521
729 73RD CT WILLOWBROOK, 60527	825 MIDWAY DR WILLOWBROOK, 60521
721 73RD CT WILLOWBROOK, 60527	7850 QUINCY DR WILLOWBROOK, 60521
713 73RD CT WILLOWBROOK, 60527	855 MIDWAY DR WILLOWBROOK, 60521
705 73RD CT WILLOWBROOK, 60527	845 MIDWAY DR WILLOWBROOK, 60521
QUINCY ST WILLOWBROOK, 60527	

7800 S KINGERY HWY WILLOWBROOK, 60527  
 820 W 79TH ST WILLOWBROOK, 60521  
 800 W 79TH ST BURR RIDGE, 60521  
 7510 S MADISON ST WILLOWBROOK, 60527  
 7530 S MADISON ST WILLOWBROOK, 60527  
 650 EXECUTIVE DR WILLOWBROOK, 60521  
 7630 S MADISON ST WILLOWBROOK, 60527  
 520-30 EXECUTIVE DR WILLOWBROOK, 60527  
 7550 PLAZA CT WILLOWBROOK, 60527  
 7575 PLAZA CT WILLOWBROOK, 60521  
 7615 PLAZA CT WILLOWBROOK, 60527  
 7630 S MADISON ST WILLOWBROOK, 60527  
 7530 PLAZA CT WILLOWBROOK, 60527  
 7535 PLAZA CT WILLOWBROOK, 60521  
 7615 PLAZA CT WILLOWBROOK, 60527  
 540 EXECUTIVE DR WILLOWBROOK, 60527  
 7501 S QUINCY ST WILLOWBROOK, 60527  
 7675 QUINCY ST WILLOWBROOK, 60521  
 7725 S QUINCY ST WILLOWBROOK, 60527  
 585 EXECUTIVE DR WILLOWBROOK, 60521  
 555 EXECUTIVE DR WILLOWBROOK, 60521  
 525 EXECUTIVE DR WILLOWBROOK, 60527  
 625 EXECUTIVE DR WILLOWBROOK, 60521  
 625 EXECUTIVE DR WILLOWBROOK, 60514

625 EXECUTIVE DR WILLOWBROOK, 60514  
 7825-7 QUINCY ST WILLOWBROOK, 60527  
 7855 S QUINCY ST WILLOWBROOK, 60527  
 640 JOLIET RD WILLOWBROOK, 60527  
 7775 QUINCY ST WILLOWBROOK, 60521  
 625 EXECUTIVE DR WILLOWBROOK, 60514  
 500 JOLIET RD WILLOWBROOK, 60527  
 JOLIET RD WILLOWBROOK, 60521  
 JOLIET RD WILLOWBROOK, 60521  
 JOLIET RD WILLOWBROOK, 60521  
 JOLIET RD WILLOWBROOK, 60521  
 JOLIET RD WILLOWBROOK, 60521  
 835 79TH ST WILLOWBROOK, 60527  
 7910 JOLIET RD WILLOWBROOK, 60527  
 855 79TH ST WILLOWBROOK, 60527  
 855 79TH ST WILLOWBROOK, 60527  
 855 79TH ST WILLOWBROOK, 60527  
 855 79TH ST WILLOWBROOK, 60527  
 16W281 79TH ST HINSDALE, 60521  
 815 79TH ST WILLOWBROOK, 60527  
 9S050 JOLIET RD HINSDALE, 60521  
 7900 JOLIET RD WILLOWBROOK, 60527  
 801 JOLIET RD WILLOWBROOK, 60521

General Location: properties and rights of way located in the Village of Willowbrook generally bounded by Illinois Route 83 (Kingery Highway) to the west, 72nd Court to the north, Soper Road and Madison Street to the east and the I-55 Expressway to the south.

#### Property Identification Numbers ("PINs"):

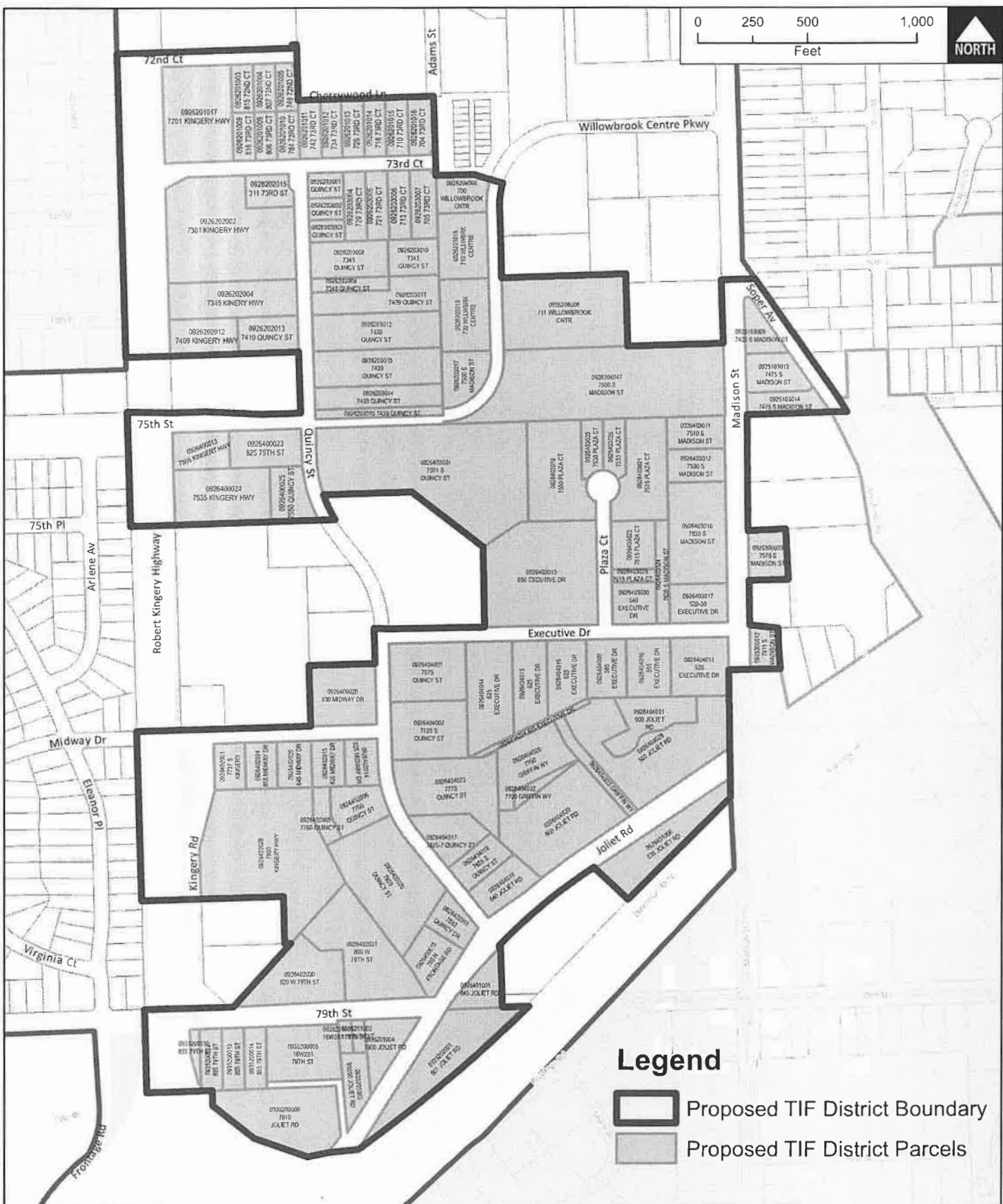
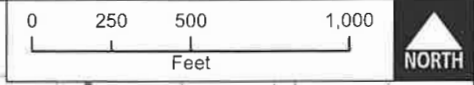
09-25-103-009	09-26-201-017	09-26-203-012	09-26-401-006
09-25-103-013	09-26-202-002	09-26-203-013	09-26-402-001
09-25-103-014	09-26-202-004	09-26-203-014	09-26-402-005
09-25-300-003	09-26-202-012	09-26-203-015	09-26-402-006
09-25-300-012	09-26-202-013	09-26-203-017	09-26-402-011
09-26-201-003	09-26-202-015	09-26-203-018	09-26-402-013
09-26-201-004	09-26-203-001	09-26-203-019	09-26-402-014
09-26-201-005	09-26-203-002	09-26-204-047	09-26-402-020
09-26-201-008	09-26-203-003	09-26-204-066	09-26-402-024
09-26-201-009	09-26-203-004	09-26-208-006	09-26-402-025
09-26-201-010	09-26-203-005	09-26-400-013	09-26-402-028
09-26-201-011	09-26-203-006	09-26-400-015	09-26-402-030
09-26-201-012	09-26-203-007	09-26-400-020	09-26-402-031
09-26-201-013	09-26-203-008	09-26-400-023	09-26-403-011
09-26-201-014	09-26-203-009	09-26-400-024	09-26-403-012
09-26-201-015	09-26-203-010	09-26-400-025	09-26-403-015
09-26-201-016	09-26-203-011	09-26-401-001	09-26-403-016

09-26-403-017	09-26-404-001	09-26-404-023	09-35-200-010
09-26-403-019	09-26-404-002	09-26-404-024	09-35-200-012
09-26-403-021	09-26-404-009	09-26-404-027	09-35-200-013
09-26-403-022	09-26-404-010	09-26-404-028	09-35-200-014
09-26-403-024	09-26-404-011	09-26-404-029	09-35-201-001
09-26-403-025	09-26-404-014	09-26-404-030	09-35-201-002
09-26-403-026	09-26-404-015	09-26-404-031	09-35-201-003
09-26-403-027	09-26-404-016	09-26-404-032	09-35-201-004
09-26-403-029	09-26-404-017	09-26-404-033	09-35-202-001
09-26-403-030	09-26-404-018	09-35-200-005	
09-26-403-031	09-26-404-019	09-35-200-006	

**EXHIBIT A-2**

**STREET LOCATION MAP**

(attached)



### Legend

- Proposed TIF District Boundary
- Proposed TIF District Parcels

<p>CLIENT:  <b>VILLAGE OF WILLOWBROOK</b></p>	<p>TITLE: <b>PROPOSED TIF DISTRICT</b></p>	<p>PROJ. NO. 900144.H215          DATE: 01/07/2022          SHEET 1 OF 1          DRAWING NO.</p>												
<p> <b>CHRISTOPHER B. BURKE ENGINEERING, LTD.</b>          9575 W. Higgins Road, Suite 600 · Rosemont, Illinois 60018 · (847) 823-0500</p>		<p><b>EXH 2</b></p>												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">DSGN.</td> <td style="width: 25%;">DRW</td> <td style="width: 25%;">SCALE:</td> <td style="width: 25%;">1:6.917</td> </tr> <tr> <td>CHKD.</td> <td></td> <td>AUTHOR:</td> <td>DWALTERS</td> </tr> <tr> <td>FILE:</td> <td colspan="3">Proposed TIF District</td> </tr> </table>		DSGN.	DRW	SCALE:	1:6.917	CHKD.		AUTHOR:	DWALTERS	FILE:	Proposed TIF District			
DSGN.	DRW	SCALE:	1:6.917											
CHKD.		AUTHOR:	DWALTERS											
FILE:	Proposed TIF District													

Path: N:\WILLOWBROOK\900144.H215\GIS\Exhibit\Proposed TIF District.mxd

**ORDINANCE NO. 22-O-\_\_**

**AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY,  
ILLINOIS ADOPTING TAX INCREMENT FINANCING FOR  
THE REDEVELOPMENT CORRIDOR TAX INCREMENT FINANCING DISTRICT**

**WHEREAS**, the Village of Willowbrook ("Village") is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* ("TIF Act"), the Village authorized a study in regard to designating a redevelopment project area for the Village's Redevelopment Corridor Tax Increment Financing District ("TIF District"); and

**WHEREAS**, on September 27, 2021, the Village Mayor and Board of Trustees adopted Ordinance No. 21-O-45, entitled "An Ordinance Proposing a Redevelopment Plan and Project for, and the Designation of, the Willowbrook Redevelopment Corridor Redevelopment Project Area and the Adoption of Tax Increment Allocation Financing Therefor, Convening a Joint Review Board and Calling a Public Hearing In Connection Therewith, and Repealing Village of Willowbrook Ordinance No. 21-O-43," which, among other things, set a Joint Review Board ("JRB") meeting date and a public hearing date relative to the proposed TIF District ("Ordinance No. 21-O-45"); and

**WHEREAS**, on September 28, 2021, the Village published the Tax Increment Financing Interested Parties Registry Notice, as required by Section 11-74.4-5(a) of the TIF Act, in the *Chicago Sun-Times*; and

**WHEREAS**, pursuant to Ordinance No. 21-O-45, a JRB meeting was held on November 1, 2021 and a public hearing was held on December 20, 2021, regarding the proposed establishment of the TIF District; and

**WHEREAS**, in response to comments received by the Village prior to and during the December 20, 2021 public hearing regarding the establishment of the TIF District, the Village Mayor and Board of Trustees determined that it would best serve the public's health, safety and welfare to make certain major amendments to the proposed redevelopment plan and project for the proposed TIF District, including to the boundaries thereof, and to have a revised eligibility report prepared with regard thereto, and to restart the process of creating the proposed TIF District; and



**WHEREAS**, on January 24, 2022, the Village announced the availability of the amended redevelopment plan and project for the proposed Redevelopment Corridor TIF District ("TIF Plan"), with said TIF Plan containing an amended eligibility report for the proposed TIF District ("Eligibility Report") addressing the tax increment financing eligibility of the area proposed for the amended redevelopment project area ("Redevelopment Project Area"); and

**WHEREAS**, a public hearing was held on April 11, 2022, in regard to the TIF Plan; and

**WHEREAS**, the Village Mayor and Board of Trustees of the Village desire to adopt tax increment financing pursuant to the TIF Act; and

**WHEREAS**, the Village Mayor and Board of Trustees of the Village have adopted and approved the TIF Plan and designated the Redevelopment Project Area pursuant to the provisions of the TIF Act, and have otherwise complied with all other conditions precedent required by the TIF Act;

**NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION 1: Incorporation.** That the recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

**SECTION 2: Approval of Tax Increment Financing.** That tax increment financing is hereby adopted with respect to the TIF District, with the TIF Plan in relation thereto having been approved and adopted pursuant to an Ordinance adopted by the Village Mayor and Board of Trustees of Village on April 25, 2022, and the Redevelopment Project Area in relation thereto, described and depicted in **EXHIBIT A-1** and **EXHIBIT A-2** attached hereto and made a part hereof, having been approved, adopted and so designated pursuant to an Ordinance adopted by the Village Mayor and Board of Trustees of the Village on April 25, 2022, with the initial equalized assessed valuation for said TIF District being the 2020 equalized assessed valuation of the Redevelopment Project Area.

**SECTION 3: Allocation of Ad Valorem Taxes.** That the *ad valorem* taxes arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts, and tax rates determined in the manner provided in Section 11-74.4-9 of the TIF Act, 65 ILCS 5/11-74.4-9, each year after the effective date of this Ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs have been paid, shall be divided as follows:

- A. 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 (2020 equalized

assessed valuation) of each such taxable lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to, and when collected shall be paid by the DuPage County Treasurer / Collector to, the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing; and

- B. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed valuation (2020 equalized assessed valuation) of each lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to, and when collected shall be paid by the DuPage County Treasurer / Collector to, the Village Treasurer who shall deposit said funds in a special fund called "The Redevelopment Corridor Tax Increment Financing District Tax Increment Allocation Fund" of the Village for the development and implementation of the TIF Plan.

**SECTION 4: Use of Incremental Taxes.** That the Village shall obtain and utilize incremental taxes from the Redevelopment Project Area for the payment of redevelopment project costs and all Village obligations financing redevelopment project costs in accordance with the provisions of the TIF Act and the TIF Plan.

**SECTION 5: Severability.** That 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 6: Repeal.** That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed.

**SECTION 7: Effect.** That this Ordinance shall be in full force and effect upon its adoption, approval and publication in pamphlet form as provided by law.

**[THIS SPACE INTENTIONALLY LEFT BLANK]**

**ADOPTED** this 25th day of April, 2022 pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** by me this 25th day of April, 2022.

\_\_\_\_\_  
Frank Trilla, Village Mayor

**ATTEST:**

\_\_\_\_\_  
Deborah A. Hahn, Village Clerk

Published in pamphlet form this 25th day of April, 2022 under the authority of the Village Mayor and Board of Trustees.

Recorded in the Village records on April 25, 2022.

## **EXHIBIT A-1**

### **REDEVELOPMENT PROJECT AREA DESCRIPTION**

#### **LEGAL DESCRIPTION (Willowbrook Redevelopment Corridor TIF)**

THAT PART OF THE WEST HALF OF SECTION 25, SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 35 IN TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION, AS RECORDED OCTOBER 11, 2000 AS DOCUMENT NUMBER R2000-158930, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF 74TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH RIGHT-OF-WAY LINE OF 74TH STREET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOPER ROAD;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SOPER ROAD TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 75TH STREET, SAID SOUTH RIGHT-OF-WAY LINE OF 75TH STREET ALSO BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE PROPERTY OF GOWER SCHOOL (DISTRICT 62) AS CONVEYED BY SAJVERA TO THE COUNTY BOARD OF SCHOOL TRUSTEES FOR THE USE AND BENEFIT OF SAID SCHOOL DISTRICT 62, BY DEED RECORDED AS DOCUMENT R1957-835578;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF THE GOWER SCHOOL PROPERTY TO THE NORTHWEST CORNER OF SAID GOWER SCHOOL PROPERTY;

THENCE SOUTH ALONG THE WEST LINE OF SAID GOWER SCHOOL PROPERTY TO THE NORTHEAST CORNER OF LOT 1 IN BALDUCCI'S ASSESSMENT PLAT, AS RECORDED SEPTEMBER 29, 1981 AS DOCUMENT NUMBER R1981-053018;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN BALDUCCI'S ASSESSMENT PLAT TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO THE NORTHWEST CORNER OF LOT 2 IN SAID BALDUCCI'S ASSESSMENT PLAT;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID MADISON STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED);

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED) TO THE SOUTHEASTERLY CORNER OF COMPASS ARENA PLANNED UNIT DEVELOPMENT, AS RECORDED APRIL 24, 2020 AS DOCUMENT NUMBER R2020-040386;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT TO THE MOST NORTHERLY CORNER THEREOF, SAID MOST NORTHERLY CORNER ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOLIET ROAD;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOLIET ROAD TO THE NORTHWEST CORNER OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT;

THENCE SOUTH ALONG THE WEST LINE OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26;

THENCE EAST ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26 TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED);

THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED) TO A POINT ON THE SOUTH LINE OF HARVEY'S RESUBDIVISION, AS RECORDED OCTOBER 21, 1953 AS DOCUMENT NUMBER 698678;

THENCE WEST ALONG SAID SOUTH LINE OF HARVEY'S RESUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 (AKA ROBERT KINGERY HIGHWAY);

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 (AKA ROBERT KINGERY HIGHWAY) TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 79TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 79TH STREET TO THE SOUTHEAST CORNER OF LOT 4 IN ANVAN'S SUBDIVISION, AS RECORDED OCTOBER 9, 1978 AS DOCUMENT NUMBER R1978-096734;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4 IN ANVAN'S SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF ANVAN'S RESUBDIVISION, AS RECORDED MARCH 31, 1986 AS DOCUMENT NUMBER R1986-028791;

THENCE WEST ALONG SAID SOUTH LINE OF ANVAN'S RESUBDIVISION TO THE SOUTHEAST CORNER OF LOT 2 IN SAID ANVAN'S RESUBDIVISION;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 2 IN ANVAN'S RESUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 IN ANVAN'S RESUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 (AKA ROBERT KINGERY HIGHWAY);

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF MIDWAY DRIVE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF MIDWAY DRIVE TO THE SOUTHWEST CORNER OF LOT 13 IN WILLOWBROOK

EXECUTIVE PLAZA, AS RECORDED JULY 8, 1975 AS DOCUMENT NUMBER R1975-033298;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 13 IN WILLOWBROOK EXECUTIVE PLAZA TO THE NORTHWEST CORNER THEREOF;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 13 IN WILLOWBROOK EXECUTIVE PLAZA TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF QUINCY STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF QUINCY STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF EXECUTIVE DRIVE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF EXECUTIVE DRIVE TO THE SOUTHEAST CORNER OF LOT 1 IN ROC INDUSTRIAL P.U.D., AS RECORDED JULY 28TH, 2016 AS DOCUMENT NUMBER R2016-078174;

THENCE NORTHERLY AND NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 IN ROC INDUSTRIAL P.U.D. TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN ROC INDUSTRIAL P.U.D. TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID QUINCY STREET;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF QUINCY STREET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 34 IN SAID WILLOWBROOK EXECUTIVE PLAZA;

THENCE WEST ALONG SAID EASTERLY EXTENSION, THE SOUTH LINE OF LOT 34 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 75<sup>TH</sup> STREET (AS WIDENED);

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 75TH STREET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID QUINCY STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF QUINCY STREET TO THE NORTHEAST CORNER OF LOT 1 IN WINGREN PLAZA SUBDIVISION, AS RECORDED DECEMBER 5, 1989 AS DOCUMENT NUMBER R1989-152944;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN WINGREN PLAZA SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 72N° COURT;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 72N° COURT TO A POINT ON THE WEST LINE OF LAKE WILLOW WAY CONDOMINIUM, AS RECORDED NOVEMBER 30, 1981 AS DOCUMENT NUMBER R1981-063247;

THENCE SOUTH ALONG SAID WEST LINE OF LAKE WILLOW WAY CONDOMINIUM TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 7 IN HINSDALE HIGHLAND ESTATES, AS RECORDED JUNE 23, 1954 AS DOCUMENT NUMBER R1954-720969;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 7 AND THE NORTH LINE OF LOTS 8 AND 9 IN SAID HINSDALE HIGHLAND ESTATES TO THE NORTHEAST CORNER OF SAID LOT 9, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST LINE OF LOT 2

IN WILLOWBROOK CORPORATE CENTER UNIT #2 RESUBDIVISION, AS RECORDED NOVEMBER 6, 2013 AS DOCUMENT NUMBER R2013-152663;  
 THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 IN WILLOWBROOK CORPORATE CENTER UNIT #2 RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF;  
 THENCE EAST AND SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT 2 AND THE SOUTHEASTERLY EXTENSION TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WILLOWBROOK CENTRE PARKWAY;  
 THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WILLOWBROOK CENTRE PARKWAY TO THE NORTHWEST CORNER OF LOT 10 IN AFORESAID WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION;  
 THENCE EAST ALONG THE NORTH LINE OF SAID LOT 10 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION TO THE NORTHEAST CORNER THEREOF;  
 THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 10 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF AFORESAID LOT 9 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION;  
 THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 9 TO THE POINT OF BEGINNING.

#### Street Addresses:

7425 S MADISON ST WILLOWBROOK, IL 60527	QUINCY ST WILLOWBROOK, 60527
7475 S MADISON ST WILLOWBROOK, IL 60527	QUINCY ST WILLOWBROOK, 60527
7475 S MADISON ST WILLOWBROOK, IL 60527	QUINCY ST WILLOWBROOK, 60527
7575 S MADISON ST BURR RIDGE, IL 60527	QUINCY ST WILLOWBROOK, 60527
7611 S MADISON ST BURR RIDGE, IL 60527	QUINCY ST WILLOWBROOK, 60527
815 72ND CT WILLOWBROOK, IL 60527	QUINCY ST WILLOWBROOK, 60527
807 72ND CT WILLOWBROOK, IL 60527	QUINCY ST WILLOWBROOK, 60527
749 72ND CT WILLOWBROOK, IL 60527	7500 S MADISON ST WILLOWBROOK, 60521
816 73RD CT WILLOWBROOK, IL 60527	WLLWBRK CENTRE WILLOWBROOK, 60521
808 73RD CT WILLOWBROOK, IL 60527	WLLWBRK CENTRE WILLOWBROOK, 60521
748 73RD CT WILLOWBROOK, IL 60527	7500 S MADISON ST WILLOWBROOK, 60521
742 73RD CT WILLOWBROOK, IL 60527	700 WILLOWBROOK CNTR WILLOWBROOK, 60527
734 73RD CT WILLOWBROOK, IL 60527	WLLWBRK CENTRE WILLOWBROOK, 60521
726 73RD CT WILLOWBROOK, IL 60527	7505 S KINGERY HWY WILLOWBROOK, 60527
718 73RD CT WILLOWBROOK, IL 60527	760 N FRONTAGE RD WILLOWBROOK, 60527
710 73RD CT WILLOWBROOK, IL 60527	830 MIDWAY DR WILLOWBROOK, 60521
742 73RD CT APT 301- WILLOWBROOK, 60521	825 W 75TH ST WILLOWBROOK, 60521
7201 S KINGERY HWY WILLOWBROOK, 60521	7535 RT 83 WILLOWBROOK, 60521
7301 S KINGERY HWY WILLOWBROOK, 60521	7550 QUINCY ST WILLOWBROOK, 60527
7345 RT 83 WILLOWBROOK, 60521	645 JOLIET RD WILLOWBROOK, 60527
7409 S KINGERY HWY WILLOWBROOK, 60521	535 JOLIET RD WILLOWBROOK, 60527
7410 S QUINCY ST WILLOWBROOK, 60527	7737 S KINGERY WILLOWBROOK, 60521
311 W 73RD ST WILLOWBROOK, 60527	7760 S KINGERY WILLOWBROOK, 60521
QUINCY ST WILLOWBROOK, 60527	7760 S KINGERY WILLOWBROOK, 60521
QUINCY ST WILLOWBROOK, 60527	7882 QUINCY DR WILLOWBROOK, 60521
QUINCY ST WILLOWBROOK, 60527	835 MIDWAY DR WILLOWBROOK, 60521
729 73RD CT WILLOWBROOK, 60527	825 MIDWAY DR WILLOWBROOK, 60521
721 73RD CT WILLOWBROOK, 60527	7850 QUINCY DR WILLOWBROOK, 60521
713 73RD CT WILLOWBROOK, 60527	855 MIDWAY DR WILLOWBROOK, 60521
705 73RD CT WILLOWBROOK, 60527	845 MIDWAY DR WILLOWBROOK, 60521
QUINCY ST WILLOWBROOK, 60527	

7800 S KINGERY HWY WILLOWBROOK, 60527  
 820 W 79TH ST WILLOWBROOK, 60521  
 800 W 79TH ST BURR RIDGE, 60521  
 7510 S MADISON ST WILLOWBROOK, 60527  
 7530 S MADISON ST WILLOWBROOK, 60527  
 650 EXECUTIVE DR WILLOWBROOK, 60521  
 7630 S MADISON ST WILLOWBROOK, 60527  
 520-30 EXECUTIVE DR WILLOWBROOK, 60527  
 7550 PLAZA CT WILLOWBROOK, 60527  
 7575 PLAZA CT WILLOWBROOK, 60521  
 7615 PLAZA CT WILLOWBROOK, 60527  
 7630 S MADISON ST WILLOWBROOK, 60527  
 7530 PLAZA CT WILLOWBROOK, 60527  
 7535 PLAZA CT WILLOWBROOK, 60521  
 7615 PLAZA CT WILLOWBROOK, 60527  
 540 EXECUTIVE DR WILLOWBROOK, 60527  
 7501 S QUINCY ST WILLOWBROOK, 60527  
 7675 QUINCY ST WILLOWBROOK, 60521  
 7725 S QUINCY ST WILLOWBROOK, 60527  
 585 EXECUTIVE DR WILLOWBROOK, 60521  
 555 EXECUTIVE DR WILLOWBROOK, 60521  
 525 EXECUTIVE DR WILLOWBROOK, 60527  
 625 EXECUTIVE DR WILLOWBROOK, 60521  
 625 EXECUTIVE DR WILLOWBROOK, 60514

625 EXECUTIVE DR WILLOWBROOK, 60514  
 7825-7 QUINCY ST WILLOWBROOK, 60527  
 7855 S QUINCY ST WILLOWBROOK, 60527  
 640 JOLIET RD WILLOWBROOK, 60527  
 7775 QUINCY ST WILLOWBROOK, 60521  
 625 EXECUTIVE DR WILLOWBROOK, 60514  
 500 JOLIET RD WILLOWBROOK, 60527  
 JOLIET RD WILLOWBROOK, 60521  
 JOLIET RD WILLOWBROOK, 60521  
 JOLIET RD WILLOWBROOK, 60521  
 JOLIET RD WILLOWBROOK, 60521  
 JOLIET RD WILLOWBROOK, 60521  
 835 79TH ST WILLOWBROOK, 60527  
 7910 JOLIET RD WILLOWBROOK, 60527  
 855 79TH ST WILLOWBROOK, 60527  
 855 79TH ST WILLOWBROOK, 60527  
 855 79TH ST WILLOWBROOK, 60527  
 855 79TH ST WILLOWBROOK, 60527  
 16W281 79TH ST HINSDALE, 60521  
 815 79TH ST WILLOWBROOK, 60527  
 9S050 JOLIET RD HINSDALE, 60521  
 7900 JOLIET RD WILLOWBROOK, 60527  
 801 JOLIET RD WILLOWBROOK, 60521

General Location: properties and rights of way located in the Village of Willowbrook generally bounded by Illinois Route 83 (Kingery Highway) to the west, 72nd Court to the north, Soper Road and Madison Street to the east and the I-55 Expressway to the south.

#### Property Identification Numbers ("PINs"):

09-25-103-009	09-26-201-017	09-26-203-012	09-26-401-006
09-25-103-013	09-26-202-002	09-26-203-013	09-26-402-001
09-25-103-014	09-26-202-004	09-26-203-014	09-26-402-005
09-25-300-003	09-26-202-012	09-26-203-015	09-26-402-006
09-25-300-012	09-26-202-013	09-26-203-017	09-26-402-011
09-26-201-003	09-26-202-015	09-26-203-018	09-26-402-013
09-26-201-004	09-26-203-001	09-26-203-019	09-26-402-014
09-26-201-005	09-26-203-002	09-26-204-047	09-26-402-020
09-26-201-008	09-26-203-003	09-26-204-066	09-26-402-024
09-26-201-009	09-26-203-004	09-26-208-006	09-26-402-025
09-26-201-010	09-26-203-005	09-26-400-013	09-26-402-028
09-26-201-011	09-26-203-006	09-26-400-015	09-26-402-030
09-26-201-012	09-26-203-007	09-26-400-020	09-26-402-031
09-26-201-013	09-26-203-008	09-26-400-023	09-26-403-011
09-26-201-014	09-26-203-009	09-26-400-024	09-26-403-012
09-26-201-015	09-26-203-010	09-26-400-025	09-26-403-015
09-26-201-016	09-26-203-011	09-26-401-001	09-26-403-016

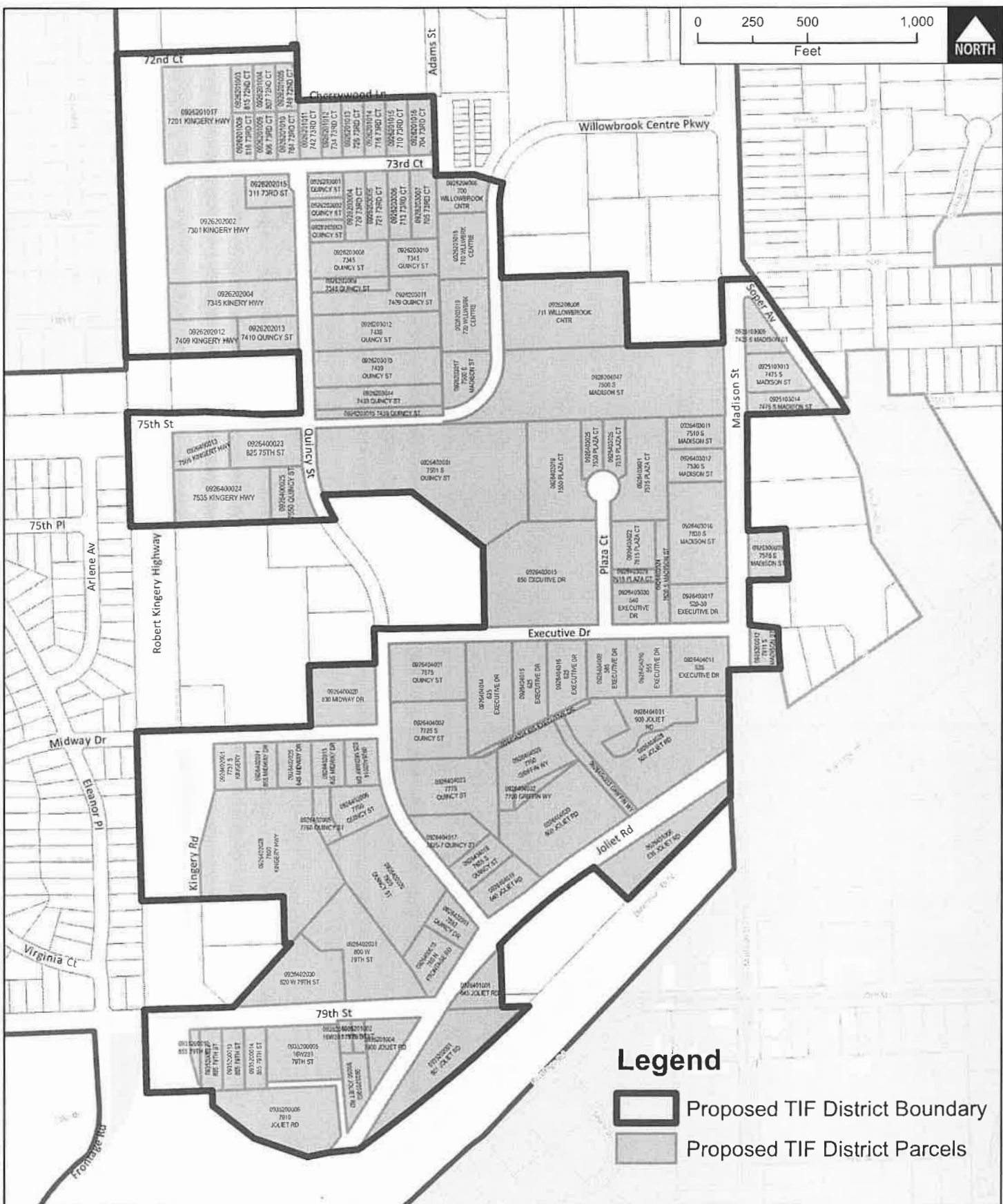
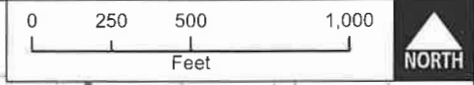


09-26-403-017	09-26-404-001	09-26-404-023	09-35-200-010
09-26-403-019	09-26-404-002	09-26-404-024	09-35-200-012
09-26-403-021	09-26-404-009	09-26-404-027	09-35-200-013
09-26-403-022	09-26-404-010	09-26-404-028	09-35-200-014
09-26-403-024	09-26-404-011	09-26-404-029	09-35-201-001
09-26-403-025	09-26-404-014	09-26-404-030	09-35-201-002
09-26-403-026	09-26-404-015	09-26-404-031	09-35-201-003
09-26-403-027	09-26-404-016	09-26-404-032	09-35-201-004
09-26-403-029	09-26-404-017	09-26-404-033	09-35-202-001
09-26-403-030	09-26-404-018	09-35-200-005	
09-26-403-031	09-26-404-019	09-35-200-006	

**EXHIBIT A-2**

**STREET LOCATION MAP**

(attached)



### Legend

- Proposed TIF District Boundary
- Proposed TIF District Parcels

CLIENT:  <b>VILLAGE OF WILLOWBROOK</b>	<b>PROPOSED TIF DISTRICT</b>				PROJ. NO. 900144.H215	
					DATE: 01/07/2022	
					SHEET 1 OF 1	
					DRAWING NO.	
 <b>CHRISTOPHER B. BURKE ENGINEERING, LTD.</b> 9575 W. Higgins Road, Suite 600 · Rosemont, Illinois 60018 · (847) 823-0500	DSGN.			SCALE: 1:6.917		
	DWN.		DRW	AUTHOR: DWALTERS		
	CHKD.			PLOT DATE: 1/7/2022		
	FILE:		Proposed TIF District			
<b>EXH 2</b>						

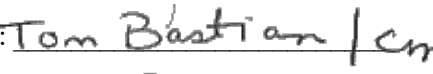

PUBLIC: N:\\WILLOWBROOK\\900144.H215\\GIS\\Exhibit\\Proposed TIF District.mxd

# VILLAGE OF WILLOWBROOK

## BOARD MEETING AGENDA ITEM - HISTORY/COMMENTARY

**ITEM TITLE:**

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A PURCHASE ORDER AND SMALL LOCAL GOVERNMENT CLOUD-BASED ENTERPRISE AGREEMENT FROM ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC.

**AGENDA NO. 8****AGENDA DATE:** 4/25/2022**STAFF REVIEW:** Sean Halloran, Asst. Village Admin**SIGNATURE:** **LEGAL REVIEW:** Tom Bastian, Village Attorney**SIGNATURE:** **RECOMMENDED BY:** Brian Pabst, Village Administrator**SIGNATURE:** **ITEM HISTORY (PREVIOUS VILLAGE BOARD REVIEWS, ACTIONS RELATED TO THIS ITEM, OTHER HISTORY)**

In the 2022-2023 budget, staff estimated a Geographic Information Software (GIS) purchase at \$70,000 which includes (1) the acquisition of the software and (2) potential utility locates to assist staff with the existing infrastructure. This resolution is for the purchase of the software, not the services related to locating existing infrastructure.

This software contract provides for the ongoing annual software support and maintenance of GIS mapping tools used by all Village departments including Police, Public Works, Community Development, and the Village Administrator's Office.

As of right now, Village staff uses DuPage County GIS, which has met its current needs but is unable to meet the continuing or future demands of the Village. For example, Village staff is not permitted to customize the data, create layers, or build an emergency notification system. The proposed software is an essential tool used in emergency response in the areas of detection, risk assessment, mitigation and prevention, preparedness, response, and recovery. Furthermore, the following features are critical for daily services, including but not limited to the following:

- Zoning information used by Community Development;
- Maintenance of infrastructure and asset management used by Public Works;
- GPS and data-collection tools used by Parks and Public Works;
- Mapping and boundary information used by the Village Administrator's Office
- Incident reporting and tracking used by Police

The software support and maintenance contract are only available from ESRI, Inc. of Redlands, California; therefore, this purchase is exempt from the competitive bidding statutes in accordance with the local procurement policy that was recently adopted by the Board of Trustees as a sole-source procurement.

The recommendation is to move to a new system to better fit the Village's growing need for GIS capabilities. If approved by the Board of Trustees, staff will work with representatives from Environmental Systems Research Institute, Inc. (ESRI) as the new GIS platform. With the new ESRI GIS system, the Village will have a comprehensive and industry-dominant solution.

**ACTION PROPOSED:** Pass the Ordinance.

**ORDINANCE NO. 22-O-\_\_\_\_\_**

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A PURCHASE ORDER AND SMALL LOCAL GOVERNMENT CLOUD-BASED ENTERPRISE AGREEMENT FROM ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC.**

---

**WHEREAS**, due to the professional skills required to perform geographic information system (“GIS”) management, development, operation, and maintenance services, it is, in the opinion of a majority of the corporate authorities of the Village of Willowbrook (“Village”), advisable, necessary and in the public interest that the Village waive newspaper advertisement for bids, waive the procedure prescribed for open market purchases and contract for GIS management, utilization, and maintenance services;

**WHEREAS**, the Village desires to engage Environmental Systems Research Institute, Inc. (“ESRI”) for the purchase of the ArcGIS Software and provide the Services of the terms set forth in the proposed ESRI Small Local Government Cloud-Based Enterprise Agreement (“Enterprise Agreement”);

**WHEREAS**, ESRI has offered to provide the ArcGIS Software Licensing package for the Village’s GIS system at an annual cost of \$15,000 for a three-year period term; and

**WHEREAS**, in the opinion of a majority of the corporate authorities of the Village, it is advisable, necessary and in the public interest that the Village enter into the Enterprise Agreement with ESRI and issue a purchase order for the upcoming three-year period.

**NOW THEREFORE BE IT ORDAINED** by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, as follows:

**SECTION 1.** The foregoing recitals are adopted as the findings of the Village as if fully restated herein.

**SECTION 2.** Two-thirds (2/3rds) of the Board of Trustees of the Village hereby determine that the competitive bidding process for the purchase of the ArcGIS Software and GIS management, utilization, and maintenance services be and is hereby waived.

**SECTION 3.** The Village Administrator for the Village of Willowbrook be and is hereby directed

to execute a Purchase Order, a copy of which Purchase Order is attached hereto as Exhibit “A,” and the Enterprise Agreement, a copy of which Enterprise Agreement is attached hereto as Exhibit “B,” and all contract documents on behalf of the Village of Willowbrook and do all other acts necessary to carry into effect the intent of this ordinance.

**SECTION 4:** This ordinance shall be in full force and effect from and after its passage and approval, in the manner provided by law.

PASSED and APPROVED this 25<sup>th</sup> day of April, 2022 by a ROLL CALL VOTE as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTENTIONS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED:

\_\_\_\_\_  
Frank A. Trilla, Mayor

ATTEST:

\_\_\_\_\_  
Deborah A. Hahn, Village Clerk

## **EXHIBIT A**

### **Purchase Order**

# Village of Willowbrook

# Purchase Order

835 Midway Drive  
Willowbrook, IL 60527  
Phone (630) 323-8215

## Supplier Name:

Environmental Systems Research  
Institute, Inc.

Order Date: April 25, 2022

Address1 380 New York Street  
City, State Redlands, CA 92373-  
Zip 8100  
EMAIL: service@esri.com  
FAX: (909) 307-3049  
Phone: (909) 793-2853  
Attn: Customer Service SGCB-  
EA

## Payment Terms:

## F.O.B. Point:

## Freight Terms:

## Acct Code:

## Tax Exempt No:

## Ship To:

Village of Willowbrook  
835 Midway Drive  
Willowbrook, IL 60527  
Phone: (630) 323-8215  
EMAIL: shalloran@willowbrook.il.us  
Attn: Brian Pabst, Village Administrator

## Invoice To:

Village of Willowbrook  
835 Midway Drive  
Willowbrook, IL 60527  
Phone: (630) 323-8215  
EMAIL: shalloran@willowbrook.il.us  
Attn: Brian Pabst, Village Administrator

Tax ID:		Ship via:		Required Ship Date:		
Item	Quantity	Part No.	Description	UM	Price	Total
1	1	168362	Population of 0 to 15,000 Small Local Government Cloud-Based Term Enterprise Agreement – Year 1		\$15,000.00	\$15,000.00
2	1	168362	Population of 0 to 15,000 Small Local Government Cloud-Based Term Enterprise Agreement– Year 2		\$15,000.00	\$15,000.00
3	1	168362	Population of 0 to 15,000 Small Local Government Cloud-Based Term Enterprise Agreement– Year 3		\$15,000.00	\$15,000.00
					Subtotal	\$45,000.00
					Estimated Shipping	\$0.00
					Estimated Tax	\$0.00
					Total	\$45,000.00
					<b>Grand Total</b>	\$45,000.00

Purchase  
Order  
Comments

**Brian Pabst**  
Village Administrator

**EXHIBIT B**



**Environmental Systems Research Institute, Inc.**  
**Small Local Government Cloud-Based Enterprise Agreement**

Esri Use Only:  
 Cust. Name \_\_\_\_\_  
 Cust. # \_\_\_\_\_  
 PO # \_\_\_\_\_  
 Esri Agreement # \_\_\_\_\_



## SMALL ENTERPRISE AGREEMENT LOCAL GOVERNMENT CLOUD-BASED (E214-7)

This Agreement is by and between the organization identified in the Quotation ("Customer") and Environmental Systems Research Institute, Inc. ("Esri").

This Agreement sets forth the terms for Customer's use of Products and incorporates by reference (i) the Quotation and (ii) the Master Agreement. Should there be any conflict between the terms and conditions of the documents that comprise this Agreement, the order of precedence for the documents shall be as follows: (i) the Quotation, (ii) this Agreement, and (iii) the Master Agreement. This Agreement shall be governed by and construed in accordance with the laws of the state in which Customer is located without reference to conflict of laws principles, and the United States of America federal law shall govern in matters of intellectual property. The modifications and additional rights granted in this Agreement apply only to the Products listed in Table A.

**Table A**  
**List of Products**

**Uncapped Quantities**

**Desktop Software and Extensions (Single Use)**

ArcGIS Desktop Advanced  
 ArcGIS Desktop Standard  
 ArcGIS Desktop Basic  
 ArcGIS Desktop Extensions: ArcGIS 3D Analyst,  
 ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst,  
 ArcGIS Publisher, ArcGIS Network Analyst, ArcGIS  
 Schematics, ArcGIS Workflow Manager, ArcGIS Data  
 Reviewer

**Developer Tools**

ArcGIS Engine  
 ArcGIS Runtime (Standard)  
 ArcGIS Runtime Analysis Extension

**Limited Quantities**

One (1) Professional subscription to ArcGIS Developer  
 Two (2) ArcGIS CityEngine Single Use Licenses  
 50 ArcGIS Online Viewers  
 50 ArcGIS Online Creators  
 10,000 ArcGIS Online Service Credits  
 2 ArcGIS Insights in ArcGIS Online

### OTHER BENEFITS

Number of Esri User Conference registrations provided annually	<b>2</b>
Number of Tier 1 Help Desk individuals authorized to call Esri	<b>2</b>
Maximum number of sets of backup media, if requested*	<b>2</b>
Five percent (5%) discount on all individual commercially available instructor-led training classes at Esri facilities purchased outside this Agreement	

\*Additional sets of backup media may be purchased for a fee

Customer may accept this Agreement by signing and returning the whole Agreement with (i) the Quotation attached, (ii) a purchase order, or (iii) another document that matches the Quotation and references this Agreement ("Ordering Document"). **ADDITIONAL OR CONFLICTING TERMS IN CUSTOMER'S PURCHASE ORDER OR OTHER DOCUMENT WILL NOT APPLY, AND THE TERMS OF THIS AGREEMENT WILL GOVERN.** This Agreement is effective as of the date of Esri's receipt of an Ordering Document, unless otherwise agreed to by the parties ("Effective Date").

Term of Agreement: Three (3) years

This Agreement supersedes any previous agreements, proposals, presentations, understandings, and arrangements between the parties relating to the licensing of the Products. Except as provided in Article 4—Product Updates, no modifications can be made to this Agreement.

Accepted and Agreed:

\_\_\_\_\_  
(Customer)

By: \_\_\_\_\_  
Authorized Signature

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

#### CUSTOMER CONTACT INFORMATION

Contact: \_\_\_\_\_

Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

Fax: \_\_\_\_\_

City, State, Postal Code: \_\_\_\_\_

E-mail: \_\_\_\_\_

Country: \_\_\_\_\_

Quotation Number (if applicable): \_\_\_\_\_

## 1.0—ADDITIONAL DEFINITIONS

In addition to the definitions provided in the Master Agreement, the following definitions apply to this Agreement:

"Case" means a failure of the Software or Online Services to operate according to the Documentation where such failure substantially impacts operational or functional performance.

"Deploy", "Deployed" and "Deployment" mean to redistribute and install the Products and related Authorization Codes within Customer's organization(s).

"Fee" means the fee set forth in the Quotation.

"Maintenance" means Tier 2 Support, Product updates, and Product patches provided to Customer during the Term of Agreement.

"Master Agreement" means the applicable master agreement for Esri Products incorporated by this reference that is (i) found at <https://www.esri.com/en-us/legal/terms/full-master-agreement> and available in the installation process requiring acceptance by electronic acknowledgment or (ii) a signed Esri master agreement or license agreement that supersedes such electronically acknowledged master agreement.

"Product(s)" means the products identified in Table A—List of Products and any updates to the list Esri provides in writing.

"Quotation" means the offer letter and quotation provided separately to Customer.

"Technical Support" means the technical assistance for attempting resolution of a reported Case through error correction, patches, hot fixes, workarounds, replacement deliveries, or any other type of Product corrections or modifications.

"Tier 1 Help Desk" means Customer's point of contact(s) to provide all Tier 1 Support within Customer's organization(s).

"Tier 1 Support" means the Technical Support provided by the Tier 1 Help Desk.

"Tier 2 Support" means the Esri Technical Support provided to the Tier 1 Help Desk when a Case cannot be resolved through Tier 1 Support.

## 2.0—ADDITIONAL GRANT OF LICENSE

**2.1 Grant of License.** Subject to the terms and conditions of this Agreement, Esri grants to Customer a personal, nonexclusive, nontransferable license solely to use, copy, and Deploy quantities of the Products listed in Table A—List of Products for the Term of Agreement (i) for the applicable Fee and (ii) in accordance with the Master Agreement.

**2.2 Consultant Access.** Esri grants Customer the right to permit Customer's consultants or contractors to use the Products exclusively for Customer's benefit. Customer will be solely responsible for compliance by consultants and contractors with this Agreement and will ensure that the consultant or contractor discontinues use of Products upon completion of work for Customer. Access to or use of Products by consultants or contractors not exclusively for Customer's benefit is prohibited. Customer may not permit its consultants or contractors to install Software or Data on consultant, contractor, or third-party computers or remove Software or Data from Customer locations, except for the purpose of hosting the Software or Data on Contractor servers for the benefit of Customer.

## 3.0—TERM, TERMINATION, AND EXPIRATION

**3.1 Term.** This Agreement and all licenses hereunder will commence on the Effective Date and continue for the duration identified in the Term of Agreement, unless this Agreement is terminated earlier as provided herein. Customer is only authorized to use Products during the Term of Agreement. For an Agreement with a limited term, Esri does not grant Customer an indefinite or a perpetual license to Products.

**3.2 No Use upon Agreement Expiration or Termination.** All Product licenses, all Maintenance, and Esri User Conference registrations terminate upon expiration or termination of this Agreement.

**3.3 Termination for a Material Breach.** Either party may terminate this Agreement for a material breach by the other party. The breaching party will have thirty (30) days from the date of written notice to cure any material breach.

**3.4 Termination for Lack of Funds.** For an Agreement with government or government-

owned entities, either party may terminate this Agreement before any subsequent year if Customer is unable to secure funding through the legislative or governing body's approval process.

- 3.5 Follow-on Term.** If the parties enter into another agreement substantially similar to this Agreement for an additional term, the effective date of the follow-on agreement will be the day after the expiration date of this Agreement.

## 4.0—PRODUCT UPDATES

- 4.1 Future Updates.** Esri reserves the right to update the list of Products in Table A—List of Products by providing written notice to Customer. Customer may continue to use all Products that have been Deployed, but support and upgrades for deleted items may not be available. As new Products are incorporated into the standard program, they will be offered to Customer via written notice for incorporation into the Products schedule at no additional charge. Customer's use of new or updated Products requires Customer to adhere to applicable additional or revised terms and conditions in the Master Agreement.

- 4.2 Product Life Cycle.** During the Term of Agreement, some Products may be retired or may no longer be available to Deploy in the identified quantities. Maintenance will be subject to the individual Product Life Cycle Support Status and Product Life Cycle Support Policy, which can be found at <https://support.esri.com/en/other-resources/product-life-cycle>. Updates for Products in the mature and retired phases may not be available. Customer may continue to use Products already Deployed, but Customer will not be able to Deploy retired Products.

## 5.0—MAINTENANCE

The Fee includes standard maintenance benefits during the Term of Agreement as specified in the most current applicable Esri Maintenance and Support Program document (found at <https://www.esri.com/en-us/legal/terms/maintenance>). At Esri's sole discretion, Esri may make patches, hot fixes, or updates available for download. No Software other

than the defined Products will receive Maintenance. Customer may acquire maintenance for other Software outside this Agreement.

### a. Tier 1 Support

1. Customer will provide Tier 1 Support through the Tier 1 Help Desk to all Customer's authorized users.
2. The Tier 1 Help Desk will be fully trained in the Products.
3. At a minimum, Tier 1 Support will include those activities that assist the user in resolving how-to and operational questions as well as questions on installation and troubleshooting procedures.
4. The Tier 1 Help Desk will be the initial point of contact for all questions and reporting of a Case. The Tier 1 Help Desk will obtain a full description of each reported Case and the system configuration from the user. This may include obtaining any customizations, code samples, or data involved in the Case.
5. If the Tier 1 Help Desk cannot resolve the Case, an authorized Tier 1 Help Desk individual may contact Tier 2 Support. The Tier 1 Help Desk will provide support in such a way as to minimize repeat calls and make solutions to problems available to Customer's organization.
6. Tier 1 Help Desk individuals are the only individuals authorized to contact Tier 2 Support. Customer may change the Tier 1 Help Desk individuals by written notice to Esri.

### b. Tier 2 Support

1. Tier 2 Support will log the calls received from Tier 1 Help Desk.
2. Tier 2 Support will review all information collected by and received from the Tier 1 Help Desk including preliminary documented troubleshooting provided by the Tier 1 Help Desk when Tier 2 Support is required.
3. Tier 2 Support may request that Tier 1 Help Desk individuals provide verification of information, additional information, or answers to additional questions to



supplement any preliminary information gathering or troubleshooting performed by Tier 1 Help Desk.

4. Tier 2 Support will attempt to resolve the Case submitted by Tier 1 Help Desk.
5. When the Case is resolved, Tier 2 Support will communicate the information to Tier 1 Help Desk, and Tier 1 Help Desk will disseminate the resolution to the user(s).

## 6.0—ENDORSEMENT AND PUBLICITY

This Agreement will not be construed or interpreted as an exclusive dealings agreement or Customer's endorsement of Products. Either party may publicize the existence of this Agreement.

## 7.0—ADMINISTRATIVE REQUIREMENTS

**7.1 OEM Licenses.** Under Esri's OEM or Solution OEM programs, OEM partners are authorized to embed or bundle portions of Esri products and services with their application or service. OEM partners' business model, licensing terms and conditions, and pricing are independent of this Agreement. Customer will not seek any discount from the OEM partner or Esri based on the availability of Products under this Agreement. Customer will not decouple Esri products or services from the OEM partners' application or service.

**7.2 Annual Report of Deployments.** At each anniversary date and ninety (90) calendar days prior to the expiration of this Agreement, Customer will provide Esri with a written report detailing all Deployments. Upon request, Customer will provide records sufficient to verify the accuracy of the annual report.

## 8.0—ORDERING, ADMINISTRATIVE PROCEDURES, DELIVERY, AND DEPLOYMENT

### 8.1 Orders, Delivery, and Deployment

- a. Upon the Effective Date, Esri will invoice Customer and provide Authorization Codes to activate the nondestructive copy protection program that enables Customer to download,

operate, or allow access to the Products. If this is a multi-year Agreement, Esri may invoice the Fee up to thirty (30) calendar days before the annual anniversary date for each year.

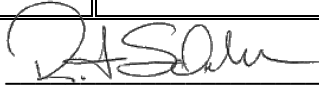


- b. Undisputed invoices will be due and payable within thirty (30) calendar days from the date of invoice. Esri reserves the right to suspend Customer's access to and use of Products if Customer fails to pay any undisputed amount owed on or before its due date. Esri may charge Customer interest at a monthly rate equal to the lesser of one percent (1.0%) per month or the maximum rate permitted by applicable law on any overdue fees plus all expenses of collection for any overdue balance that remains unpaid ten (10) days after Esri has notified Customer of the past-due balance.
  - c. Esri's federal ID number is 95-2775-732.
  - d. If requested, Esri will ship backup media to the ship-to address identified on the Ordering Document, FOB Destination, with shipping charges prepaid. Customer acknowledges that should sales or use taxes become due as a result of any shipments of tangible media, Esri has a right to invoice and Customer will pay any such sales or use tax associated with the receipt of tangible media.
- 8.2 Order Requirements.** Esri does not require Customer to issue a purchase order. Customer may submit a purchase order in accordance with its own process requirements, provided that if Customer issues a purchase order, Customer will submit its initial purchase order on the Effective Date. If this is a multi-year Agreement, Customer will submit subsequent purchase orders to Esri at least thirty (30) calendar days before the annual anniversary date for each year.
- a. All orders pertaining to this Agreement will be processed through Customer's centralized point of contact.
  - b. The following information will be included in each Ordering Document:
    - (1) Customer name; Esri customer number, if known; and bill-to and ship-to addresses
    - (2) Order number
    - (3) Applicable annual payment due

## 9.0—MERGERS, ACQUISITIONS, OR DIVESTITURES

If Customer is a commercial entity, Customer will notify Esri in writing in the event of (i) a consolidation, merger, or reorganization of Customer with or into another corporation or entity; (ii) Customer's acquisition of another entity; or (iii) a transfer or sale of all or part of Customer's organization (subsections i, ii, and iii, collectively referred to as "Ownership Change"). There will be no decrease in Fee as a result of any Ownership Change.

- 9.1 If an Ownership Change increases the cumulative program count beyond the maximum level for this Agreement, Esri reserves the right to increase the Fee or terminate this Agreement and the parties will negotiate a new agreement.
- 9.2 If an Ownership Change results in transfer or sale of a portion of Customer's organization, that portion of Customer's organization will transfer the Products to Customer or uninstall, remove, and destroy all copies of the Products.
- 9.3 This Agreement may not be assigned to a successor entity as a result of an Ownership Change unless approved by Esri in writing in advance. If the assignment to the new entity is not approved, Customer will require any successor entity to uninstall, remove, and destroy the Products. This Agreement will terminate upon such Ownership Change.

## VILLAGE OF WILLOWBROOK

<b>BOARD MEETING AGENDA ITEM - HISTORY/COMMENTARY</b>	
<b>ITEM TITLE:</b> AN ORDINANCE AMENDING SECTION 2-4-11, ENTITLED "DEPUTY CHIEFS; APPOINTMENT; REMOVAL:" OF CHAPTER 4, ENTITLED "BOARD OF POLICE COMMISSIONERS" OF TITLE 2, ENTITLED "BOARDS AND COMMISSIONS" OF THE VILLAGE CODE OF ORDINANCES OF THE VILLAGE OF WILLOWBROOK	<b>AGENDA NO. 9</b>  <b>AGENDA DATE: 04/25/22</b>
<b>STAFF REVIEW:</b> Robert Schaller, Chief of Police	<b>SIGNATURE:</b> 
<b>LEGAL REVIEW:</b> Adam Durkin, Village Attorney	<b>SIGNATURE:</b> 
<b>RECOMMENDED BY:</b> Brian Pabst, Village Administrator	<b>SIGNATURE:</b> 
<b>REVIEWED &amp; APPROVED BY BOPC:</b> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	
<b>ITEM HISTORY (PREVIOUS VILLAGE BOARD REVIEWS, ACTIONS RELATED TO THIS ITEM, OTHER HISTORY)</b> <p>Residents of the Village approved a referendum granting Willowbrook Home Rule status on April 2, 2019. The Village is expressly authorized to exercise any power and perform any function pertaining to its government and affairs, in that the Village of Willowbrook desires to provide for the use of an alternative method for hiring experienced deputy chiefs allowing the Chief of Police to appointed from any rank of sworn, full time officers of the Willowbrook Police Department or a regular police department in any municipal, county, state or Federal law enforcement agency, but must have at least five (5) years of full time service as a police officer in such department.</p>	
<b>ITEM COMMENTARY (BACKGROUND, DISCUSSION, RECOMMENDATIONS, ETC.)</b> <p>The Police Department is committed to ensuring that succession planning is in place, providing stability and growth for the department for years to come. In order to continue to achieve this, amending the current ordinance is necessary. The amended ordinance provides the Department the opportunity to seek out employees both internally and externally, who have the institutional knowledge and highly specialized skills to fulfill the position of Deputy Chief.</p>	
<b>ACTION PROPOSED:</b>  Pass the Ordinance	



**ORDINANCE NO. 22-O-\_\_\_\_\_**

**AN ORDINANCE AMENDING SECTION 2-4-11, ENTITLED “DEPUTY CHIEFS; APPOINTMENT; REMOVAL:” OF CHAPTER 4, ENTITLED “BOARD OF POLICE COMMISSIONERS” OF TITLE 2, ENTITLED “BOARDS AND COMMISSIONS” OF THE VILLAGE CODE OF ORDINANCES OF THE VILLAGE OF WILLOWBROOK**

---

**WHEREAS**, the Village of Willowbrook (the “Village”) is a home rule unit of government, pursuant to Article VII, Section 6 of the Illinois Constitution of 1970; and

**WHEREAS**, as a home rule unit of government, the Village is expressly authorized to exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, the corporate authorities of the Village of Willowbrook desire to provide for the use of an alternative method for hiring experienced deputy chiefs; and

**WHEREAS**, the Village, in the exercise of its home rule authority, adopts the following amendments to the Willowbrook Municipal Code.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois as follows:

**SECTION ONE:** The foregoing recitals are adopted as the findings of the corporate authorities of the Village of Willowbrook, as if fully set forth herein.

**SECTION TWO:** Section 2-4-11, entitled “Deputy Chiefs; Appointment; Removal;” of Chapter 4, entitled “Board of Police Commissioners,” of Title 2, entitled “Board and Commissions,” of the Willowbrook Municipal Code is hereby amended, as follows:

**2-4-11: DEPUTY CHIEFS; APPOINTMENT; REMOVAL:**

Pursuant to the authority contained in 65 Illinois Compiled Statutes 5/10-2.1-4, the position of Deputy Chief is hereby established, such position to be appointed by the Chief of Police. The Deputy Chief position shall be an exempt rank immediately below that of Chief of Police. Two (2) Deputy Chiefs may be appointed from any rank of sworn, full time officers of the Willowbrook Police Department or a regular police department in any municipal, county, state or Federal law enforcement agency, but must have at least five (5) years of full time service as a police officer in such department. The Deputy Chiefs shall serve at the discretion of the Chief of Police and, if removed from the position, shall revert to the rank held immediately prior to

appointment to the Deputy Chief position if such Deputy Chief was appointed from a rank of a of sworn, full time officers of the Willowbrook Police Department.

**SECTION THREE:** That all ordinances and resolutions or parts thereof in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

**SECTION FOUR:** This Ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

PASSED and APPROVED this 25<sup>th</sup> day of April, 2022 by a ROLL CALL VOTE as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTENTIONS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED:

\_\_\_\_\_  
Frank A. Trilla, Mayor

ATTEST:

\_\_\_\_\_  
Deborah A. Hahn, Village Clerk