Joint Review Board Meeting
Proposed Willowbrook Redevelopment Corridor TIF
Village of Willowbrook
835 Midway Drive, Willowbrook, Illinois
March 8, 2022 – 10:00 a.m.

1.   CALL TO ORDER

The meeting was called to order at 10:00 am by Brian Pabst

2.   INTRODUCTION OF REPRESENTATIVES

Those physically present at roll call were Brian Pabst, Sean
Halloran, Greg Smith (Kane, McKenna and Associates), Phil McKenna
(Kane, McKenna and Associates) and Christine Mardegan.

**** Sam Molinaro (Fire Chief, Tri-State Fire Protection District)
arrived at 10:05 a.m.

Paul Coultrap (Supervisor, Downers Grove Township) and Paul Hoss
(DuPage County) participated via Zoom.

3.   APPROVAL OF JOINT REVIEW BOARD SPECIAL MEETING OF November
     1, 2021

Motion made to approve minutes November 1, 2021

MOTION: Made by Paul Coultrap and seconded by Brian Pabst to
approve the minutes

ROLL CALL VOTE: AYES: All. NAYS: None. ABSENT: None.

                                   MOTION DECLARED CARRIED

4.   TIF Plan and TIF Eligibility Criteria – Review

The next agenda item is the review of the amended TIF plan and
amendment of the TIF eligibility criteria for the TIF district by
Village's TIF consultant Phil McKenna from Kane, McKenna and
Associates.

Phil McKenna went over the changes in the plan from the draft that
had been on file since October [2021]. Most of the changes were
clarification. There is a map that needed to be clarified in terms
of the current and future land uses that was inconsistent in the
way it was drawn up. There is one parcel that was removed, the
Shell Station on Route 83. The date on the redevelopment plan was
changed to January as it was updated in January.

There was clarification of the following two items:

- The first one has to do with land acquisition. The language was made clear that the Village has no intent to use the TIF District to utilize eminent domain with respect to any residential property within the Village.
- Clarification was also made for public improvements with the need for stormwater retention improvements. This is one of the prime factors in the area.

There were 10-12 typographical errors throughout which were corrected.

5.   REVIEW OF DRAFT TIF ORDINANCE QUESTIONS AND COMMENTS FROM

Attorney Greg Smith stated that there are three (3) draft ordinances, which are remarkably similar to those which were viewed the first time. The ordinances designate redevelopment project area which is the geography of the TIF District.

The second ordinance approves the TIF District redevelopment plan and project which is the document that Mr. McKenna just summarized. This is the business plan for the TIF district which included the budget and eligibility study.

The final ordinance approves tax increment financing within the TIF District which directs the County to allocate the incremental property taxes generated into the TIF fund to be used by the Village for purposes allowed under the TIF Act. These ordinances are very standard for TIF Districts.

6.   QUESTION/COMMENTS FROM THE JRB MEMBERS AND THE PUBLIC

There were no questions or comments.

7. <u>CONSIDERATION OF A RECOMMENDATION REGARDING THE REDEVELPOMENT
PLAN AND PROJECT FOR THE VILLAGE OF WILLOWBROOK REDEVELOPMENT
CORRIDOR REDEVELOPMENT PROJECT AREA</u>

MOTION was made by Paul Hoss and seconded by Brian Pabst to
recommend to the Village Board to approve the Willowbrook
Redevelopment Plan and Project for the proposed Redevelopment
Corridor TIF District.

<u>ROLL CALL VOTE</u>: AYES: All. NAYS: None. ABSENT: None.

                                    MOTION DECLARED CARRIED

8. <u>REVIEW OF THE TIMETABLES AND NEXT STEPS</u>

The next step for the creation of the TIF District will include a
Public Hearing before the Village Board on April 11th, 2022. It
will be held at the Police Department in consideration of approval
of the TIF District by the Board on April 25th which will be
approximately two weeks after that date. Any questions or concerns?

9. <u>ADJOURNMENT</u>

<u>MOTION</u>: Made by Paul Coultrap and seconded by Paul Hoss to adjourn
the Joint Review Board meeting at 10:10 a.m.

<u>ROLL CALL VOTE</u>: AYES: All. NAYS: None.

                                    MOTION DECLARED CARRIED