



CITY OF CREST HILL, ILLINOIS
TIF REDEVELOPMENT PLAN
WEBER ROAD/DIVISION STREET TIF DISTRICT

“Redevelopment plan” means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a blighted-vacant area, to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended.

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in conjunction with

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I. INTRODUCTION

The City of Crest Hill (the “City”) is a suburban municipality serving a population of 20,459 citizens (according to the 2020 U.S. Census). Crest Hill is located approximately 33 miles southwest of Chicago’s Loop. Much of the older part of the community developed in the late 1940’s and early 1950’s as the Joliet area grew as one of Chicago’s edge cities. In this report, the City proposes a Tax Increment Financing Redevelopment Plan (the “Plan” or “Redevelopment Plan”) to enable a certain area within the City to overcome a number of redevelopment barriers.

Kane, McKenna and Associates (“KMA”) has been retained by the City to assist in the drafting of the Redevelopment Plan.

TIF Plan Requirements. The City is preparing this Plan as required by the Tax Increment Allocation Redevelopment Act, (the “Act”) 65 ILCS 5/11-74.4-3, et. seq., as amended. To establish a TIF district (also known as a Redevelopment Project Area (“RPA”)), Illinois municipalities must adopt several documents, including a TIF Redevelopment Plan, TIF Eligibility Report and Housing Impact Study (if applicable).

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 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)).

By definition, a TIF “Redevelopment Plan” means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which 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.

The area discussed in this Plan (the “Redevelopment Area” or “RPA”) is located at the northwest corner of Weber Road and Division Street in the City of Crest Hill and consists of three (3) vacant tax parcels comprising approximately almost 75 acres. KMA has determined that the RPA can be classified as “Blighted-Vacant Area” under the TIF Act pursuant to the TIF Qualification Report attached hereto. The RPA is legally described in Exhibit 1 and a boundary map of the RPA can be found in Exhibit 2.

Community Background. Crest Hill is situated between the municipalities of Plainfield to the west, and Lockport to the east. Joliet is on the south border, and Romeoville is to the north.

Crest Hill was incorporated in 1960. Over the years, the City continued to expand its boundaries, annexing north and west to include the Stateville Correctional Facility, portions of the Will County Forest Preserve, and other developing areas. Contemporary development has primarily included residential subdivisions and industrial growth along the Weber Road corridor. The City is now poised to complement this past development with a balanced approach that addresses both continued commercial development along Weber Road and the revitalization of important business and residential areas in the traditional portion of the City.

The Proposed TIF District. The proposed TIF District consists of approximately three (3) vacant tax parcels and is located at the northwest corner of Weber Road and Division Street in the City of Crest Hill. The redevelopment of the proposed RPA would further the City’s overarching land use objectives, which are contained in its Crest Hill 2014 Comprehensive Plan (“the Plan”), zoning ordinance, and other land use planning elements.

The Plan identifies the area that encompasses the RPA as the “Weber Road Subarea” planning area. According to the Comprehensive Plan, “...Although much of the corridor subarea is currently developed at its north and south ends, the majority of the land in the central areas of the community along Weber Road remain undeveloped. These large tracks of undeveloped land represent the City’s best opportunity for economic development by accommodating large-scale contemporary development along the City’s busiest street.” In addition, the Plan also identifies Weber Road as a key area for future development that could enhance the commercial vitality of the community and broaden the tax base. Also, according to the Plan, the City should “...address the lack of stormwater infrastructure in specific portions of the community and improve the efficiency and performance of the overall stormwater system...” and “...Amend subdivision regulations to permit cluster development that allows the overall development density to be concentrated in certain areas in order to preserve valuable natural assets and minimize the impact of stormwater runoff and flooding.”

The proposed TIF District suffers from a chronic flooding impediment as defined in the TIF Act as demonstrated in the *TIF Qualification Report* (see Appendix 5). This factor limits opportunities for private reinvestment within and around the proposed RPA limiting employment and contributing to a lack of sustained investment in the area.

Rationale for Redevelopment Plan. The City recognizes the need for a strategy to promote development within the boundaries of the RPA. The needed private investment would only be possible if a TIF district is adopted pursuant to the terms of the Act. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Site conditions and economic conditions that have discouraged intensive private investment in the past, will be eliminated. Ultimately, the implementation of the Plan will benefit both the City and surrounding taxing districts, by virtue of the expected expansion of the tax base.

The City has determined that the area as a whole would not be developed in a coordinated manner without the adoption of the TIF Redevelopment Plan. The adoption of this Plan makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment and land assembly, the RPA will become a more viable area that will attract private investment. The public investment and land assembly will lay the foundation for the redevelopment of the area with private capital. This in turn will set the stage for future retail, commercial and retail/residential/mixed use opportunities surrounding the area. Accordingly, the City, with the assistance of KMA, has prepared this Plan to use tax increment financing in order to address local needs and to meet the City's redevelopment goals and objectives.

The designation of the area as an RPA will allow the City to pursue the following beneficial strategies:

- Undertake site preparation and infrastructure development that supports the redevelopment plan for the RPA;
- Enter into redevelopment agreements in order to redevelop existing property and/or to induce new development to locate within the RPA;
- Establish a pattern of land-use activities that will increase efficiency and economic inter-relationships, especially as such uses complement adjacent current and/or future commercial opportunities and City redevelopment projects within the RPA and/or surrounding area; and
- Enhance area appearance through improvements to landscape, streetscape and signage in alignment to the urban design guidelines in the 2014 City of Crest Hill Comprehensive Plan.

Through this Plan, the City will direct the coordination and assembly of the assets and investments of the private sector and establish a unified, cooperative public-private redevelopment effort. Several benefits are expected to accrue to the area including establishment of new businesses, new employment opportunities, and physical and aesthetic improvements. Ultimately, the implementation of the Plan will benefit the City, taxing districts serving the RPA, residents and property owners within the RPA, and existing and new businesses.

City Findings. The City, 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;
- To alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;

- That public/private partnerships are determined to be necessary in order to achieve development goals;
- That without the development focus and resources provided for under the Act and as set forth in this Plan, growth and redevelopment would not reasonably be expected to be achieved;
- 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; and
- That the TIF Redevelopment Plan conforms to the City of Crest Hill 2014 Comprehensive Plan as detailed in Section III of this report.

It is further found, and certified by the City, in connection to the process required for the adoption of this Plan pursuant to the Act, that the projected redevelopment of the RPA would not result in the displacement of ten (10) inhabited residential units or more. Additionally, the RPA does not contain any inhabited residential units. Therefore, this Plan does not include a Housing Impact Study.

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.

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 in the aggregate is more than 1½ acres. A boundary map of the RPA can be found in Appendix 2 of this Plan.

II. RPA LEGAL DESCRIPTION

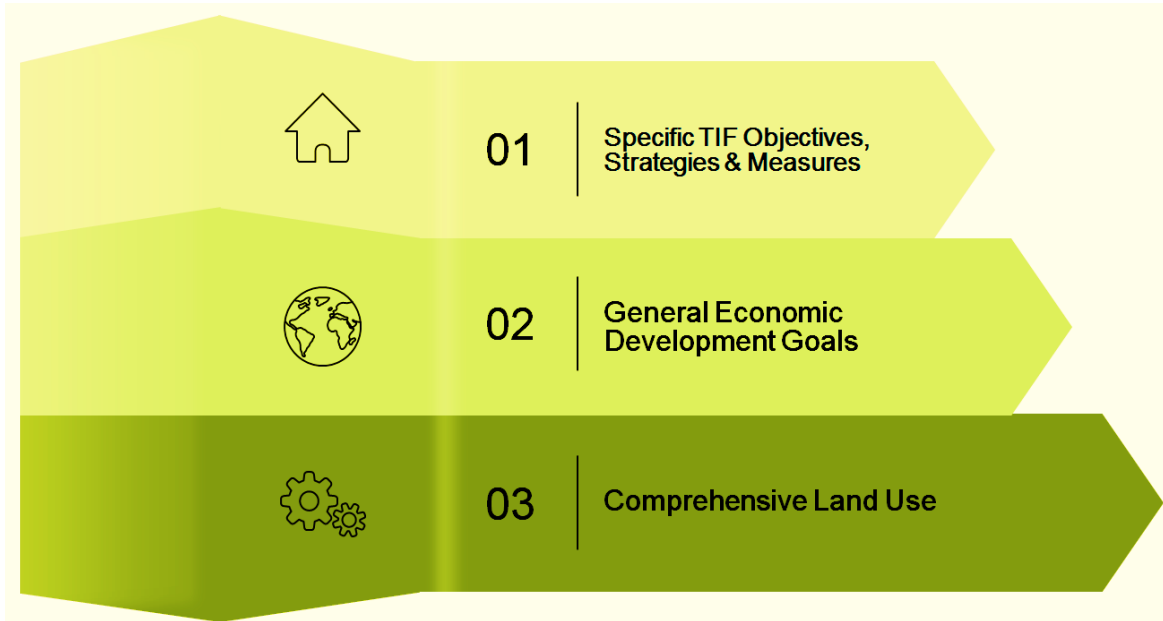
The Redevelopment Project Area legal description is attached in Appendix 1.

III. RPA GOALS AND OBJECTIVES

The City has established a number of economic development goals, objectives, and strategies which would determine the kinds of activities to be undertaken within the proposed RPA. These efforts would conform to and promote the achievement of land use objectives in the 2014 Comprehensive Plan.

Exhibit 1

Relationship of Land Use and Economic Development Plans



As illustrated above, an important underlying planning document is the City’s 2014 Comprehensive Plan which, as an element of the planning process, describes the overall vision for the City and is the foundation for City initiatives such as the proposed Weber Road/Division Street TIF District. This overarching planning document influences all other City planning processes such as the TIF planning process.

General Economic Development Goals of the City. According to the Plan, the property west of Weber Road and north of Division Street can easily be served by natural extensions of City’s water and sewer lines and has significant development potential for commercial and residential uses that could greatly enhance the City’s tax base. The Plan identifies Weber Road/Division Street as one of the areas within the City to be targeted for “regional/community commercial” development as part of the Weber Road Sub-Area Plan contained in the Plan. According to the Comprehensive Plan, the Weber Road/Division Street area offers the “best opportunity for economic development by accommodating large-scale contemporary development along the City’s busiest street.” The Comprehensive Plan specifically targets the northwest corner of Weber Road and Division Street

as an area that would provide the City with significant economic development opportunities to attract new businesses to the community.

The Comprehensive Plan also notes, however, that this area is in need of easing traffic on Division Street that impacts nearby residential areas including widening Division Street and Weber Road to accommodate increased traffic as commercial development occurs along the corridor. The Comprehensive Plan also advises that “As Crest Hill experiences new development, impacts on municipal stormwater infrastructure should be minimized.”

Establishment of the proposed Weber Road/Division Street RPA supports the following City-wide objectives stated in the City’s 2014 Comprehensive Plan that would directly determine future economic development activities and influence the parameters of future redevelopment projects.

Exhibit 2
City of Comprehensive Plan (2014)
 Elements Applicable to Weber Road/Division Street RPA

<i>Goal</i>	<i>Objective</i>
Land Use and Development— Weber Road Subarea Commercial Corridor	<ul style="list-style-type: none"> ▪ Host local and regional commercial uses that provide services to residents, expand the City’s tax base, and establish an attractive character for the community ▪ Support residential or industrial uses that support commercial uses ▪ Take advantage of access to Weber Road, Division Street, and the rail corridor at the south end of the site. ▪ Include a roadway grid that connects Industrial Drive and Advantage Way to each other and Weber Road. ▪ Incorporate bike trails and other recreational amenities to provide a unique and attractive for business. ▪ Coordinated infrastructure planning to ensure appropriate capacity and access for water and sewer service.
Transportation – Major Road Improvements	<ul style="list-style-type: none"> ▪ Provide residential streets in new development areas near Weber Road and Division Street that will provide access to arterials and connect to existing subdivisions. ▪ Provide access to allow the convenient travel between adjacent commercial developments that front along Weber Road. ▪ Minimize the need for traffic to enter and exit Weber Road in order to travel to an adjacent commercial development.

Public Works Enhancements

- Require stormwater detention on developments more than one acre in size and prescribe site construction requirements for development within a floodplain.
- Address the lack of stormwater infrastructure in specific portions of the community and improve the efficiency and performance of the overall stormwater system.
- Utilize stormwater best managements practices (BMPs) and Low Impact Development (LID). New developments should be encouraged to implement LID and BMP techniques.

Corridor Gateway Improvements

- Provide a monument sign made of attractive materials that complement building design at each primary point of entry from Weber Road.
- Provide streetscape improvements that include parkway landscaping, landscaped medians, decorative lighting, way-finding, public art, pedestrian amenities, and street furniture.
- Installed signage along Weber Road at primary intersections (Renwick Road, Division Street, and Caton Farm Road) and along local circulators to guide travelers to specific destinations

Source: *City of Crest Hill 2014 Comprehensive Plan*

TIF designation would allow the City to pursue the following objectives within the RPA:

- Coordinate redevelopment activities within the RPA in order to provide a positive marketplace signal to private investors;
- Accomplish redevelopment over a reasonable time period;
- Create an attractive overall appearance for the area; and
- Further the goals and objectives of the Comprehensive Plan.

Ultimately, the implementation of the Redevelopment Project would contribute to the economic development of the area and provide new employment opportunities for City residents. The RPA-specific objectives would be fulfilled by the execution of certain strategies, including but not limited to the following:

- Facilitate the preparation of improved and vacant sites, by assisting private developers to assemble suitable sites for modern development needs.
- Coordinate site preparation to provide additional land for new development, as appropriate.
- Foster the installation, replacement, repair, and/or improvement of infrastructure, including (as needed) sidewalks, streets and roads, curbs, gutters and underground storm, water and sanitary systems to facilitate the construction of new development within the RPA.
- Facilitate the provision of adequate on- and off-street parking within the RPA

IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH; FISCAL IMPACT ON TAXING DISTRICTS

Evidence of the Lack of Development and Growth within the RPA. As documented in Appendix 5 of this Plan, the RPA has suffered from a lack of development and would qualify as a “vacant blighted area” as such terms is defined in the TIF Act, under the respective statutory qualifying factors applicable to each qualifying-type of area. In recent years, the area has not benefited from sustained private investment and/or development. Absent intervention by the City, the properties within the RPA would not be likely to be redeveloped.

The proposed RPA exhibits conditions which, if not addressed by the City, would eventually result in blight or contribute to blighted conditions. The “blighted vacant area” condition of chronic flooding is present in the area. As noted in the Comprehensive Plan, this condition represents challenges to private sector investment in business enterprises.

Assessment of Fiscal Impact on Affected Taxing Districts. It is not anticipated that the implementation of this Plan will have a negative financial impact on the affected taxing districts. Instead, action taken by the City to stabilize and cause growth of its tax base through the implementation of this Plan will have a *positive impact* on the affected taxing districts by arresting the potential decline or lag in property values, as measured by assessed valuations (AV). In short, the establishment of a TIF district would protect other taxing districts from the potential downside risk of falling AV.

Any surplus Special Tax Allocation Funds (to the extent any surplus exists) will be shared in proportion to the various tax rates imposed by the taxing districts, including the City. Any such sharing would be undertaken after all TIF-eligible costs – either expended or incurred as an obligation by the City – have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the City as provided by the Act.

An exception to the tax-sharing provision relates to the City’s utilization of TIF funding to mitigate the impact of any residential redevelopment upon school and library districts. In such cases the City will provide funds to offset the costs incurred by the eligible school and the library districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the Act. (Refer to Section VI of this Report, which describes allowable TIF project costs.)

V. TIF QUALIFICATION FACTORS PRESENT IN THE RPA

Findings. The RPA was studied to determine its qualification under the Tax Increment Allocation Redevelopment Act. It was determined that the area qualifies as a TIF district under the Act due to chronic flooding as defined in the Act. Refer to the *TIF Qualification Report*, attached as Appendix 5 in this Plan.

Eligibility Survey. Representatives of KMA and City staff evaluated the RPA from April 2022 to the date of this Plan's issuance. Analysis was aided by certain reports obtained from the City, on-site due diligence, and other sources. In KMA's evaluation, only information was recorded which would help assess the eligibility of the proposed area as a TIF District.

VI. REDEVELOPMENT PROJECT

Redevelopment Plan and Project Objectives. As indicated in Section III of this Report, the City has established a planning process which guides economic development and land use activities throughout the City. Consistent with the established planning process, the City proposes to achieve economic development goals and objectives through the redevelopment of the Weber Road/Division Street RPA, pursuit of projects within the RPA, and the promotion of private investment via public financing techniques (including but not limited to tax increment financing).

The project-specific objectives envisioned for the Weber Road/Division Street RPA are as follows:

- 1) Development of vacant and underutilized properties by implementing a plan to attract new users to the RPA.
- 2) Constructing and enhancing public improvements which may include (if necessary):
 - Street, road additions and improvements
 - Utility construction and improvements (including, but not limited to, water, stormwater management, and sanitary sewer projects consisting of construction and rehabilitation);
 - Signalization, traffic control and lighting;
 - Landscaping, streetscaping, and beautification.
- 3) 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) Providing for site preparation, clearance, environmental remediation, and demolition, including grading and excavation (any demolition activities would conform to City criteria for allowing demolition).
- 5) Exploration and review of job training programs in coordination with any City, federal, state, and county programs.

Redevelopment Activities. Pursuant to the objectives cited above, the City will implement a coordinated program of actions. These can include, but are not limited to, land acquisition, land disposition, site preparation, clearance, demolition, provision of public infrastructure and related public improvements, and construction of new public facilities or improvements. Such activities conform to the provision of the TIF Act that define the scope of permissible redevelopment activities.

Site Preparation, Clearance, Relocation and Demolition

Property within the RPA may be improved through the use of site clearance, excavation, or environmental remediation 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 and properties owned by or acquired by the City may be assembled and reconfigured into appropriate redevelopment sites. It is expected that the City may facilitate private acquisition through reimbursement of acquisition and related costs as well as through the write-down of its acquisition costs. Such land may be held or disposed of by the City on terms appropriate for public or private development, including the acquisition of land needed for construction of public improvements. Relocation activities may be funded or provided for in the Act.

Public Improvements

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

- Improvements and/or construction of public utilities including extension of water mains and stormwater management, as well as sanitary and storm sewer systems, roadways, and traffic-related improvements;
- Parking facilities (on grade and parking structures); and
- Beautification, identification markers, landscaping, lighting, and signage of public rights-of-way.

Rehabilitation

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

Interest Rate Write-Down

The City may enter into agreements with for-profit or non-profit owners/developers whereby a portion of the interest cost for construction, renovation or rehabilitation projects are paid for out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

Job Training

The City may assist facilities and enterprises located within the RPA in obtaining job training and 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 and Library District Costs

The City may provide for payment of school district and library district costs, as required under the Act for residential components (if any) assisted through TIF funding.

General Land Use Plan. As noted in Section I of this report, the proposed RPA currently consists of vacant land zoned “Business Service District.”. Existing land uses are shown in Appendix 3 attached hereto and made a part of this Plan. Appendix 4 designates future land uses in the Redevelopment Project Area. Future land uses will conform to the Zoning Ordinance and City of Crest Hill Comprehensive Plan as either may be amended from time to time.

Additional Design and Control Standards. The appropriate design standards (including any Planned Unit Developments) as set forth in the City’s Zoning Ordinance and/or City of Crest Hill *Comprehensive Plan* shall apply to the RPA.

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

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional

services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, “redevelopment project costs” shall not include lobbying expenses;

- 1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
2. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
5. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November, 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;

6. Costs of job training and retraining projects including the costs of “welfare to work” programs implemented by businesses located within the redevelopment project area;
7. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
9. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district’s increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:
 - a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district’s increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

- (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.
- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
- (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and

- (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.
 - c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply. Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;
- 10. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district

from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund. A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

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

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

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

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

The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, “low-income families” means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.
16. Unless explicitly stated herein the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost;
17. After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original

ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;

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

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

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

Projected Redevelopment Project Costs. Estimated project costs are shown in Exhibit 4 below. Adjustments to estimated line-item costs below are expected and may be made without amendment to the Redevelopment Plan. Each individual project cost will be reevaluated considering the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act.

Further, the projected cost of an individual line-item as set forth below is not intended to place a limit on the described line-item expenditure. Adjustments may be made in line-items, either increasing or decreasing line-item costs for redevelopment. The specific items listed below are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the *total amount* of payment for eligible redevelopment project costs (the "Total Estimated TIF Budget" in Exhibit 4) shall not exceed the amount set forth below, as adjusted pursuant to the Act.

**Exhibit 4
Weber Road/Division Street TIF
Project Cost Estimates**

Program Actions/Improvements	Estimated Costs
Land Acquisition and Assembly Costs (including Relocation Costs)	\$ 3,500,000
Site Preparation and Demolition, including Environmental Remediation	\$ 5,000,000
Utility Improvements including, but not limited to, water, storm, sanitary sewer, traffic management, and roadway and streetscape improvements	\$15,000,000
Rehabilitation of Existing Structures	\$ 1,000,000
Interest Costs Pursuant to the Act	\$ 1,500,000
Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting and Marketing)	\$ 1,000,000
School Tuition and Library Costs as provided by the Act	\$ 500,000
Job Training	\$ 250,000
TOTAL ESTIMATED TIF BUDGET	\$ 27,750,000

Notes:

(1) All project cost estimates are in 2023 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 in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated considering 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.

As explained in the following sub-section, incremental property tax revenues from any contiguous RPA may be used to pay eligible costs for the Weber Road/Division Street RPA.

Sources of Funds to Pay Redevelopment Project Costs. Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from incremental property tax revenues, proceeds from municipal obligations to be retired primarily with such revenues, and interest earned on resources available but not immediately needed for the Plan. In addition, pursuant to the TIF Act and this Plan, the City may utilize net incremental property tax revenues received from other contiguous RPAs to pay eligible redevelopment project

costs or obligations issued to pay such costs in contiguous project areas. This would include contiguous TIFs that the City may establish in the future. (Conversely, incremental revenues from the Weber Road/Division Street TIF may be allocated to any contiguous TIF Districts.)

Redevelopment project costs as identified in Exhibit 4 specifically authorize those eligible costs set forth in the Act and do not address the preponderance of the costs to redevelop the area. The majority of development costs will be privately financed. TIF or other public sources are to be used, subject to approval by the City, only to leverage and commit private redevelopment activity.

The incremental tax 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. The property tax increment would be 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, as determined by the County as of the date that the RPA is approved.

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 City may from time to time deem appropriate.

Nature and Term of Obligations to Be Issued. The City may issue obligations secured by the Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the City by virtue of its power pursuant to the Illinois State Constitution.

Any and all obligations issued by the City pursuant to this Plan and the Act shall be retired not more than twenty-three (23) years after the date of adoption of the ordinance approving the RPA, and to the extent such obligations are reliant upon the collection of incremental property tax revenues from the completion of the twenty-third year of the TIF, with taxes collected in the twenty-fourth year. 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 Plan. 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. The total principal and interest 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.

Certain revenues may be declared as surplus funds if not required for: principal and interest payments, required reserves, bond sinking funds, redevelopment project costs, early retirement of outstanding securities, or facilitating the economical issuance of additional bonds necessary to

accomplish the Redevelopment Plan. Such surplus funds shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds. Further, the securities may be offered on such terms as the City may determine, with or without the following features: capitalized interest; deferred principal retirement; interest rate limits (except as limited by law); and redemption provisions. Additionally, such securities may be issued with either fixed rate or floating interest rates.

Most Recent Equalized Assessed Valuation for the RPA. The most recent equalized assessed valuation for the RPA is based on the 2021 EAV and is estimated to be approximately \$72,871. It is anticipated the estimated base EAV for establishment of the RPA will be the 2021 EAV.

Anticipated Equalized Assessed Valuation for the RPA. Upon completion of the anticipated private development of the RPA over a twenty-three (23) year period, it is estimated that the EAV of the property within the RPA would increase to approximately \$40,000,000 to \$55,000,000 depending upon market conditions and the scope of the redevelopment projects.

VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

Redevelopment Project. The City will implement a strategy with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses conform to City zoning and planning requirements, or if the City undertakes redevelopment activities pursuant to this Plan. Depending upon the scope of the development as well as the actual uses, the following activities may be undertaken by the City:

- Land Assembly and Relocation: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site. It is expected that the City would facilitate private acquisition through reimbursement or write-down of related costs, including the acquisition of land needed for construction of public improvements.
- 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 parcels may be necessary for future projects. Additionally, the redevelopment plan contemplates site preparation, or other requirements including environmental remediation necessary to prepare the site for desired redevelopment projects.
- Rehabilitation: The City may assist in the rehabilitation of buildings, if any, or site improvements located within the RPA.
- Landscaping/Buffering/Streetscaping: The City 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 utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The City may also undertake the provision of necessary detention or retention ponds and related stormwater management projects.
- Roadway/Street/Parking Improvements: The City may widen and/or vacate existing roads. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the public. Utility services may also be provided or relocated in order to accommodate redevelopment activities.
- Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

- Public Safety-Related Infrastructure: Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.
- School District and Library District Costs: The payment of such costs, if any, may be provided pursuant to the requirements of the TIF Act.
- Interest Costs Coverage: The City may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.
- Professional Services: The City may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The City may reimburse itself from annual tax increment revenue if available.

Commitment to Fair Employment Practices and compliance with Affirmative Action Plans.

The City has adopted employment policies and is committed to employment practices which provide equal opportunity to all people regardless of sex, color, race, creed, sexual orientation, national origin, ancestry, age, marital status, order of protection status, disability or physical handicap, military status, sexual orientation, pregnancy, unfavorable discharge from military service as defined by law, citizenship status as defined by law or any other status or basis as may be now or hereinafter be prohibited by law. These nondiscriminatory practices will apply to all areas of employment including recruitment, hiring, promotion, renewal of employment, selection for training or apprenticeship, discharge, discipline, compensation, tenure or any terms, conditions or privileges of employment. The City shall comply with all applicable Federal, State and County laws and regulations governing employment discrimination and regulating the employment opportunities as well as any such Federal, State and County Affirmative Action Plans/Programs relevant in whole or in part to any City activity. The City shall additionally in all of its activities ensure and maintain a working environment free of harassment, intimidation and coercion at all locations and in all facilities. It is herein founded and determined that fair and equal employment practices and opportunities as set forth herein is important to the continued growth and vitality of the community.

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

VIII. PROVISIONS FOR AMENDING THE TIF PLAN AND PROJECT

This Plan may be amended pursuant to the provisions of the Act

APPENDIX 1

Legal Description of Project Area

CITY OF CREST HILL TIF DISTRICT
LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE EAST ALONG THE NORTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TO THE WEST LINE OF THE EAST 165 FEET (10 RODS) OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE SOUTH ALONG SAID WEST LINE, TO THE NORTH LINE OF LOT 1 IN WEBER TERRACE SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 19, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R67-003059;

THENCE EAST ALONG SAID NORTH LINE AND THE EASTERLY PROLONGATION THEREOF, TO THE EAST LINE OF WEBER ROAD PER DEED TO THE COUNTY OF WILL, STATE OF ILLINOIS FOR THE USE OF THE DEPARTMENT OF HIGHWAYS RECORDED AS DOCUMENT NO. R79-025591;

THENCE SOUTH ALONG SAID EAST LINE, TO THE NORTH LINE OF MASSEY ESTATES SUBDIVISION UNIT THREE, A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R75-023103;

THENCE SOUTH ALONG THE EAST LINE OF WEBER ROAD AS DEDICATED IN SAID MASSEY ESTATES SUBDIVISION UNIT THREE, TO THE NORTH LINE OF UNIT NO. 1 OF MASSEY ESTATES SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R73-026685;

THENCE SOUTH ALONG THE EAST LINE WEBER ROAD AS DEDICATED PER SAID UNIT NO. 1 OF MASSEY ESTATES SUBDIVISION, TO THE NORTH LINE OF LONGMEADOW DRIVE AS DEDICATED IN CROSSROADS OF CREST HILL EAST, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R2005-026289;

THENCE EAST ALONG SAID NORTH LINE, TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF WEBER ROAD AS DEDICATED IN SAID CROSSROADS OF CREST HILL EAST;

THENCE SOUTH ALONG SAID NORTHERLY PROLONGATION OF AND THE EAST LINE OF WEBER ROAD, TO THE SOUTH LINE OF SAID WEBER ROAD AS DEDICATED PER SAID CROSSROADS OF CREST HILL EAST;

THENCE WEST ALONG SAID SOUTH LINE, TO THE EAST LINE OF WEBER ROAD PER DEED TO THE PEOPLE OF THE STATE OF ILLINOIS, COUNTY OF WILL, DEPARTMENT OF HIGHWAYS RECORDED AS DOCUMENT NO. R95-011154;

THENCE SOUTH ALONG SAID WEST LINE AND THE SOUTHERLY PROLONGATION THEREOF, TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 20;

THENCE WEST ALONG SAID SOUTH LINE, TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 30;

THENCE SOUTH ALONG SAID EAST LINE, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF DIVISION STREET PER DEED TO THE PEOPLE OF THE STATE OF ILLINOIS, COUNTY OF WILL, DEPARTMENT OF HIGHWAYS RECORDED AS DOCUMENT NO. R94-113214;

THENCE WEST ALONG SAID SOUTHERLY LINE OF DIVISION STREET, TO THE WEST LINE OF DIVISION STREET PER SAID DEED DOCUMENT NO. R94-113214;

THENCE NORTH ALONG SAID WEST LINE, TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19;

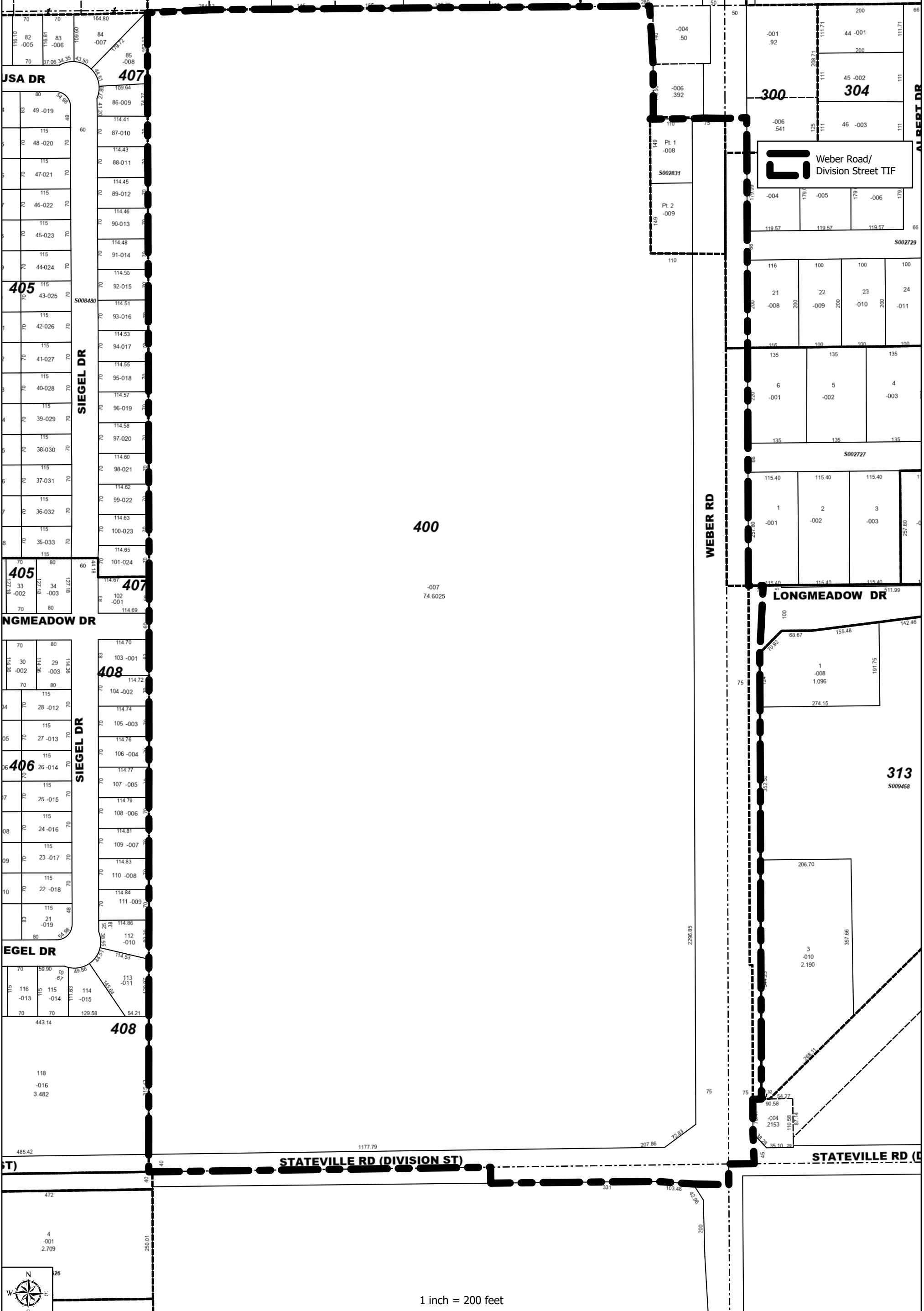
THENCE WEST ALONG SAID SOUTH LINE, TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19;


THENCE NORTH ALONG SAID WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TO THE POINT OF BEGINNING;

IN WILL COUNTY, ILLINOIS.

APPENDIX 2

Boundary Map of RPA



 Weber Road/
Division Street TIF

400

313
S009458

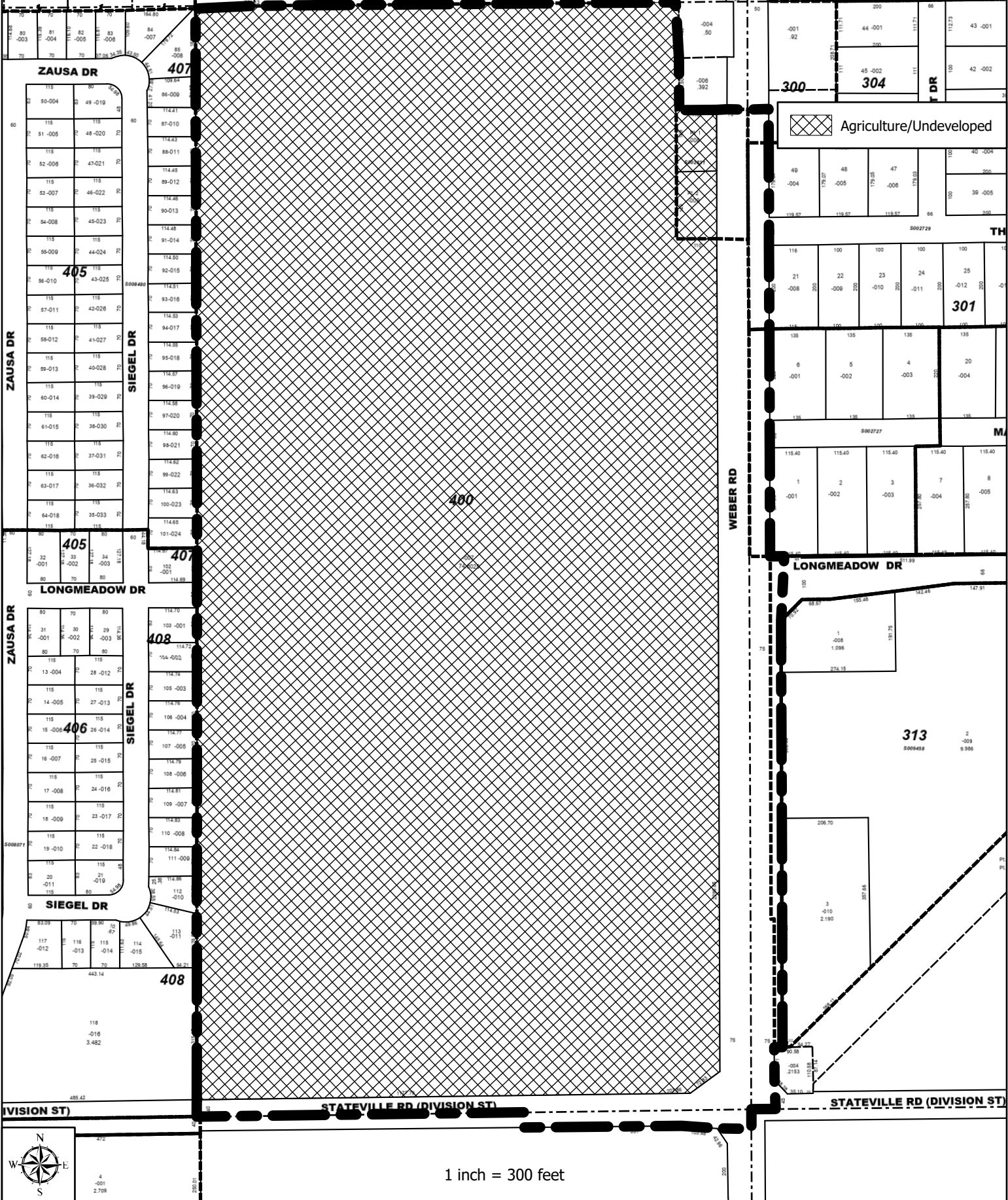


1 inch = 200 feet

APPENDIX 3

Current Land Use Map of RPA

CITY OF CREST HILL Weber Road/Division Street TIF Current Land Uses

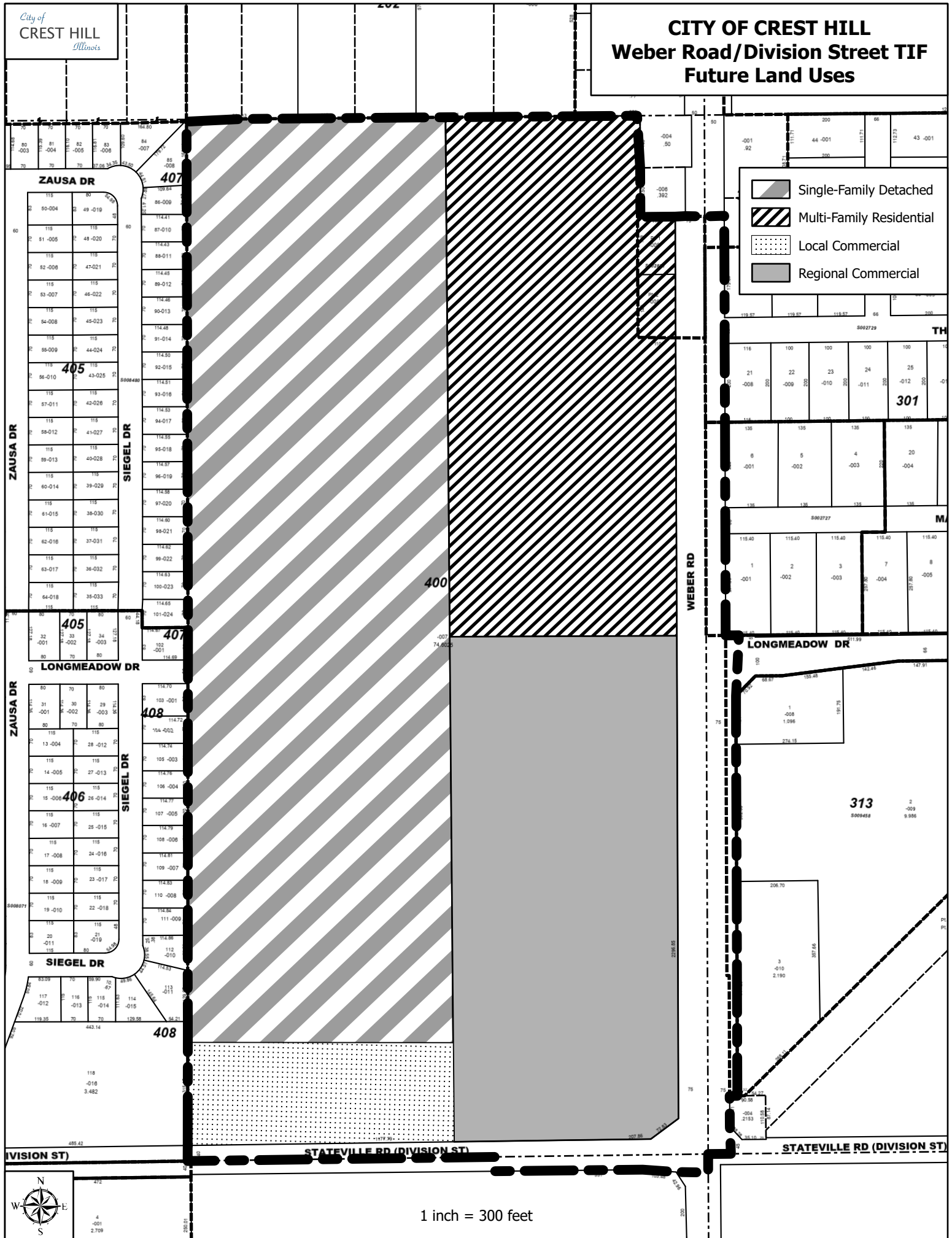


APPENDIX 4

Future Land Use Map of RPA

CITY OF CREST HILL Weber Road/Division Street TIF Future Land Uses

- Single-Family Detached
- Multi-Family Residential
- Local Commercial
- Regional Commercial



1 inch = 300 feet

APPENDIX 5

TIF Qualification Report



CITY OF CREST HILL, ILLINOIS
TIF QUALIFICATION REPORT
WEBER ROAD/DIVISION STREET TIF DISTRICT

A study to determine whether certain properties within the City of Crest Hill qualify as a blighted-vacant area as defined in the Tax Increment Allocation Redevelopment Act of Chapter 65, 5/11-74.4-1, et. seq., as amended of the Illinois Compiled Statutes (the “TIF Act”).

Prepared by the City of Crest Hill, Illinois

in conjunction with

Kane, McKenna and Associates, Inc.

December 2022

**CITY OF CREST HILL
WEBER ROAD/DIVISION STREET REDEVELOPMENT PROJECT AREA
TIF QUALIFICATION REPORT**

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III.	Evaluation Methodology	8
IV.	Qualification Findings for Proposed RPA	9
V.	Summary of Findings; Overall Assessment of Qualification	10
Exhibit I	TIF Boundary Map	
Exhibit II	Legal Description	
Exhibit III	Robinson Engineering Chronic Flooding Report dated _____	

EXECUTIVE SUMMARY

Kane, McKenna and Associates (KMA) has been retained by the City of Crest Hill, Illinois (the “City”) to conduct an analysis of the potential qualification and designation of certain property located in the City, to be referred to herein as the proposed Redevelopment Project Area (the “Study Area”, or “RPA”, or “TIF District”). The City is pursuing the RPA designation as part of its ongoing policy goal of promoting economic development. The City’s 2014 City of Crest Hill Comprehensive Plan (“the Plan”) is “an articulation of policies and concepts aimed at helping the community achieve its vision for the next fifteen to twenty years.” The Plan notes that “Weber Road has become the commercial engine for the community.” In addition, the Plan identifies Weber Road as a “sub-area” planning area within the Plan. The Plan states that “large undeveloped areas and the potential closure of the Stateville Correction Center afford the opportunity to plan for significant development projects in a coordinated manner.” By undertaking the TIF designation, the City will enhance the Study Area as a significant contributor to the City’s overall economic base.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the qualification of the Study Area. The conclusions in the executive summary herein are subject in all respects to the full Qualification Report detailing conditions observed within the proposed TIF District and described later herein.

- 1) *Blighted–Vacant Area* – The Study Area qualifies as a “blighted-vacant area” pursuant to the TIF Act, provided that the plat of subdivision previously approved by the City is recorded prior to designation of the Study Area as a TIF Redevelopment Project Area. Currently, the vacant land lacks economic viability for development due to certain adverse conditions identified in Section IV of this report. As a result, it prevents or threatens to prevent the beneficial economic and physical development of properties the community deems essential to its overall economic health. In the opinion of KMA, the subject vacant land meets the requirements for designation as a blighted-vacant area under the TIF Act.
- 2) *Viable redevelopment sites could produce incremental revenue* – Within the proposed TIF District, there are parcels which potentially could be redeveloped or rehabilitated and thereby produce incremental property tax revenue. Such revenue, used in combination with other City resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the TIF District.
- 3) *Pursuit of TIF designation is recommended* – To mitigate the existing conditions (thereby promoting the improved physical condition of the proposed RPA) and to leverage the City’s investment and redevelopment efforts, KMA recommends that the City pursue the formal TIF designation process for the RPA.

I. BACKGROUND

The City’s 2014 Comprehensive Plan (“the Plan”), states that “Weber Road represents the City’s greatest opportunity for large-scale regional retail and commerce.” The Plan also notes that Weber Road is “poised to emerge as a regional commercial corridor.” The Plan goes on to state that “New development, especially along Weber Road has the potential to transform the local and regional identity of Crest Hill.” Faced with practical challenges related to this area for realizing this economic development potential, the City has initiated a study of the area to determine whether it would potentially qualify as a TIF District. Kane, McKenna and Associates, Inc. has agreed to undertake the study of the proposed RPA or TIF District on the City’s behalf.

Current Land Use. The proposed TIF District generally consists of almost 75 acres located at the northwest corner of Weber Road and Division Street. Despite its potentially advantageous location along Weber Road, development opportunities are constrained by the existing “blighted vacant area” condition of chronic flooding. Section IV of this report describes this impediment to redevelopment. This proposed TIF District provides the City with an opportunity to bring new development to an area that has been underutilized.

General Redevelopment Objectives. The redevelopment of the proposed RPA would further the City’s overarching land use objectives, which are contained in its *2014 Comprehensive Plan*, zoning ordinance, and other land use planning elements. In the Comprehensive Plan, the City has articulated a number of public policy objectives which would be supported by the City’s adoption of the proposed RPA as a TIF District (see Table 1 below). The Comprehensive Plan defines some broad policy goals and related strategies, as indicated in Table 1.

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

Table 1
Redevelopment Policy Goals – 2014 Crest Hill Comprehensive Plan (Excerpt)

Policy Goals	Strategies
<ul style="list-style-type: none"> • Create vibrant and attractive commercial areas that capitalize on specific local characteristic and advantages in order to serve residents of Crest Hill and surrounding communities, revitalize obsolete corridors, maximum the benefit 	<ul style="list-style-type: none"> • Encourage the development of regional commercial development along Weber Road where lot sizes and a high level of access support larger development projects . . .

<p>of existing development, and ensure that future development strengthens Crest Hill’s role in the regional marketplace</p> <ul style="list-style-type: none"> • Ensure the long-term vitality of all neighborhoods in Crest Hill – including its traditional neighborhoods, contemporary subdivisions, and future growth areas – through the consistent provision of infrastructure and services, mitigation of impacts from flooding and surrounding development, high levels of property maintenance, and preservation of distinctive and varying character throughout the community. • Build a layered multi-modal transportation system that meets the evolving needs of residents, responds to anticipated growth throughout Crest 	<ul style="list-style-type: none"> • Continue to reserve Weber Road frontage for prime commercial development that integrates attractive building design, high quality landscaping, and uses that rely on direct visibility from the corridor. • As new development occurs along Weber Road, continue to require internal street networks that eliminate turning conflicts along arterials and create the opportunity for distinct “places” that are welcoming to pedestrians and business patrons. • Amend zoning regulations or use the Planned Development approval process to require attractive landscaping and integrated green spaces that add to the character of the Weber Road corridor and mitigate stormwater runoff impacts. • Review and amend zoning regulation as necessary to ensure that all commercial areas are properly buffered from residential areas, taking into account varying lot sizes, parking requirements, site design standards, and permitted building massing and scale. • Adopt residential design guidelines to ensure that new housing subdivisions or infill housing in established neighborhoods reflects an appropriate character related to scale, massing, materials, and landscaping. • Implement improvements to key intersections that would increase through-flow capacity and safety as anticipated increases in traffic flow occur.
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<p>Hill, enhances access to unique local destinations, and supports active transportation choices that result in a healthier and more mobile community.</p> <ul style="list-style-type: none"> • Use public facilities as a way to better connect residents of Crest Hill to one another through well maintained infrastructure. . . • Balance community development and the City’s unique natural assets in order to mitigate negative impacts on the Des Plaines River, Prairie Bluff Preserve, and other valuable environmental assets, while also minimizing the likelihood of property damage caused by flooding and other natural events. 	<ul style="list-style-type: none"> • Require future development to logically extend and connect existing roadway segments . . . • Ensure adequate funding is available, and seek grant funding from outside sources, to implement the City’ Infrastructure Plan. • Align infrastructure and capital improvement plans with anticipated and desired growth in areas that can accommodate new development and utilize strategic infrastructure investment to guide development in priority areas. • Implement the City’s Five-Year Infrastructure Plan and 2010 Drainage Study in order to address the lack of stormwater infrastructure in specific portions of the community and improve the efficiency and performance of the overall stormwater system. • Review and amend zoning and subdivision regulations for on-site stormwater detention capacity and techniques that reflect best management practices.
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Source: City of Crest Hill 2014 Comprehensive Plan

General Scope and Methodology. KMA performed its analysis by conducting a series of meetings and discussions with City staff, starting in April 2022, and continuing periodically up to the date of this report. The objective of the meetings was to gather data related to the qualification criteria for properties included in the study area. These meetings were complemented by a series of field surveys for the entire area to evaluate the condition of the proposed RPA, reviewing individual parcels as well as the RPA as a whole. The field surveys and data collected have been utilized to test the likelihood that the proposed RPA would qualify for TIF designation. For additional information about KMA’s data collection and evaluation methods, refer to Section III of this report.

II. QUALIFICATION CRITERIA

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

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

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

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

TIF Qualification Factors for a Stand-alone Vacant Area. In accordance with the TIF Act, KMA assessed the following factors to determine TIF qualification for the proposed “vacant blighted area.” Per the statute, such an area meets state standards provided that one (1) or more of the following factors is present in the area under study:

- (A) The area consists of one or more unused quarries, mines, or strip-mine ponds.
- (B) The area consists of unused rail yards, rail tracks, or railroad rights of way.
- (C) The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
- (D) The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
- (E) Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment

project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection , the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

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

III. EVALUATION METHODOLOGY

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

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

IV. QUALIFICATION FINDINGS FOR PROPOSED RPA

Based upon KMA’s evaluation of parcels in the proposed TIF District and analysis of each of the eligibility factors summarized in Section II, the following factor is found to be present to support qualification of the TIF District as a “Blighted Vacant Area.” This factor is found to be clearly present and reasonably distributed throughout the Study Area, as required under the TIF Act. The qualifying factor is summarized in the table below.

Table 2
Preliminary Findings –Study Area

<i>Study Designation</i>	<i>Area</i>	<i>Maximum Possible Factors per Statute</i>	<i>Minimum Factors Needed to Qualify per Statute</i>	<i>Qualifying Factors Present in Proposed Study Area</i>
Blighted Vacant Stand Alone Factor		1	1	1 • Chronic Flooding

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

Findings for Blighted Vacant Stand-Alone Factor. KMA determined that due to the presence of chronic flooding in the Study Area this RPA also qualifies under a Stand-Alone Vacant factor.

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

According to the City’s engineer, Robinson Engineering, the proposed TIF District “meet the criterion for chronic flooding.” For additional details regarding this finding, attached as Exhibit III is Robinson Engineering’ report dated December ____, 2022.

V. SUMMARY OF FINDINGS; GENERAL ASSESSMENT OF QUALIFICATION

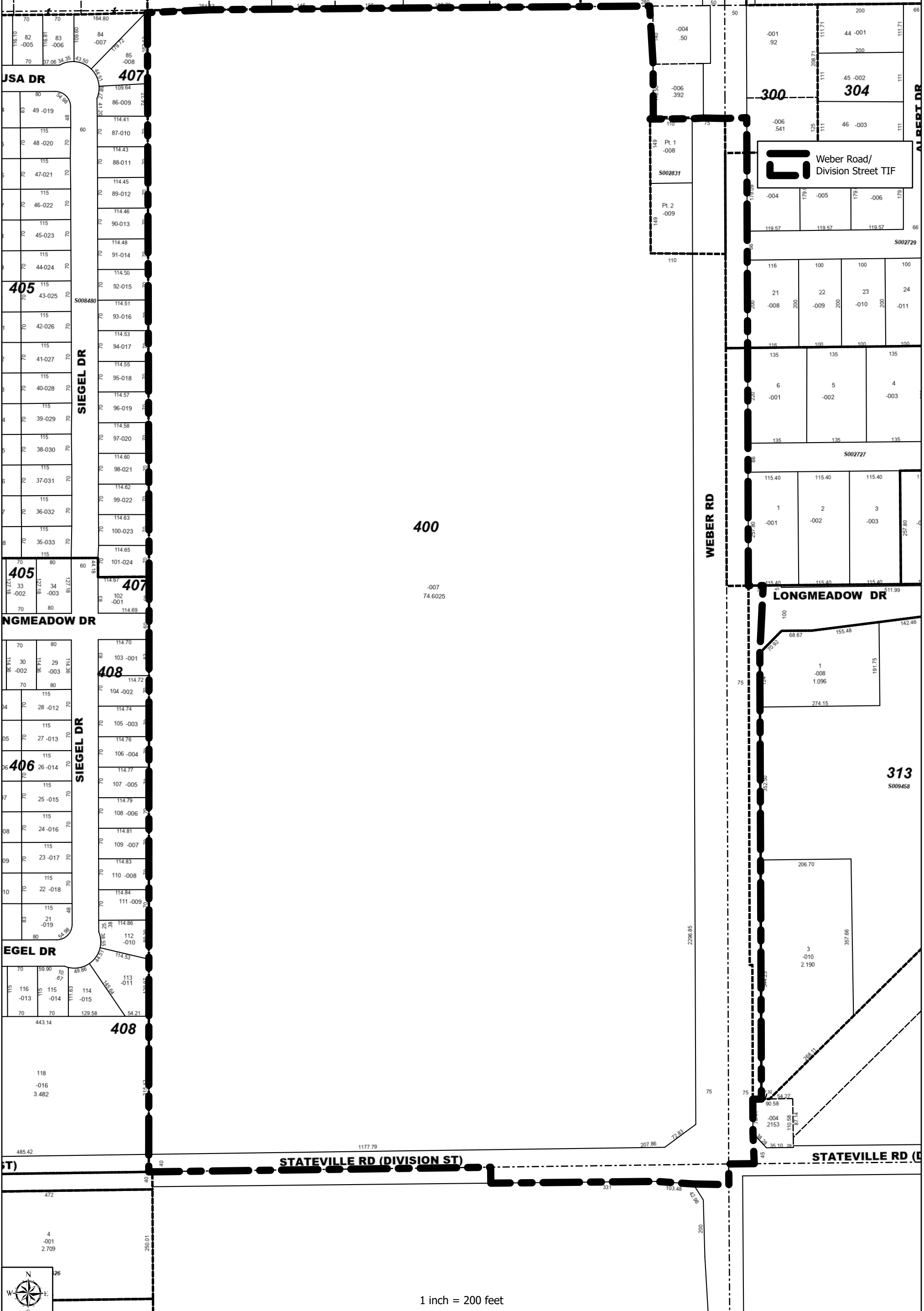
The following is a summary of relevant qualification findings as it relates to the City potentially designating the study area as a TIF District.

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

In the judgment of KMA, these preliminary findings support the case for the City to initiate a formal process to consider the proposed RPA as a TIF District.

Exhibit I

Weber Road/Division Street TIF
Boundary Map



Weber Road/
Division Street TIF



1 inch = 200 feet

Exhibit II

Weber Road/Division Street TIF
Legal Description

CITY OF CREST HILL TIF DISTRICT
LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE EAST ALONG THE NORTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TO THE WEST LINE OF THE EAST 165 FEET (10 RODS) OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE SOUTH ALONG SAID WEST LINE, TO THE NORTH LINE OF LOT 1 IN WEBER TERRACE SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 19, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R67-003059;

THENCE EAST ALONG SAID NORTH LINE AND THE EASTERLY PROLONGATION THEREOF, TO THE EAST LINE OF WEBER ROAD PER DEED TO THE COUNTY OF WILL, STATE OF ILLINOIS FOR THE USE OF THE DEPARTMENT OF HIGHWAYS RECORDED AS DOCUMENT NO. R79-025591;

THENCE SOUTH ALONG SAID EAST LINE, TO THE NORTH LINE OF MASSEY ESTATES SUBDIVISION UNIT THREE, A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R75-023103;

THENCE SOUTH ALONG THE EAST LINE OF WEBER ROAD AS DEDICATED IN SAID MASSEY ESTATES SUBDIVISION UNIT THREE, TO THE NORTH LINE OF UNIT NO. 1 OF MASSEY ESTATES SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R73-026685;

THENCE SOUTH ALONG THE EAST LINE WEBER ROAD AS DEDICATED PER SAID UNIT NO. 1 OF MASSEY ESTATES SUBDIVISION, TO THE NORTH LINE OF LONGMEADOW DRIVE AS DEDICATED IN CROSSROADS OF CREST HILL EAST, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R2005-026289;

THENCE EAST ALONG SAID NORTH LINE, TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF WEBER ROAD AS DEDICATED IN SAID CROSSROADS OF CREST HILL EAST;

THENCE SOUTH ALONG SAID NORTHERLY PROLONGATION OF AND THE EAST LINE OF WEBER ROAD, TO THE SOUTH LINE OF SAID WEBER ROAD AS DEDICATED PER SAID CROSSROADS OF CREST HILL EAST;

THENCE WEST ALONG SAID SOUTH LINE, TO THE EAST LINE OF WEBER ROAD PER DEED TO THE PEOPLE OF THE STATE OF ILLINOIS, COUNTY OF WILL, DEPARTMENT OF HIGHWAYS RECORDED AS DOCUMENT NO. R95-011154;

THENCE SOUTH ALONG SAID WEST LINE AND THE SOUTHERLY PROLONGATION THEREOF, TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 20;

THENCE WEST ALONG SAID SOUTH LINE, TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 30;

THENCE SOUTH ALONG SAID EAST LINE, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF DIVISION STREET PER DEED TO THE PEOPLE OF THE STATE OF ILLINOIS, COUNTY OF WILL, DEPARTMENT OF HIGHWAYS RECORDED AS DOCUMENT NO. R94-113214;

THENCE WEST ALONG SAID SOUTHERLY LINE OF DIVISION STREET, TO THE WEST LINE OF DIVISION STREET PER SAID DEED DOCUMENT NO. R94-113214;

THENCE NORTH ALONG SAID WEST LINE, TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19;

THENCE WEST ALONG SAID SOUTH LINE, TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE NORTH ALONG SAID WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TO THE POINT OF BEGINNING;

IN WILL COUNTY, ILLINOIS.

Exhibit III

Weber Road/Division Street TIF
Robinson Engineering Report

December 16, 2022

To: City of Crest Hill
1610 Plainfield Road
Crest Hill, IL 60403

Attn: Mr. Jim Marino, City Administrator

RE: **City of Crest Hill**
Proposed Weber-Division TIF District
(Northwest corner of Division Street & Weber Road)
Engineering Report – Chronic Flooding

Dear Mr. Marino:

As part of the City's investigation into the creation of the Weber-Division Tax Increment Finance District ("TIF District"), this Engineering Report has been prepared to document the status of chronic flooding influenced by stormwater, floodplain, and/or wetland issues within the proposed TIF District (Exhibit 1). Enclosed with this report are the following documents that relate to the stormwater/floodplain/wetland issues within the proposed Weber-Division TIF District:

- Exhibit 1: Proposed TIF Boundary
- Exhibit 2: City of Crest Hill Watershed and Floodplain Map
- Exhibit 3: US Fish and Wildlife Services – National Wetlands Inventory Map
- Exhibit 4: FEMA Flood Plain Map, Panel 17197C0134G, dated February 15, 2019
- Exhibit 5: FEMA Flood Plain Map, Panel 17197C0153G, dated February 15, 2019
- Exhibit 6: Soils Map showing Soil Classification Types
- Exhibit 7: Soils Map showing Drainage Classification
- Exhibit 8: Soils Map showing Ponding Frequency
- Exhibit 9: Soils Map showing Hydrologic Soils Groups
- Exhibit 10: USGS US Topographic Map, Joliet Quadrangle
- Exhibit 11: USGS US Topographic Map, Plainfield Quadrangle
- Exhibit 12: Wetland Assessment & Farmed Wetland Determination Report, September 2021
- Exhibit 13: Low Areas (Will County GIS – 2021 Topography)
- Exhibit 14: Existing Agricultural Drain Tile Investigation, January 2017

The purpose of this report is to demonstrate evidence of chronic flooding. This report is not intended to satisfy any permitting or local ordinance requirements.

Property Description

The proposed TIF District (Exhibit 1) comprises approximately 74 acres and is located at the northwest corner of Weber Road and Division Street primarily within the Mink Creek watershed (Exhibit 2). The property can generally be considered undeveloped (vacant). The existing drainage pattern for this parcel runs primarily from south to north and ultimately to Mink Creek, which is then tributary to Lily Cache Creek and then to the DuPage River. Portions of the TIF area are depressional areas as often encountered within vacant and/or undeveloped farmland areas. The TIF area does not have a formal drainage network, without storm sewers and detention facilities, and is solely dependent on overland flow routes and/or field tiles.

The existing topography for this area has typical slopes of 0%-5%, with more than half of the area having 2% slope or less. Most of the soil types are poorly drained or somewhat poorly drained and over half of the soil types are subject to frequent flooding. All the soil types have a slow or very slow infiltration rate and therefore have high runoff potential.

Background Information

An evaluation was performed utilizing various references. The results of this evaluation are noted below.

- National Wetlands Inventory (NWI) Mapping does not identify any wetlands present in this specified area, however, a wetland assessment completed in 2021 revealed one farmed wetland contained within the property. This report was noted to be prepared in accordance with methodology of the US Army Corps of Engineers. Part of the criteria defining a wetland includes “wetland hydrology” meaning that there are indicators that reflect a history of inundation or soil saturation repeated over time. The NWI Map is included as Exhibit 3. A copy of the wetland report prepared by Bollinger Environmental, Inc. in September 2021 is included as Exhibit 12.
- The Federal Emergency Management Agency (FEMA) Flood Plain Map, Panels 17197C0134G and 17197C0153G dated February 15, 2019, do not identify any floodplain within the proposed TIF District Area.
- United States Department of Agriculture (USDA) National Resources Conservation Service (NRCS) soils maps were reviewed to determine soil types, drainage classifications, ponding frequencies, and hydrologic soil groups on the properties. Copies of the maps and associated documentation are included as Exhibits 6-9 and indicates the following major soil types:
 - Ashkum silty clay loam (232A) – 58% of TIF Area
The Ashkum series consists of very deep, poorly drained soils on till plains. They formed in colluvial sediments and in the underlying silty clay loam till. Slope ranges from 0 to 3 percent.
 - Symerton silt loam (294B) – 27% of TIF Area
The Symerton series consists of very deep, moderately well drained soils formed in a thin mantle of loess, loamy outwash, and in the underlying till or lacustrine sediments. They are on till plains or former glacial lake plains. Slope ranges from 0 to 10 percent.
 - Elliott silt loam (146B) – 12% of TIF Area
The Elliott series consists of very deep, somewhat poorly drained soils on till plains. They formed in up to 20 inches) of loess or other silty material and in the underlying silty clay loam till. Slope ranges from 0 to 7 percent.
 - Elliott silty clay loam (146B2) – 4% of TIF Area
The Elliott series consists of very deep, somewhat poorly drained soils on till plains. They formed in up to 20 inches of loess or other silty material and in the underlying silty clay loam till. Slope ranges from 0 to 7 percent.
- Additional relevant information from the United States Department of Agriculture (USDA) National Resources Conservation Service (NRCS) soils maps are as follows:
 - Drainage Classes refer to the frequency and duration of wet periods under conditions similar to those under which the soil formed. This area contains the following:
 - Approximately 48 acres (58%) of “poorly drained” soils,

- Approximately 13 acres (16%) of “somewhat poorly drained” soils, and
 - Approximately 22 acres (27%) of “moderately well drained” soils.
- Ponding Frequency refers to standing water in a closed depression. The water is removed only by deep percolation, transpiration, or evaporation or by a combination of these processes. “Frequent” ponding is the most severe rating and means that ponding occurs, on the average, more than once in 2 years. The chance of ponding is more than 50 percent in any year. In this location ponding is “frequent” for approximately 48 acres (58%).
- Hydrologic Soil Groups are C and C/D for the entire TIF Area. These soils have a slow infiltration rate when thoroughly wet. Typically, these soils contain layers that impede the downward movement of water. These soils have a slow rate of water transmission. Hydrologic soil groups are based on estimates of runoff potential.
- USGS Topographic Map, Joliet and Plainfield Quadrangles, are included as Exhibits 10 & 11. These maps show an intermittent stream (depicted by a blue dash and dotted line) immediately downstream (to the north of the TIF area); this represents a tributary of Mink Creek. These maps also show a depression (depicted by a closed contour with hash marks) along the west property line approximately midway through the property.
- The Will County GIS Viewer also indicates three depressions on the site, two along the west property line and the other at the southeast corner of the property. See Exhibit 13 showing the 1-foot contours from 2021.
- Drain tiles were investigated by Huddleston McBride in January 2017. Based on this investigation, drain tiles traverse the entire property across a few drainage courses. Drain tiles are installed on agricultural properties to remove water from property and alleviate the surface and ground water from saturated conditions. The presence of drain tiles on the property indicates historic flooding on the property. The current drain tile investigation shows that the drain tiles are damaged in four locations, which would hinder their function and therefore increase the potential and/or frequency of drainage problems or flooding on the property or in the area.
- This investigation is included as Exhibit 14 of this report.
- According to City Staff, flooding has also been observed in a few locations within the TIF area and downstream of the TIF area through unincorporated residential parcels.

Chronic Flooding Assessment

As part of the Tax Increment Allocation Redevelopment Act, there is consideration given to areas that experience “chronic flooding”. This is further defined as an area that is *“subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.”*

The proposed TIF District meets the criterion for chronic flooding as evidenced by:

- Three **depressional areas** without a formal drainage network per USGS Topographic Maps and Will County GIS; depressed areas will remain flooded until the water is evaporated or infiltrated into the soil;
- A farmed **wetland** was identified on a Wetland Assessment prepared in 2021; by US Army Corps definition, this delineation indicates a history of inundation or soil saturation repeated over time.
- Drain tiles traverse the entire property across a few drainage courses, confirming historic flooding of the property. The current drain tile investigation shows that the drain tiles are damaged in four locations, which will cause flooding or increase the frequency or extent of flooding on the property.

- Soils onsite are classified by the NRCS as:
 - 100% slow or very slow **infiltration rates**: Stormwater reaching the property will runoff on top of the ground more than move downward through the soil. Soils having a very slow infiltration rate also often have a high water table and/or layer of clay soils, furthering potential for flooding.
 - 74% **poorly drained** or somewhat poorly drained; NRCS classifies soils into drainage classes based on the frequency and duration of wet periods.
 - 58% subject to **frequent ponding**: NRCS defines ponding as standing water in a closed depression; only to be removed by deep percolation, transpiration, or evaporation or by a combination of these processes. NRCS further defines "frequent" ponding as occurring, on the average, more than once in 2 years. The chance of ponding is more than 50 percent in any year.
- More than half of the property has a slope of 2% or less. This slope limits drainage and contributes to flooding of the property, especially with low infiltration rates due to underlying soil types.

Stormwater Measures for Development

Future development of this TIF area will need to provide stormwater management facilities in order to be developable since facilities are not in place at this time. Development of this area will result in additional runoff that will drain to downstream properties and waterbodies. Therefore, development will include stormwater controls in accordance with City, County and State requirements, such as detention to temporarily store the runoff, mitigate peak flows leaving the property, and storm sewers and grading to direct flows and mitigate erosion and sedimentation. Managing stormwater with development will alleviate the property of its chronic flooding and also offset impacts to downstream parcels and waterbodies.

Summary & Impacts

Factors of chronic flooding on the property are well documented by various government entities and other well recognized sources typically utilized by civil engineers. These factors of depressional storage areas, wetlands, slow infiltration rates, poorly drained soils, frequent ponding, and presence of drain tiles are distributed throughout the entire property. In an undeveloped state, property with chronic flooding reduces the land available for agricultural purposes and often requires additional measures to improve drainage. In the development of a site with chronic flooding, additional infrastructure, engineering and permitting are required compared to a site without chronic flooding. Stormwater management facilities are required for all properties of this size being developed, however, as a result of chronic flooding, some areas of the site may be rendered undevelopable or require soil modifications in order to be buildable, if acceptable by applicable permitting authorities.

If you have any questions or comments, please contact me directly at (815) 412-2702 or dwest@reltd.com.

Very truly yours,

Dana E. West

Dana E. West, PE, CFM, CPESC
Senior Project Manager

cc: Kane, McKenna and Associates

EXHIBITS 1-14 TO THE WEBER ROAD - DIVISION STREET TIF
ROBINSON ENGINEERING REPORT
ARE ATTACHED BY REFERENCE AS A SEPARATE DOCUMENT
ENTITLED "EXHIBITS TO THE WEBER ROAD - DIVISION STREET TIF
ROBINSON ENGINEERING REPORT"