Village of
University Park

VILLAGE OF UNIVERSITY PARK
BOARD OF TRUSTEES
Regular Board Meeting Agenda
Amended
Tuesday, February 26, 2019
7:00 p.m.

90 Town Center Drive, University Park, Illinois

Visitors are always welcome to all public meetings of the Board of Trustees. To comment on an issue, persons wishing to speak will be called upon by the Mayor during Section E, General Public Comment. The interested party will stand, identify themselves and make their comment.

In order to give proper consideration to all items on this agenda, the Mayor will limit participants in a debate and will close off protracted, repetitive, irrelevant or abusive remarks.

A. CALL TO ORDER.

B. ROLL CALL.

C. PLEDGE OF ALLEGIANCE.

D. APPROVAL OF MINUTES

E. GENERAL PUBLIC COMMENT.
   This is a comment forum, and if response is necessary, Board members may elect to respond formally at the next regular Board meeting.

F. ACTION ITEMS.

F-1. UNFINISHED BUSINESS

None.
F-2: NEW BUSINESS

F-2a: 1st, 2nd, and 3rd Readings - An Ordinance of The Village Of University Park, Will And Cook Counties, Illinois, Amending the TIF 5 Tax Increment Financing Redevelopment Project Area by Removing Property Therefrom

F-2b: 1st, 2nd, and 3rd Readings - An Ordinance of The Village Of University Park, Will And Cook Counties, Illinois, Adopting the TIF 7 - Steger Road and Central Avenue Tax Increment Financing Redevelopment Plan and Project

F-2c: 1st, 2nd, and 3rd Readings - An Ordinance Of The Village Of University Park, Will And Cook Counties, Illinois, Designating the TIF 7 - Steger Road and Central Avenue Redevelopment Project Area, A Redevelopment Project Area Pursuant To The Tax Increment Allocation Redevelopment Act.

F-2d: 1st, 2nd, and 3rd Readings - An Ordinance of The Village Of University Park, Will and Cook Counties, Illinois, Adopting Tax Increment Allocation Financing For The TIF 7 – Steger Road and Central Avenue Redevelopment Project Area

F-2e: 1st, 2nd, and 3rd Readings - An Ordinance Of The Village Of University Park, Will And Cook Counties, Illinois, Authorizing The Execution Of A Lease Of Commercial Property By And Between The Village Of University Park, Will And Cook Counties, Illinois And PK's Christian Learning Site, Inc. For Town Center Unit 82.

F-2f: 1st, 2nd, and 3rd Readings - An Ordinance Authorizing The Sale Or Disposal Of Surplus Cable Station Equipment Owned By The Village Of University Park, Will And Cook Counties, Illinois.

F-2g: 1st, 2nd, and 3rd Readings - An Ordinance Authorizing The Sale Or Disposal Of Surplus Police And Public Works Vehicles Owned By The Village Of University Park, Will And Cook Counties, Illinois.

F-2h: A Resolution Of The Village Of University Park, Illinois, Abating The Village Share Of Property Tax Related To The Industrial Drive And Joseph Court Road Improvements.

F-2i: Resolution Of The Village Of University Park, Will and Cook Counties, Illinois, Adopting A Complete Streets And Green Infrastructure Policy

F-2j: Resolution Of The Village Of University Park, Will And Cook Counties, Illinois Authorizing The Execution Of A First Amendment To Qualified Management Agreement With Billy Casper Golf, LLC, For The University Park Golf Club & Conference Center
F-2k: Resolution Of The Village Of University Park, Will And Cook Counties, Illinois Authorizing The Execution Of A Qualified Management Agreement With Krimson 4 Group, Inc. For Food and Beverage Service at The University Park Golf Club & Conference Center.

F-2l: Resolution of Condolences Honoring Mr. William Hooks, Jr.

F-2m: Resolution of Condolences Honoring Mr. Darlan “Pete” Gordon.

F-2n: Motion to Approve Certification of Right to December 23, 2003 Non-Recourse Revenue Specific Note Submitted by Dart Container Corporation.

F-2o: Motion to Approve Payment to Dart Container Corporation in the Amount of $5,829,310.50 Pursuant to its December 23, 2003 Non-Recourse Revenue Specific Note for the 2016 Calendar Year (2015 Tax Year) in the amount of $2,886,425.25 and for the 2017 Calendar Year (2016 Tax Year) in the amount of $2,942,885.25.

F-2p: Bills Payable

F-2q: Motion to approve the Appointment of Mr. Michael Moore to the Board of Fire & Police Commissioner

G: REPORTS OF MAYOR, BOARD OF TRUSTEES, CLERK, MANAGER, APPOINTED OFFICIALS, AND COMMITTEES

II. ANNOUNCEMENT OF SCHEDULED MEETINGS

I. EXECUTIVE SESSION (Appointment, employment, compensation, discipline, performance or dismissal of certain employees; Litigation, pending and probable, sale/lease/disposal of Village Property; Contract Negotiations).

J. ADJOURNMENT.
AGENDA SECTION: APPROVAL OF MINUTES
ITEM: Minutes of the Board of Trustees

SUMMARY OF REQUESTED ACTION FOR THE MEETING OF: February 26, 2019

Attached for your consideration and approval are minutes of the special meeting held Tuesday, January 15, 2019, Committee Of Whole held Tuesday, January 15, 2019 and Re-scheduled regular meeting held Friday, January 25, 2019.

APPROVED: __________________________
Dorothy R. Jones
Dorothy R. Jones, MMC
Village Clerk

BOARD ACTION: Motion By: __________________________ Seconded By: __________________________
Ordinance Number: __________________________ Resolution Number: __________________________
Comments: __________________________
Minutes Of The Special Meeting Of The Board Of Trustees For The Village Of University Park, Will And Cook Counties Illinois, Held Tuesday, January 15, 2019 At #90 Town Center Drive In The Village Of University Park

A. CALL TO ORDER

Mayor Covington called this special meeting of the Board of Trustees to order at 6:43 p.m.

B. ROLL CALL

Mayor: Vivian E. Covington Present

Trustees:
- Elizabeth Williams Present
- Paula C. Wilson Present
- Theaplise Brooks Present
- Curtis McMullan Absent (arrived @ 6:44)
- Milton C. Payton Present
- Oscar H. Brown Absent

Also present were Village Manager John Pate, Village Attorney John Wise, Fire Chief Brian Chelios, Deputy Police Chief Deborah Wilson, Cable/Communication Specialist Neva Jenkins, Public Works Darrell Blyther, and Village Clerk Dorothy R. Jones.

C: General Public Comments

Mr. Christopher Humes, Board Of Fire and Police Commissioner voiced his concerns that he had been a commissioner for more than 2 years and had not received a Fire and Police Training Manual.

Village clerk Dee Jones responded that she would speak with Ms. Kellye about ordering the manual.

D: ACTION ITEMS

Minutes of The Special Meeting
The Board Of Trustees

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D-1: Continued:

Trustee Brooks moved, Trustee Wilson seconded a motion to approve this Ordinance.

Ayes: Trustees Williams, Wilson, Brooks, McMullan, Payton, and Mayor Covington.
Nays: None.
Absent: Trustee Brown.

Motion To Approve Carried

Ordinance Number O2019-01.

D-2: Motion To Authorize The Village Manager To Direct JMA Architect To Design Facilities And Publish To Competitively Bid The Village Hall Relocation Project (Town Center)

Trustee Payton moved, Trustee McMullan seconded a motion to approve this Motion.

Village Manager Pate explained that the process and stated that for transparency this item was on the agenda to authorize JMA to manage and publish the bid for these projects.

Trustee Wilson asked if the Board would see the specifications prior to the publication or work being done. Manager Pate responded yes they would.

Ayes: Trustees Williams, Wilson, Brooks, McMullan, Payton, and Mayor Covington.
Nays: None.
Absent: Trustee Brown.

Motion To Approve Carried.

D-3: Motion To Authorize The Village Manager To Direct JMA Architect To Design Facilities And Publish To Competitively Bid The Youth Development Center (Town Center)

Trustee Brooks moved, Trustee McMullan seconded a motion to approve this Motion.

Ayes: Trustees Williams, Wilson, Brooks, McMullan, Payton, and Mayor Covington.
Nays: None.
Absent: Trustee Brown.

Motion To Approve Carried.
D-4:  A Proclamation Of The Village Of University Park, Will And Cook Counties, Illinois Recognizing January 20, 2019 To January 26, 2019 As School Choice Week.

Trustee Brooks moved, Trustee Wilson seconded a motion to approve this Motion.

Trustee Payton voiced his opposition to this proclamation and stated that he does not see the purpose for it.

Ayes: Trustees Williams, Wilson, Brooks, and Mayor Covington.
Nays: Trustees McMullan and Payton.
Absent: Trustee Brown.

Motion To Approve Carried.

D-5: Bills Payable

Trustee Wilson moved, Trustee Brooks seconded a motion to table this item to the regular meeting.

Ayes: Trustees Williams, Wilson, Brooks, McMullan, Payton, and Mayor Covington.
Nays: None.
Absent: Trustee Brown.

Motion To Table Carried.

E: ADJOURNMENT

Trustee Brooks moved, Trustee Williams seconded a motion to adjourn this special meeting of the Board of Trustees at 7:04 pm.

Motion To Adjourn Carried By A Unanimous Voice Vote.

Respectfully Submitted,

______________________________
Dorothy R. Jones, MMC
Village Clerk
Minutes Of The Committee Of The Whole Meeting Of The Board Of Trustees For The Village Of University Park, Will And Cook Counties Illinois, Held Tuesday, January 15, 2019 At #90 Town Center Drive In The Village Of University Park

1. CALL TO ORDER

Mayor Covington called this committee of the whole meeting of the Board of Trustees to order at 7:02 p.m.

2. ROLL CALL

Mayor: Vivian E. Covington Present
Trustees: Elizabeth Williams Present
Paula C. Wilson Present
Theapilise Brooks Present
Curtis McMullan II Present
Milton C. Payton Present
Oscar H. Brown, Jr. Absent

Also present were Village Manager John Pate, Village Attorney Rick Bruen, Village Treasurer Devon Dilworth, Fire Chief Brian Chellios, Communications Specialist Neva Jenkins, and Village Clerk Dorothy R. Jones.

3. PLEDGE OF ALLEGIANCE

Mayor Covington led the audience in the Pledge of Allegiance to the Flag of the United States of America.

4. GENERAL PUBLIC COMMENTS

Ms. Amina Parks addressed the Board and voiced her concerns that large trucks are parking on streets between 2 and 6 a.m.

Ms. Debbie Stroud addressed the Mayor and Board regarding the utilization of Riegel Farm. She stated that petitions had been circulated and asked what plans the Village have for utilization of that property. She also asked if the Village had any plans to assist the federal workers who have been impacted by the shutdown.
Minutes of The Committee Of The Whole
Of The Board Of Trustees

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General Public Comments – continued:

Mayor Covington responded that some of the federal workers are being compensated during the shutdown. She also responded that the Riegel Farm facilities have not been maintained for many years, and that the architectural firm JMA is in the process of designing a youth recreational center to be built in the Town Center.

Mrs. Mary Truss addressed the Mayor and Board and stated that she feels it is advantageous for the Board to consider what residents wants Riegel Farm used for, which is to allow a community center for all ages including seniors.

Mayor Covington responded that she plans to hold a Town Hall meeting to discuss these issues.

5-1: DISCUSSION ITEMS:

5-a1: Discussion — Resolution of the Village of University Park, Will and Cook Counties, Illinois, Authorizing a Moratorium on Personnel Hiring and Replacement.

Trustee Payton questioned the legitimacy of this item being placed on the agenda, stating that it is the responsibility of the Village Manager for hiring and firing of personnel, and that he feels this is a political move that is not in the best interest of the Village.

Trustee McMullan stated that he does not want the Board to tie the hands of the Village Manager and he would not support it.

Trustee Williams questioned the lack of staff.

Trustee Wilson stated that she supports section 4 of the ordinance.

The Board briefly discussed this item, and the consensus of the Mayor and Board was not to move this item to the next regular meeting agenda.

5-a2: Discussion — Resolution Authorizing The Execution Of A Consulting Services Agreement By And Between The Village Of University Park, Will And Cook Counties, Illinois, And NJN Consulting Services, Inc. For Accounting Services

Manager Pate explained that he was directed by the Board to go out and find an accounting services because the contract with IRH expired December 31, 2018.
Minutes of The Committee Of The Whole Of The Board Of Trustees

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Mr. Nicholas J. Narducci, Owner of NJN Consulting gave a presentation of the services that his firm was prepared to do, and a background of his experiences which included his current firm, City of Crest Hill, Village Of Beach Park, Village Of Elmwood, Village of Minooka, Village of Winfield, and the City of Wilmington. He stated that he has 40 years of financial experience.

Trustee Payton asked about staffing needs, and whether or not Mr. Narducci would use our current staff, or bring his own staff.

Mr. Narducci responded that initially he would work with the current staff and see how they would fit into his program, and he would be paying strict attention to the front office personnel.

Trustee Wilson referred to a portion of the contract that referred to additional services and asked if these additional services would be included in his $65.00 hourly rate and not to exceed $60,000.00, she further stated that she wants stipulations that set limits on the amount of additional duty and wants the Board to discuss hiring a finance director.

Trustee Payton expounded on the work done by IRH, and the fact that they pointed out the Village’s financial difficulties.

The Board discussed pros and cons of this item. After the discussion, the consensus of Mayor Covington and the Board was to place this item on the next regular agenda for action.

5-a3: Discussion – An Ordinance Of The Village Of University Park, Will And Cook Counties Illinois, Amending Title 6, Of Part 14 Of The Codified Ordinances Of The Village Of University Park Implementing A Crime Free Housing Program

Trustee Payton commented that the Board agreed to meet with rental property owners and hold a workshop before bringing this back before the Board.

The Board briefly discussed this item, and the consensus of the Mayor and Board was not to move this item to the agenda, and place on hold until the aforementioned had happened.

5-a4: An Ordinance Rescinding Chapter 1450 Of Title Fourteen of the Codified Ordinances of the Village of University Park, Will And Cook Counties, Illinois, Pertaining To Flood Damage Prevention, And Adopting Chapter 1452, Pertaining To Stormwater Management, As Its Replacement
5-a4 continued:

The Board briefly discussed this item, and the consensus of the Mayor and Board was to move this item to the next regular meeting agenda for action.

5-a5) **Discussion – Solid Waste Collection Agreement**

The Board briefly discussed this item, and the consensus of the Mayor and Board was not to move this item to the agenda, and place on hold until further notice.

5-a6) **Discussion – Utilization of Riegel Farm Property**

Village Manager Pate stated that there is no money to renovate the farm, and it would need several thousands of dollars for that project, and he wants to sale.

Mayor Covington commented that the facility could be used for before and after school programs with other communities.

The Board briefly discussed this item, and the consensus of the Mayor and Board was to hold a workshop before making a decision.

6. **Executive Session – Appointment, employment, compensation, discipline, performance, or dismissal of specific employees; Sale/Lease Municipal Properties.**

Trustee Payton moved, Trustee Brooks seconded a motion to move into executive session for purposes of Appointment, employment, compensation, discipline, performance, or dismissal of specific employees; Sale/Lease Municipal Properties at 8:38 p.m.

Ayes: Trustees Williams, Wilson, Brooks. McMullan, Payton, and Mayor Covington.

Nays: None.

Absent: Trustee Brown.

**Motion to approve carried.**

The Board returned from executive session at 11:38 p.m. and resumed the Committee Of The Whole meeting, and noted that there was nothing to report out.
7. ADJOURNMENT

Trustee Wilson moved, Trustee McMullan seconded a motion to adjourn the Committee Of The Whole meeting of the Board of Trustees at 11:40 pm.

Motion to Adjourn Carried by Unanimous Voice Vote.

Respectfully Submitted,

______________________________
Dorothy R. Jones, MMC
Village Clerk
Minutes Of The Rescheduled Regular Meeting Of The Board Of Trustees For The Village Of University Park, Will And Cook Counties Illinois, Held Friday, January 25, 2019 At #90 Town Center Drive In The Village Of University Park

A. CALL TO ORDER
Mayor Covington called this rescheduled regular meeting of the Board of Trustees to order at 7:04 p.m.

B. ROLL CALL

Mayor:                Vivian E. Covington                     Present
Trustees:            Elizabeth Williams                       Absent
                      Paula C. Wilson                                Present
                      Theaplise Brooks                                 Present
                      Curtis McMullan II                              Absent (arrived at 7:32)
                      Milton C. Payton                                Present
                      Oscar H. Brown, Jr.                              Absent

Also present were Village Attorney Richard Bruen, Fire Chief Brian Chellios, Deputy Police Chief Deborah Wilson, Acting Public Works Director Darrell Byther, Village Communications & Community Engagement Specialist Neva Jenkins, and Village Clerk Dorothy R. Jones.

C. PLEDGE OF ALLEGIANCE
Mayor Covington led the audience in the Pledge Of Allegiance to the Flag of the United States of America.

D. APPROVAL OF MINUTES

Trustee Brooks moved, Trustee Payton seconded a motion to approve minutes of the regular meeting held Tuesday, December 11, 2018.

Ayes: Trustees Brooks, Payton, and Mayor Covington.
Nays: None.
Absent: Trustees Williams, McMullan, and Brown.
Abstained: Trustee Wilson.

Motion To Approve Carried.
E: General Public Comments

Ms. Phyllis Saunders addressed the Board and voiced her concerns with the inoperable fire hydrants on Burnham Drive and other locations throughout the Village.

Fire Chief Chellios responded that he is aware of this problem and they are working with Aqua Water Company to address the problem. He noted that repairs have to be made to water line breaks. However, this does not impede their ability to fight fires, because they have the assistance of mutual aid and other firefighting technique when needed.

Mrs. Mary Truss addressed the Board and made a plea that they do not dispose of Riegel Farm which is a historic site, but that they make necessary repairs and clean up the facility so that it can be used for other activities and events for seniors and children. She further stated that we need commercial businesses in this Village, and that The Community Block Club is a civic organization who wants to work to do good, and not a political action committee.

Mayor Covington promised to do something with Riegel Farm, and stated that the Board would be bringing new events for kids and adults, and the farm will not be sold.

Ms. Deborah Stroud, Senior Citizens Committee Chair addressed the Mayor and Board and offered her condolences to the family of Fire & Police Commissioner William Hooks and stated that she is willing to volunteer where ever needed and that she wants to be appointed to the Board and Fire Commissioners, noting that she has experience in the police and fire sectors.

Mayor Covington responded that they currently have 2 applications of individuals waiting to be appointed. However, it is okay for Ms. Stroud to fill out an application for the commission.

F-1: UNFINISHED BUSINESS

None.

F-2: NEW BUSINESS

F-2a: First, Second, and Third Readings -- An Ordinance Rescinding Chapter 1450 Of Title Fourteen of the Codified Ordinances of the Village of University Park, Will and Cook Counties, Illinois, Pertaining To Flood Damage Prevention, and Adopting Chapter 1452, Pertaining To Stormwater Management, As Its Replacement
F-2a: continued:

Trustee Wilson moved, Trustee Brooks seconded a motion to approve first, second, and third reading of this ordinance.

Ayes: Trustees Wilson, Brooks, Payton, and Mayor Covington.
Nays: None.
Absent: Trustees Williams, McMullan, and Brown.

Motion To Approve Carried

Ordinance Number O2019 – 02.

F-2b: Motion To Approve Annual Meeting Schedule of the Board of Trustees and Committees and Commissions.

Trustee Brooks moved, Trustee Wilson seconded a motion to approve this item.

Motion To Amend Main Motion

Trustee Payton moved, Trustee Wilson seconded a motion to remove the question marks on the joint meetings of the finance committee and the Board of Trustees.

Ayes: Trustees Wilson, Brooks, Payton, and Mayor Covington.
Nays: None.
Absent: Trustees Williams, McMullan, and Brown.

Motion To Approve Carried.

Roll Call On Main Motion As Amended

Ayes: Trustees Wilson, Brooks, Payton, and Mayor Covington.
Nays: None.
Absent: Trustees Williams, McMullan, and Brown.

Motion To Approve Carried.

F-2c: Appointments To The HSSEC (Human Services & Special Events Committee).

Trustee Wilson moved, Trustee Brooks seconded the motion to approve the appointment of Ms. Marva Hampton as an associate member of the Human Services and Special Events Committee.

Ayes: Trustees Wilson, Brooks, Payton, and Mayor Covington.
Nays: None.
Absent: Trustees Williams, McMullan, and Brown.

Motion To Approve Carried.
F-2d: **Bills Payable**

Trustee Brooks moved, Trustee Payton seconded the motion to approve the following Bills payable from December 11, 2018 through January 22, 2019. The funds will be charged to the following Accounts:

<table>
<thead>
<tr>
<th>Account</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Fund Account</td>
<td>$409,798.67</td>
</tr>
<tr>
<td>Road and Bridge Fund</td>
<td>$877.08</td>
</tr>
<tr>
<td>Town Center Fund</td>
<td>$818.97</td>
</tr>
<tr>
<td>Capital Project Fund</td>
<td>$85,985.12</td>
</tr>
<tr>
<td>Payroll Fund</td>
<td>$5,421.21</td>
</tr>
<tr>
<td>Debt Service Fund</td>
<td>$500.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$503,401.05</strong></td>
</tr>
</tbody>
</table>

Trustee Wilson questioned the payment to Ancel Glink and stated that she wants to see the invoices from that firm.

Trustee Brooks questioned the payment to Montana and Welch and stated that he would like to see the dates of service.

Ayes: Trustees Brooks, McMullan, Payton, and Mayor Covington.
Nays: None.
Absent: Trustees Williams, and Brown,
Abstained: Trustees Wilson.

**Motion To Approve Bills Payable Carried.**

G. **Reports of the Mayor, Board of Trustees, Clerk, Manager, Appointed Officials, And Committees\Commisions**

G-1: **Report Of Board of Trustees**

Trustee Wilson offered condolences to the family of Mr. William Hooks, and stated that the Human Services & Special Events Committee welcomes new members and invited Ms. Debbie Stroud to join. She also asked if the police and fire departments were being used as warming center during this inclement, freezing weather.

Trustee Brooks stated that the police and fire departments would be well represented at the funeral services for Commissioner William Hooks. He also thanked the public works department of the great job with the snow removal, and Neva Jenkins for her broadcasting relating to Reverend Dr Martin Luther King.
Minutes of The Regular Meeting
The Board Of Trustees

January 25, 2019

Trustee McMullan reported that the cable studio and the Village is moving in the right direction and he offered his condolences to the family of Commissioner William Hooks.

Trustee Payton offered congratulations to Acting Public Works Director Darrell Byther and Neva Jenkins for the great jobs they are doing.

G-2: Reports Of Appointed Officials

Deputy Police Chief Deborah Wilson reported that in spite of recent activities of criminal nature she assured the public that they are working diligently to keep the Village safe.

Mayor Covington commented that the Board would have a meeting with residents and asked them to share surveillance equipment data, such as Drones, Ring, Nest, etc. with the Police Department and their neighbors of suspicious activity.

Fire Chief Chellios reported that the Keep The Wreath Red was a great success with no fires related to Christmas trees. He also assured the public that they have the assistance of mutual aid in the event fire hydrants are inoperable.

Acting Public Works Director Darrell Byther reported that the public works crews is out removing snow right now to make it easier for residents and those traveling through the Village. He also reported that they have been replacing lights that are out in the Village. He thanked the Mayor and Board for faith in him and giving him the opportunity to serve in this capacity after 14 years of employment with this Village.

Mayor Covington stated that Commonwealth Edison is to put LED lights throughout the Village.

Community Engagement Specialist Neva Jenkins thanked Clerk Dee Jones for her assistance and reported that agendas and videos are posted on our website and that we are also on Nextdoor and Facebook.

G-3: Report Of Village Clerk

Village Clerk Dee Jones reported that Certification of Ballots for candidates for the April 2, 2019 Consolidated Election had been sent to the County Clerks in Will and Cook Counties. She noted that there are 4 candidates for the Office of Mayor, 2 candidates for the Office of Village Clerk, and 8 candidates for the Office of Village Trustee.
G-4: Report Of Mayor

Mayor Covington offered her condolences to the family of Commissioner William Hooks; gave a shout out to Jacelia Kelly and staff for their continued hard work and dedication; thanked Village Clerk Dee Jones for the work she is doing and for keeping the Board on track. She also asked for prayers for former Trustee Keith Griffin during his illness and stated that the cable studio is on a roll.

H. ANNOUNCEMENT OF SCHEDULED MEETINGS

None.

I. EXECUTIVE SESSION

None.

J. ADJOURNMENT

Trustee Wilson moved, Trustee Brooks seconded a motion to adjourn the regular meeting of the Board of Trustee at 7:59 pm.

Motion to Adjourn Carried by Unanimous Voice Vote.

Respectfully Submitted,

Dorothy R. Jones, MMC
Village Clerk
VILLAGE OF UNIVERSITY PARK

Request For Board Action

AGENDA SECTION: NEW BUSINESS

DOCKET NUMBER: F-2a:

1st, 2nd, & 3rd Readings – An Ordinance Of The Village Of University Park, Will And Cook Counties, Illinois, Amending The TIF 5 Tax Increment Financing Redevelopment Project Area By Removing Property Therefrom

SUMMARY OF REQUESTED ACTION FOR THE MEETING OF: February 26, 2019

Presented For Consideration and Approval is An Ordinance Of The Village Of University Park, Will And Cook Counties, Illinois, Amending The TIF 5 Tax Increment Financing Redevelopment Project Area By Removing Property Therefrom

APPROVED: ____________________________

John E. Pate, 
Village Manager

BOARD ACTION: Motion By: ____________________________ Seconded By: ____________________________
Ordinance Number: ____________________________ Resolution Number: ____________________________
Comments: ____________________________________________
ORDINANCE NO. O2019-________________

AN ORDINANCE OF THE VILLAGE OF UNIVERSITY PARK, WILL AND COOK COUNTIES, ILLINOIS, AMENDING THE TIF 5 TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA BY REMOVING PROPERTY THEREFROM

WHEREAS, the Village of University Park, Will and Cook Counties, Illinois (the “Village”), is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the Illinois Municipal Code, as from time to time supplemented and amended; and,

WHEREAS, pursuant to the Tax Increment Financing Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, et seq. (the “Act”), the President and Board of Trustees of the Village (collectively, the “Corporate Authorities”) approved the TIF 5 Dralle-Governors Business Park Tax Increment Financing Redevelopment Plan and Project (the “Plan and Project”) and designated the TIF 5 Dralle-Governors Business Park Redevelopment Project Area (the “Area”), and adopted tax increment financing for the Area, all on July 10, 2001, and amended on December 13, 2005; and,

WHEREAS, a large portion of the Area has remained undeveloped despite the Village’s best efforts to encourage private investment and have determined that the removal of this undeveloped property from the original Area would permit the Village to develop a new Redevelopment Plan and Project which would, when accomplished, benefit the Village and all of the taxing districts; and,

WHEREAS, the Corporate Authorities feel it is in the best interests of the Village to exclude certain permanent index numbers and portions of right of ways and now desire to amend the Area by rewriting the legal description, as set forth on Exhibit A, and redrawing the Area boundaries to reflect this amendment, as shown on Exhibit B, and the amended Area shall continue to be known as the TIF 5 Dralle-Governors Business Park Redevelopment Project Area; and,

WHEREAS, the Village Clerk, within ten (10) days of passage of this Ordinance, shall publish this Ordinance in a newspaper of general circulation within the Village and shall notify by mail the taxing districts having the authority to tax real property in the Village (“Taxing Districts”) as well as registrants on the applicable interested parties registry of this amendment to the Area, thereby satisfying all notice requirements of the Act for an amendment which removes property from the Area.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of University Park, Cook and Will Counties, Illinois, as follows:

Section 1. The above recitals are incorporated and made a part of this Ordinance.

Section 2. The Corporate Authorities hereby approve this amendment to the TIF 5 Dralle-Governors Business Park Redevelopment Project Area which removes property, rewrites
the legal description, as set forth on Exhibit A, and redraws the boundaries for the Area, as depicted on Exhibit B.

Section 3. The Corporate Authorities hereby direct the Village Clerk, within ten (10) days of passage of this Ordinance, to: (i) publish this Ordinance in a newspaper of general circulation within the Village, and (ii) notify by mail the Taxing Districts and registrants on the applicable interested parties registry of this amendment.

Section 4. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 5. All ordinances, resolutions, motions or orders in conflict herewith are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

Section 6. This Ordinance is declared to be urgent and necessary for the immediate preservation of public peace, health and safety of the general public and shall, therefore, take effect and be in full force immediately upon its passage and approval by the Village President.

(Intentionally Left Blank)
ADOPTED by the Mayor and Board of Trustees of the Village of University Park, Will and Cook Counties, Illinois this ____ day of ________, _____, pursuant to a roll call vote, as follows:

AYES:

NAYS:

ABSENT:

APPROVED by the Mayor of the Village of University Park, Will and Cook Counties, Illinois on this ____ day of ________, 2019

_________________________________
Vivian E. Covington, Mayor

ATTEST:

_________________________________
Dorothy R. Jones, MMC  
Village Clerk
STATE OF ILLINOIS
WILL AND COOK COUNTIES

CERTIFICATE

I, DOROTHY JONES, Village Clerk of the Village of University Park, Will and Cook Counties and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. ____:

"AN ORDINANCE OF THE VILLAGE OF UNIVERSITY PARK, WILL AND COOK COUNTIES, ILLINOIS, AMENDING THE TIF 5 TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA BY REMOVING PROPERTY THEREFROM"

which was adopted by the President and Board of Trustees of the Village of University Park on the ____ day of __________________, ____.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of University Park this ____ day of __________________, ____.
EXHIBIT A

Area Legal Description

Parts of Section 4, Section 5, Section 8 and Section 9 all in Township 34 North, Range 13 East of the Third Principal Meridian in Will County, Illinois being more particularly described as follows:

(1) The west 1486.96 feet of the Southwest Quarter of Section 4, Township 34 North Range 13 East of the Third Principal Meridian in Will County, Illinois.

(2) The South Half of the Southeast Quarter of Section 5, Township 34 North, Range 13 East of the Third Principal Meridian in Will County, Illinois, except that part conveyed to the State of Illinois for Interstate Highway Route 57.

(3) The West Half of the Northwest Quarter, except the south 1970.06 feet thereof, and the East Half of the Northwest Quarter, except the east 30 acres thereof, in Section 9, Township 34 North, Range 13 East of the Third Principal Meridian in Will County, Illinois.

(4) The south 14 acres of the West Half of the Northwest Quarter of Section 9, Township 34 North, Range 13 East of the Third Principal Meridian in Will County, Illinois and the West Half of the Southwest Quarter of Section 9, Township 34 North, Range 13 East of the Third Principal Meridian in Will County, Illinois.

(5) The north 1023.10 feet of the south 1056.10 feet of the West Half of the East Half of the Southwest Quarter (except the south 210 feet of the West 207.43 feet thereof) in Section 9, Township 34 North, Range 13 East of the Third Principal Meridian in Will County, Illinois.

(6) The East Half of the Southwest Quarter (excepting therefrom the north 1023.10 feet of the south 1056.10 feet of the West Half thereof) of Section 9, Township 34 North, Range 13 East of the Third Principal Meridian in Will County, Illinois.

(7) The north 210 feet of the south 243 feet of the west 207.43 feet of the East Half of the Southwest Quarter of Section 9, Township 34 North, Range 13 East of the Third Principal Meridian in Will County, Illinois.

(8) The West Half of the Southeast Quarter of Section 9, Township 34 North, Range 13 East of the Third Principal Meridian in Will County, Illinois (except the north 8 acres thereof) also that part of the East Half of the Southeast Quarter of said Section 9 which lies west of the center line of Illinois State Highway Route No. 50 projected southerly to intersect the easterly line of Illinois State Highway Route No. 49, which is the westerly line of the
Illinois Central Railroad; thence southwesterly along the said easterly line of said Illinois State Highway Route No. 49, to the south line of said Section 9, subject to dedications for highway purposes which are recorded in the Office of the Recorder of Deeds of Will County, Illinois known as Documents No. 427137 and Document No. 421674.

(9) The Northwest Fractional Quarter of Section 4, Township 34 North, Range 13 East of the Third Principal Meridian in Will County, Illinois.

(10) The North Half of the Northeast Fractional Quarter of Section 4, Township 34 North, Range 13 East of the Third Principal Meridian lying west of the west line of Illinois Route 50 (also known as Cicero Avenue) in Will County, Illinois.

(11) The South Half of the Northeast Fractional Quarter of Section 4, Township 34 North, Range 13 East of the Third Principal Meridian lying west of the west line of Illinois Route 50 (also known as Cicero Avenue) in Will County, Illinois.

(12) The east 80 acres of the Northeast Fractional Quarter of Section 5 and the North Half of the Southeast Quarter of Section 5, Township 34 North, Range 13 East of the Third Principal Meridian except those parts taken for Federal Aid Interstate 57 through condemnation proceedings in case #W66G731H, in Will County, Illinois.

(13) **Parcel One**

Part A
The east 78.82 feet (excepting therefrom the north 363 feet) of the Northwest Quarter of Section 9, Township 34 North, Range 13 East of the Third Principal Meridian, Will County, Illinois.

Part B
The West Half of the Northeast Quarter of Section 9, Township 34 North, Range 13 East of the Third Principal Meridian (except the north 363 feet of the west 101.88 feet thereof) and the North 8 acres of the Northwest Quarter of the Southeast Quarter of Section 9, Township 34 North, Range 13 East of the Third Principal Meridian (except the north 660 feet of the east 660 feet of the Northwest Quarter of Section 9, Township 34 North, Range 13 East of the Third Principal Meridian), in Will County, Illinois.

**Parcel Two**
The north 660 feet of the east 660 feet of the Northwest Quarter of Section 9, Township 34 North, Range 13 East of the Third Principal Meridian, in Will County, Illinois.

(14) The East 30 acres of the East Half of the Northwest Quarter, except the north 363 feet thereof also excepting the east 78.82 feet of said 30 acres of the Northwest Quarter of Section 9, Township 34 North, Range 13 East of the Third Principal Meridian, in Will County, Illinois excepting the north 363 feet thereof.

(15) Part of the East Half of the Southeast Quarter of Section 9, Township 34 North, Range 13 East of the Third Principal Meridian, Will County, Illinois, being a triangular tract of
land bounded on the north by McNamara Road, bounded on the east by Governor's Highway (US 54) and bounded on the west by Cicero Avenue (IL Route 50) excepting the North 5.0 acres.

(16) The South Half of the East Half of the Northeast Quarter of Section 8, Township 34 North, Range 13 East of the Third Principal Meridian, except the west 719.20 feet thereof and also excepting Stevens Subdivision recorded July 28, 1993 as Document No. R93-63845 in Will County, Illinois and also excepting any right of way of Interstate 57 lying within said Northeast Quarter of Section 8, Township 34 North, Range 13 East of the Third Principal Meridian, Will County, Illinois.

*Excepting from the above described sixteen (16) parcels the following seven (7) parcels of land:*

(A) The Northwest Fractional Quarter of Section 4, Township 34 North, Range 13 East of the Third Principal Meridian in Will County, Illinois.

(B) Lot 2 in DOT Foods Subdivision (being a subdivision of part of the Southwest Quarter of Section 4, Township 34 North, Range 13 East of the Third Principal Meridian, as per plat thereof recorded September 9, 2016 as Document No. R2016070374), Will County, Illinois.

(C) That part of the Southwest Quarter of Section 4, Township 34 North, Range 13 East of the Third Principal Meridian being bounded and described as follows: Beginning at the southwest corner of said Southwest Quarter; thence North 00 degrees 41 minutes 39 seconds West along the west line of said Southwest Quarter, 1766.88 feet to the south line of the north 881.00 feet of said Southwest Quarter; thence North 89 degrees 16 minutes 00 seconds East along the last described line 1091.00 feet to the east line of the west 1091.00 feet of said Southwest Quarter; thence South 00 degrees 41 minutes 39 seconds East 204.00 feet to the south line of the north 1085.00 feet of said Southwest Quarter; thence North 89 degrees 16 minutes 00 seconds East along the last described line 401.67 feet to the west line of the east 1143.83 feet of said Southwest Quarter; thence South 00 degrees 36 minutes 28 seconds East along the last described line 1565.08 feet to the south line of said Southwest Quarter; thence South 89 degrees 21 minutes 04 seconds West along the last described line 1490.31 feet to the Point of Beginning all in Will county, Illinois (excepting therefrom that part conveyed in Document No. R2000-139860 and Document No. R2000-139861 and also excepting that part falling in DOT Foods Subdivision, recorded September 9, 2016 as Document No. R2016-070374).

(D) **Parcel One**
The east 80 acres of the Northeast Fractional Quarter of Section 5 and the North Half of the Southeast Quarter of Section 5, all in Township 34 North, Range 13 East of the Third Principal Meridian, Will County, Illinois, excepting therefrom the following:

Those portions taken for highway purposes in Interstate Route 57 and

That part of the said Northeast Fractional Quarter described as follows:
Beginning at the southeast corner of the Fractional Northeast Quarter of said Section 5; thence South 88 degrees 56 minutes 05 seconds West, a distance of 39.99 feet along the south line of the Fractional Northeast Quarter of said Section 5; thence North 01 degrees 04 minutes 11 seconds West, a distance of 2263.11 feet to the south existing right of way line of Steger Road; thence North 83 degrees 51 minutes 34 seconds East, a distance of 40.16 feet along said south right of way line of Steger Road to a point on the east line of the Fractional Northeast Quarter of said Section 5; thence South 01 degrees 04 minutes 10 seconds East, a distance of 2266.66 feet along said east line of the Fractional Northeast Quarter of said Section 5 to the Point of Beginning.

That part of the said Southeast Quarter described as follows:

Beginning at the southeast corner of the North Half of the Southeast Quarter of said Section 5; thence South 88 degrees 53 minutes 49 seconds West, a distance of 40.01 feet along the south line of the North Half of the Southeast Quarter of said Section 5; thence North 01 degrees 04 minutes 11 seconds West, a distance of 1324.59 feet to the north line of the North Half of the Southeast Quarter of said Section 5; thence North 88 degrees 56 minutes 05 seconds East, a distance of 39.99 feet along said north line of the North Half of the Southeast Quarter of said Section 5 to the northeast corner of the North Half of the Southeast Quarter of said Section 5; thence South 01 degrees 04 minutes 15 seconds East, a distance of 1324.56 feet to the Point of Beginning.

And further excepting therefrom that portion of land more particularly described as follows:

That part of the east 80 acres of the Northeast Fractional Quarter of Section 5, Township 34 North, Ranger 13 East of the Third Principal Meridian in Will County, Illinois and the North Half of the Southeast Quarter of Section 5, Township 34 North, Range 13 East of the Third Principal Meridian (except that portion taken for highway purposes in Interstate Route 57 and that portion east of Interstate Route 57).

And further excepting therefrom that portion of land more particularly described as follows:

That part of the North Half of the Southeast Quarter of said Section 5 contained within Gateway 57 Subdivision (being a subdivision of part of the Southeast Quarter of Section 5, Township 34 North, Range 13 East of the Third Principal Meridian, as per plat thereof recorded August 2, 2016 as Document No. R2016058435, in Will County, Illinois.

Parcel Two
That part of the Fractional Northeast Quarter of Section 5 lying west of the east 80 acres of the Northeast Quarter of Section 5 and lying easterly of the easterly right of way line of Interstate Route 57, all in Township 34 North, Range 13 East of the Third Principal Meridian, in Will County, Illinois.
(E) The North Half of the Northeast Fractional Quarter of Section 4, Township 34 North, Range 13 East of the Third Principal Meridian lying west of the west line of Illinois Route 50 (also known as Cicero Avenue) in Will County, Illinois.

(F) The South Half of the Northeast Fractional Quarter of Section 4, Township 34 North, Range 13 East of the Third Principal Meridian lying west of the west line of Illinois Route 50 (also known as Cicero Avenue) in Will County, Illinois.

(G) The part of the west 1486.96 feet of the Southwest Quarter of Section 4, Township 34 North Range 13 East of the Third Principal Meridian in Will County, Illinois lying east of the east line of Lot 1, the east line of Lot 2 and the southerly prolongation of the east line of Lot 2 in DOT Foods Subdivision (being a subdivision of part of the Southwest Quarter of Section 4, Township 34 North, Range 13 East of the Third Principal Meridian, as per plat thereof recorded September 9, 2016 as Document No. R2016070374), Will County, Illinois.

Remaining PINs contained within the amended:

- 21-14-04-301-002-0000
- 21-14-05-200-C10-0020 (part)
- 21-14-05-400-C13-0000
- 21-14-05-401-C01-0000
- 21-14-05-401-C02-0000
- 21-14-08-200-010-0000
- 21-14-09-100-004-0000
- 21-14-09-100-012-0000
- 21-14-09-101-001-0000
- 21-14-09-101-002-0000
- 21-14-09-200-009-0000
- 21-14-09-201-016-0000
- 21-14-09-201-017-0000

- 21-14-09-300-007-0000
- 21-14-09-300-008-0000
- 21-14-09-301-001-0000
- 21-14-09-301-002-0000
- 21-14-09-301-003-0000
- 21-14-09-301-004-0000
- 21-14-09-400-008-0000
- 21-14-09-402-002-0000
- 21-14-09-402-003-0000
- 21-14-09-402-004-0000
- 21-14-09-402-005-0000
- 21-14-09-402-006-0000
EXHIBIT B

Area Boundary

TIF 5 Boundary Map

Legend
- TIFS Boundary
- Will County Parcels (2018)
VILLAGE OF UNIVERSITY PARK

Request For Board Action

AGENDA SECTION: NEW BUSINESS

1st, 2nd, and 3rd Readings - An Ordinance Of The Village Of University Park, Will And Cook Counties, Illinois, Adopting the TIF 7 - Steger Road and Central Avenue Tax Increment Financing Redevelopment Plan and Project

SUMMARY OF REQUESTED ACTION FOR THE MEETING OF: February 26, 2019

Presented For Consideration and Approval Is an Ordinance of The Village Of University Park, Will and Cook Counties, Illinois, Adopting the TIF 7 – Steger Road and Central Avenue Tax Increment Financing Redevelopment Plan and Project.

APPROVED: ____________________________

John E. Pate,
Village Manager

BOARD ACTION: Motion By: ____________________________ Seconded By: ____________________________

Ordinance Number: ____________________________ Resolution Number: ____________________________

Comments: ____________________________
ORDINANCE NO. O2019-

AN ORDINANCE OF THE VILLAGE OF UNIVERSITY PARK, WILL AND COOK COUNTIES, ILLINOIS, ADOPTING THE TIF 7 - STEGER ROAD AND CENTRAL AVENUE TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND PROJECT

WHEREAS, the Village of University Park (the “Village”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “Home Rule Powers’’); and

WHEREAS, the Village President and Board of Trustees of the Village (the “Corporae Authorities”), have determined that the stable economic and physical development of the Village is endangered by the presence of blighting factors as often manifested by progressive and advanced deterioration of structures, by a lack of physical maintenance of such structures, by obsolete structures and inadequate utilities, by obsolete platting, by deleterious land use and layout, and by a decline or marginal growth in equalized assessed value, which impair the value of private investments, threaten the sound growth and the tax base of the Village as well as the taxing districts having the power to tax real property in the Village (the “Taxing Districts”), and further threaten the health, safety, and welfare of the public; and

WHEREAS, the Corporate Authorities have determined that in order to promote and protect the health, safety, and welfare of the public, the aforesaid blighted conditions in the Village need to be eradicated and redevelopment of the Village be undertaken in order to remove and alleviate adverse conditions, encourage private investment, and restore and enhance the tax base of the Taxing Districts; and

WHEREAS, an eligibility study was commissioned to determine whether the proposed TIF 7 - Steger Road and Central Avenue Redevelopment Project Area (the “Project Area”) qualifies as a “redevelopment project area” pursuant to the Illinois Tax Increment Allocation Redevelopment Act (the “TIF Act”) 65 ILCS 5/11-74.4-1, et seq.; and
WHEREAS, the Village has heretofore evaluated various lawfully available programs to provide such assistance and has determined that the use of tax increment allocation financing is necessary to achieve the redevelopment goals of the Village for the Project Area; and

WHEREAS, the Village has been advised by Ehlers Inc., in September of 2018 that the Project Area qualifies as a “redevelopment project area” under Section 11-74.4-3 of the TIF Act; and

WHEREAS, the Corporate Authorities have concluded that the Project Area remains qualified as a “redevelopment project area” under Section 11-74.4-3 of the TIF Act as of the date hereof; and

WHEREAS, the Village has further caused the preparation of and made available for public inspection the TIF 7 - Steger Road and Central Avenue Redevelopment Plan and Project, including the Eligibility Report, which includes a proposed redevelopment plan for the Project Area (the “Plan and Project”); and

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

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities by an ordinance adopted the 13th day of November, 2018, called a public hearing (the “Hearing”) relative to the Plan and Project and the designation of the Project Area as a redevelopment project area under the TIF Act, and fixed the time and place for such Hearing for the 15th day of January 2019, at 10:00 a.m., at the Village of University Park, 90 Town Center Drive, University Park, Illinois; and

WHEREAS, due notice in respect to such Hearing was given pursuant to Sections 11-74.4-5 and 11-74.4-6 of the TIF Act, said notice, together with a copy of the Plan and Project, was sent to the Taxing Districts and to the Illinois Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on November 15, 2018, and was published on December 20, 2018 and December 27, 2018, and sent by certified mail to taxpayers within the Project Area on December 20, 2018; and

WHEREAS, the Village has established and gave public notice of an “interested parties registry” for the Project Area in compliance with the requirements of the TIF Act; and

WHEREAS, the Village gave such notice to all persons and organizations who have registered for information with such registry, all in the manner and at the times as provided in the TIF Act; and

WHEREAS, the Village gave notice of the Hearing to all residents within 750 feet of the boundaries of the Project Area in compliance with the Act; and

WHEREAS, the Village convened a Joint Review Board, as required by and in all respects in compliance with the provisions of the TIF Act; and
WHEREAS, the Joint Review Board met at the time and as required by the TIF Act, and reviewed the public record, planning documents, and a form of proposed ordinance approving the Plan and Project; and

WHEREAS, the Joint Review Board adopted by a unanimous vote an advisory, non-binding recommendation that the Village proceed to implement the Plan and Project and to designate the Project Area as a redevelopment project area under the TIF Act; and

WHEREAS, the Joint Review Board based its decision to approve the proposal on the basis of the Project Area satisfying the eligibility criteria defined in Section 11-74.4-3 of the TIF Act, all as provided in Section 11-74.4-5(b) of the TIF Act; and

WHEREAS, the Village held the Hearing on January 15, 2019, at 10:00 a.m., at the Village of University Park, 90 Town Center Drive, University Park, Illinois; and

WHEREAS, at the Hearing, any interested party or affected Taxing District was permitted to file with the Village Clerk written objections and was heard orally in respect to any issues embodied in the notice of said Hearing, and the Village heard and determined all protests and objections at the Hearing; and

WHEREAS, the Hearing was adjourned on the 15th day of January, 2019; and

WHEREAS, the Plan and Project set forth the factors which cause (i) the unimproved/vacant parcels in the Project Area to be a blighted area, and (ii) the improved parcels in the Project Area to be a conservation area, and the Corporate Authorities have reviewed the information concerning such factors presented at the Hearing, and are generally informed of the conditions in the Project Area which could cause the Project Area to be a combination “blighted area” and “conservation area,” as set forth in the TIF Act; and
WHEREAS, the Corporate Authorities have reviewed evidence indicating that the Project Area on the whole has not been subject to growth and development through investment by private enterprise, and have reviewed the conditions pertaining to lack of private investment in the Project Area to determine whether private development would take place in the Project Area as a whole without the adoption of the proposed Plan and Project; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the Project Area to determine whether contiguous parcels of real property and improvements thereon in the Project Area would be substantially benefited by the proposed project improvements; and

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

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

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of University Park, Will and Cook Counties, Illinois, as follows:

Section 1. **Incorporation of Recitals.** The above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in its entirety.

Section 2. **Findings.** The Corporate Authorities hereby make the following findings:
(a) The Project Area is legally described in Exhibit A, attached hereto and incorporated herein as if set out in full by this reference. The map of the Project Area showing the street location is depicted in Exhibit B, attached hereto and incorporated herein as if set out in full by this reference.

(b) There exist conditions which cause the Project Area to be subject to designation as a redevelopment project area under the TIF Act and (i) for the unimproved/vacant parcels to be classified as a vacant blighted area and (ii) for the improved parcels to be classified as a conservation area, all as set forth in Section 11-74.4-3 of the TIF Act.

(c) The Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan and Project.

(d) The Plan and Project conforms to the comprehensive plan for the development of the Village as a whole.

(e) As set forth in the Plan and Project and in the testimony at the Hearing, the date of completion of the Plan and Project and the date of the retirement of any obligation incurred to finance redevelopment project costs as defined in the Plan and Project are estimated to be December 31st of the year in which the payment to the municipal treasurer, as provided in the TIF Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which this Ordinance is adopted.
(f) The parcels of real property in the Proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the Plan and Project improvements are included in the Project Area.

Section 3. **Exhibits Incorporated by Reference.** The Plan and Project which were the subject matter of the public hearing held on the 15th day of January, 2019, are hereby adopted and approved. A copy of the Plan and Project is set forth in Exhibit C, attached hereto and incorporated herein.

Section 4. **Invalidity of Any Section.** If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 5. **Superseder.** All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 6. **Effective Date.** This Ordinance shall be in full force and effect following its passage and approval as provided by law.

*(Intentionally Left Blank)*
ADOPTED by the Mayor and Board of Trustees of the Village of University Park, Will and Cook Counties, Illinois this 26th day of February, 2019, pursuant to a roll call vote, as follows:

AYES:

NAYS:

ABSENT:

APPROVED by the Mayor of the Village of University Park, Will and Cook Counties, Illinois on this ___ day of ______, 2019

__________________________
Vivian E. Covington, Mayor

ATTEST:

__________________________
Dorothy R. Jones, MMC
Village Clerk
Exhibit A

Legal Description

TIF 7 - Steger Road and Central Avenue Redevelopment Project Area

Those parts of Section 4, Section 5, Section 8 and Section 9, in Township 34 North, Range 13 East of the Third Principal Meridian, Will County, Illinois being more particularly bounded and described as follows:

Beginning at the intersection of the north line of the Northeast Quarter of said Section 4, with the easterly right of way of Cicero Avenue (also known as Illinois Route 50) as occupied, dedicated or acquired as of September 1, 2018; thence southerly along the easterly right of way of said Cicero Avenue (also known as Illinois Route 50) to the south line of the Northeast Quarter of said Section 4; thence westerly along the south line of the Northeast Quarter of said Section 4, to the eastern boundary of Dot Foods Subdivision, being a subdivision of part of the Southwest Quarter of Section 4, Township 34 North, Range 13 East of the Third Principal Meridian, Will County, Illinois as per plat thereof recorded September 9, 2016 as document number R2016070374; thence southerly, easterly, southerly, westerly and southerly along the eastern boundary of said Dot Foods Subdivision, also the west line of the east 1143.83 feet of the Southwest Quarter of said Section 4, to the southern boundary of said Dot Foods Subdivision; thence continuing southerly along the west line of the east 1143.83 feet of the Southwest Quarter of said Section 4 and the southerly prolongation thereof to the southerly right of way of Stukenk Road (also known as Westleigh Road and University Parkway) as per Trustee’s Deed recorded August 15, 2012 as document number R2012088395. thence westerly and southwesterly along the southerly and southeasterly lines of said Trustee’s Deed recorded August 15, 2012 as document number R2012088395, to the southwesterly terminus of a line having a bearing of South 37 degrees 42 minutes 10 seconds West and a length of 102.71 feet; thence continuing southerly along the easterly line of said Trustee’s Deed recorded August 15, 2012 as document number R2012088395, to a point opposite to the southeasterly terminus of a line described in Order Vesting Title recorded February 13, 2014 as document number R2014012930, said line having a bearing of North 21 degrees 50 minutes 32 seconds West and a length of 128.16 feet, through a line perpendicular to the west line of the Northwest Quarter of said Section 9; thence westerly along a line perpendicular to the west line of the Northwest Quarter of said Section 9, to the southeasterly terminus of said line described in Order Vesting Title recorded February 13, 2014 as document number R2014012930; thence northwesterly along said line described in Order Vesting Title recorded February 13, 2014 as document number R2014012930 to its northwest terminus; thence northerly to the southwest terminus of a line described in Warranty Deed recorded August 21, 2013 as document number R2013096063, said line having a bearing of North 30 degrees 29 minutes 50 seconds East and a length of 88.08 feet; thence northeasterly and northerly along the northwesterly and westerly right of way of Central Avenue (also known as Egyptian Trail), to the northeast corner of Lot 1 in Gateway 57 Subdivision recorded August 2, 2016 as document number R2016058435; thence southwesterly and westerly along the north line of Lot 1 in said Gateway 57 Subdivision, to the easterly right of way of Interstate 57 existing as of September 1, 2018; thence northeasterly along the easterly right of way of Interstate 57, to its intersection with the north line of the Northeast Quarter of said Section 5; thence easterly along the north line of the Northeaster Quarter of said Section 5, to the northeast corner of said Section 5, also the northwest corner of said Section 4; thence easterly along the north line of said Section 4 to the Point of Beginning.
Exhibit B

Project Area Boundary

Map 1: Redevelopment Project Area Boundary
Exhibit C

Plan and Project
STATE OF ILLINOIS  
WILL AND COOK COUNTIES  

) ) SS.

CERTIFICATE

I, DOROTHY JONES, Village Clerk of the Village of University Park, Will and Cook Counties and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. ______:

"AN ORDINANCE OF THE VILLAGE OF UNIVERSITY PARK, WILL AND COOK COUNTIES, ILLINOIS, ADOPTING THE TIF 7 - STEGER ROAD AND CENTRAL AVENUE TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND PROJECT"

which was adopted by the President and Board of Trustees of the Village of University Park on the ___ day of __________________, ______.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of University Park this ___ day of ________________, ____.

DOROTHY JONES, VILLAGE CLERK
Tax Increment Finance
Village of University Park
TIF 7 - Steger Road and Central Avenue
Redevelopment Project Area

Redevelopment Plan and Project
January 2019
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Executive Summary

In February 2018, Ehlers and Associates, Inc. ("Ehlers") was engaged by the Village of University Park (the "Village") to prepare the Tax Increment Financing ("TIF") Redevelopment Plan and Project (the "Report") for the TIF 7 - Steger Road and Central Avenue Redevelopment Project Area (the "Redevelopment Project Area" or "RPA"). This Report documents the TIF eligibility and qualifications of the TIF 7 - Steger Road and Central Avenue Redevelopment Project Area in support of its designation as a "Blighted Area" for the vacant land and Conservation Area for the improved land pursuant to the definition contained in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act").

The Redevelopment Project Area is generally bounded by Steger Road on the north, Stuenkel Road/University Parkway on the south, Cicero Avenue on the east, and I-57 Expressway on the west.

The RPA consists of eight (8) tax parcels, including adjacent rights-of-way, and encompasses approximately 408 acres (meeting the requirement of the TIF Act that the area must equal or exceed 1.5 acres). There are two primary buildings in the Study Area, one of which is residential.

Eligibility Findings

The Redevelopment Project Area meets the requirements of the Act for designation as a Blighted Area for the vacant land and a Conservation Area for the improved land. This report concludes that the TIF 7 - Steger Road and Central Avenue Redevelopment Project Area is eligible for Tax Increment Financing ("TIF") designation as a Blighted for vacant land and a Conservation Area for improved land under the Act because the following findings below.

The vacant portion of the Redevelopment Project qualifies as a Blighted Area under the Act, as evidenced by the finding that the following vacant-land eligibility factors are present to a meaningful extent and reasonably distributed in the vacant portion of the RPA:

- Obsolete Parking
- Diversity of Ownership
- Deterioration of Structures or Site Improvements
- Equalized Assessed Value ("EAV")

The improved portion of the Redevelopment Project Area qualifies as a Conservation Area under the Act, the following improved-land eligibility factors are present to a meaningful extent and reasonably distributed in the improved portion throughout the RPA:

- Obsolescence
- Deterioration
- Excessive Vacancies
- Inadequate Utilities
- Lack of Community Planning
- Equalized Assessed Value
Redevelopment Plan and Redevelopment Project

In addition to the eligibility analysis, this Report also contains the Redevelopment Plan and the Redevelopment Project for the RPA. The overarching goal of this Redevelopment Plan is to reduce or eliminate the conditions that qualify the RPA as a “Blighted Area” for vacant land and as a “Conservation Area” for improved land and thereby enhance the tax basis of the affected taxing districts. To that end, this Redevelopment Plan provides strategies for supporting public and private development to strengthen the area. The Redevelopment Plan details specific objectives and strategies to accomplish the goals.

Certification and Findings

The Act requires that in order to adopt this Report, certain certifications and findings must be found to be present within the RPA. Ehlers finds that the lack of growth and development is evidenced by existence of the blighting area factors included and not limited to the following:

- Lack of public infrastructure and services
- Declining EAV
- Underutilized and vacant parcels
- Non-conforming land use

The Village is required to find that, but for the designation of the TIF District and the use of TIF, it is unlikely that significant investment will occur in the RPA. The realization of the redevelopment goals and objectives require both public and private sector investment. Without the creation and use of a public economic incentive like TIF, the investment needed to rehabilitate the existing buildings and infrastructure is not likely to occur.

Finally, the proposed land uses described in this report are consistent with the approved land uses in the Village’s Comprehensive Plan.
I. Introduction

This Plan is comprised of the Eligibility Study and the Redevelopment Plan and Project for the RPA which is located in the Village of University Park. The Village Board, authorized Ehlers to conduct a formal Eligibility Study and prepare a Redevelopment Plan and Project.

This Plan summarizes the analyses and findings of Ehlers' work. The Village is entitled to rely on the findings and conclusions of this report in designating the RPA as a redevelopment project area under the Act. Ehlers has prepared this Redevelopment Plan and the related eligibility study with the understanding that the Village would rely on: 1) the findings and conclusions of the Plan and the related eligibility study in proceeding with the designation of the Project Area and the adoption and implementation of the Plan; and 2) the fact that Ehlers has obtained the necessary information so that the Redevelopment Plan and the related eligibility study will comply with the Act.

The Redevelopment Project Area and its proposed boundary are illustrated in Map 1. The legal description of the RPA is detailed in Appendix 1.

A. Discussion of TIF

The Village anticipates designating the RPA under the Act, prior to which the Village shall have adopted and approved this "Tax Increment Finance, Village of University Park, TIF 7 - Steger Road and Central Avenue Redevelopment Project Area, Redevelopment Plan and Project" as a Redevelopment Plan and Project. Furthermore, the Village intends to use TIF in connection with the payment of qualifying "Redevelopment Project Costs" ("Redevelopment Project Costs") under the Act and implementation of this Redevelopment Plan for twenty-three years after the year in which the RPA is approved, but with the receipt of the 23rd year of incremental taxes in the 24th year.

As part of a strategy to encourage managed growth, deter future deterioration, encourage preservation and redevelopment, and stimulate private investment in the RPA, the Village engaged Ehlers as its TIF Consultant to assist the Village in determining whether the RPA qualifies for TIF. Under the Act, a RPA may be qualified as a "conservation redevelopment project area", a "blighted redevelopment project area", or a combination thereof and/or an "industrial conservation area". In this case, the RPA qualifies as a Blighted Area for vacant land and a Conservation Area for improved land.

B. Tax Increment Financing

In February 1977, the Illinois General Assembly passed the initial version of what is now the present Act. This 1977 legislation was the initial authorization of "tax increment financing" (TIF) in Illinois. The General Assembly amended the Act many times since 1977, and it is currently found in 65 ILCS 5/11-74.4-1 et seq. The Act provides a means for municipalities, after the approval of a Redevelopment Plan, designation of a RPA and adoption of tax increment allocation financing, to redevelop blighted, conservation, or industrial park conservation redevelopment project areas and to finance Redevelopment Project Costs with "incremental property tax revenues" ("Incremental Property Taxes"). Incremental Property Taxes are derived
from the increase in the EAV of taxable real property within the RPA over and above the equalized assessed value of such property at the time tax increment allocation financing is adopted ("Initial EAV"). Any year-to-year increase in EAV over the Initial EAV of such property is then multiplied by the current tax rate, which results in Incremental Property Taxes.

The Act defines a number of eligible items that may be Redevelopment Project Costs under the Act. Incremental Property Taxes may pay for many of these Redevelopment Project Costs or may be pledged to pay bonds, notes or other obligations issued for that purpose. In addition, a municipality may pledge as payment additional revenues including revenues from the Redevelopment Project, municipal property taxes or other revenue sources, and may issue bonds backed by the general obligation of the municipality or payable solely from Incremental Property Taxes and other sources.

Tax increment allocation financing generates Incremental Property Taxes through the temporary capture of new tax revenues generated by the increase in the EAV over the Initial EAV. This increased EAV of properties can result from a municipality’s redevelopment program, improvements, various developments and redevelopment activities, and the reassessment of properties. Under the Act, all taxing districts continue to receive property taxes levied by application of their ordinary tax rates on the Initial EAV of properties within the Redevelopment Project Area, or the actual EAV, whichever is less. Taxing districts benefit from the increased property tax base after Redevelopment Project Costs and obligations are paid. If the taxing districts have buildings and structures in the RPA, those facilities are eligible for repair, remodeling, and rehabilitation, if funds are available and such activities are provided for in the Redevelopment Plan.

C. Village of University Park

The Village of University Park, formally Park Forest South, was incorporated in 1967 in what was known as the Woodhill subdivision with approximately 1,050 residents. It is known in the region as an emerging community that has undertaken several major planning efforts including racially integrating the community from its inception.

In 1968, a Human Relations Commission and fair housing ordinance was established, which helped battle steering. Throughout the 1970s, the Village worked with the U.S Department of Housing and Urban Development, attaining the federal designation as a "Title VII New Community" to create a new town. It is also one of the first communities in the region to integrate fair housing and affirmative marketing of real estate within its planning policies.

University Park is located at the southern Cook/Will County boundary with a small portion of the municipality in Cook County and the majority is in Will County. It is primarily located east of I-57 with a few small parcels on the west side of the expressway and extends south to Monee Manhattan Road.

In 2017, the American Community Survey ("ACS") estimated that University Park had a population estimate of 7,052, which is a 3.9% decrease in population since 2010. The median age was 28 years old, which is lower compared to the Illinois median age of 37.7 years old. The ACS estimated 2,620 households residing in the Village and the average household size was 2.73
persons. The ACS also estimated that the median household was $46,721 (2016 dollars). According to ACS, home ownership was 54.4%, 7.1% higher than in the City of Chicago. Further, the median property value was $108,400 and the median monthly expenses for those with mortgages were approximately $1,435. The median gross rent was $972.

The Village of University Park is a home rule municipality and operates under the Manager-Council form of government. The Village’s a nine-member Village Board consists of six Trustees, a Village President (Mayor), a Treasurer, and a Village Clerk. The Village operates with the following departments: Administration, Economic Development, Finance, Parks and Recreation, Fire, University Park Golf Club, Police, Public Works, and Information Technology.

With respect to public safety, fire protection services are provided by the University Park Fire Department’s two stations. Their fleet consists of 13 vehicles for emergency and non-emergency use. Law enforcement services are provided by the University Park Police Department with a mission to bond with their citizens through community policing, education, and maintaining a good quality of life.

The Village operates three parks: Craig Park (Heritage Park), Pine Lake, and Palmer Park formerly (Olmstead Park). The Parks and Recreation Department offers several amenities including two recreational fields, fishing, baseball/softball/football fields, a soccer field, concession stand, several basketball courts, and play structures.

Crete-Monee School District 201U provides primary and secondary education to the Village and surrounding communities. In addition, University Park is home to Governors State University, which recently was awarded the 2015 American Council on Education/Fidelity Investments for responding to challenges using innovation and creativity. Governors State University is a four-year institution offering Bachelor’s, Master’s and Doctoral degrees; renowned Nathan Manilow Sculpture Park and Center for Performing Arts.
D. Redevelopment Project Area

The Redevelopment Project Area is located in the northwest section of University Park, south of Steger Road on the north, between Cicero Avenue on the east and I-57 Expressway on the west and extends south to Stuenkel Road/University Parkway. The RPA is north of the newly created full access interchange at the I-57 and Stuenkel Road/University Parkway.

![Aerial View of Redevelopment Project Area]

The Redevelopment Project Area consists of eight tax parcels, including adjacent rights-of-way, and encompasses approximately 408 acres (meeting the requirement of the TIF Act that the area must equal or exceed 1.5 acres). Table 2 below includes a list of the PINs and parcel type. Two of the eight parcels are located west of Central Avenue and the remaining six parcels located between Central Avenue on the west and Cicero Avenue on the east.

The improved land in the Redevelopment Project Area consists of two parcels (21-14-05-200-012-0020) and (21-14-04-301-0020). One parcel extends from the I-57 expressway east to Central Avenue and includes a single family residential home. It also includes a grain tower and additional secondary structures. The second parcel is located east of Central Avenue.

The remaining six parcels are unimproved parcels of vacant land. One parcel is located between the I-57 expressway highway and Central Avenue and is triangular in shape. It is located adjacent to the highway and surrounded by an improved parcel. This parcel is landlocked and cannot be accessed from the street. The other parcels are located between Central and Cicero Avenues south of Steger Road.

Prior to the establishment of the TIF 7 - Steger Road and Central Avenue RPA, seven of the eight parcels were included in two of the Villages other TIF Districts, TIF 3 and TIF 5. The table below identifies the PIN’s currently included in TIF 7.
Table 2 – PINs by Parcel Type and Previous TIF

<table>
<thead>
<tr>
<th>PIN</th>
<th>Parcel Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>21-14-04-100-001-0000</td>
<td>Vacant</td>
</tr>
<tr>
<td>21-14-04-200-001-0000</td>
<td>Vacant</td>
</tr>
<tr>
<td>21-14-04-200-006-0000</td>
<td>Vacant</td>
</tr>
<tr>
<td>21-14-04-300-007-0000</td>
<td>Improved</td>
</tr>
<tr>
<td>21-14-04-300-017-0000</td>
<td>Vacant</td>
</tr>
<tr>
<td>21-14-04-301-003-0000</td>
<td>Vacant</td>
</tr>
<tr>
<td>21-14-05-200-012-0010</td>
<td>Vacant</td>
</tr>
<tr>
<td>21-14-05-200-012-0020</td>
<td>Improved</td>
</tr>
</tbody>
</table>
II. Evaluation of Eligibility Conditions

Based upon the conditions found within the RPA during the course of and completion of Ehlers’ research and analysis, it has been concluded the TIF 7 - Steger Road and Central Avenue RPA is eligible for TIF designation as a Blighted Area for vacant land and Conservation Area for improved land under the Act.

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

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

These findings were made on the basis that the presence of blight, or of conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public. To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements which must be met before a municipality can proceed with implementing a redevelopment project.

As set forth in the Act, to qualify a Redevelopment Project Area:

1. The area must meet the criteria under one of three categories if it is determined to be blighted. One set of the criteria for both the Conservation and Blighted designations deals with improved property. Two sets within the Blighted designation deal with vacant property. The minimum number of required factors must be present in one of these categories and the presence of each must be documented.
2. Each factor present must be reasonably distributed throughout the Redevelopment Project Area and should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act.
3. The Redevelopment Project Area must equal or exceed 1½ acres.
4. The Redevelopment Project Area must meet the “but for” requirement of the Act in that development and redevelopment would not reasonably occur without financial assistance and intervention by the municipality.
5. In the case of a Conservation Area, a finding that the area is not yet blighted, but because of blighting factors is detrimental to the health, safety, morals or welfare of the public, and such an area may become a blighted area, and that 50% or more of the structures in the area are 35 years or older.

A. Methodology

In April 2018, Ehlers conducted a survey and analysis of existing conditions within the RPA to determine whether the proposed RPA meets the eligibility requirements of the Act. Various research and field surveys were undertaken, including:
1. Exterior survey of the condition and use of each building.
2. Field survey of conditions, including streets, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance.
3. Analysis of existing uses and their relationships.
4. Analysis of tax maps to ascertain platting.
5. Analysis of vacant sites.
6. Review of previously prepared plats, plans, and studies.
8. Review of United States Environmental Protection Agency (USEPA) and Illinois Environmental Protection Agency (IEPA) compliance lists.
9. Analysis of public utilities, such as water, sewer, gas utilities, etc.
10. Review of County and Township Tax Records.
11. Contacts with Village officials, county officials, other taxing bodies as appropriate, and private parties knowledgeable as to area conditions, history, age of buildings and site improvements, real estate matters and related items, as well as examination of existing information related to the RPA.

B. Presence of Eligibility Factors
Summarized below are the conclusions of the survey and analyses completed for each eligibility factor based on existing conditions within the RPA. To qualify the RPA for a TIF, the RPA must meet criteria set forth in the Act. The specific criteria as defined by the Act precede each finding. The conclusions indicate whether the factor is found to be present within the RPA, and the relative extent to which the factor is present.

C. Eligibility of Blighted Area
As defined in the Act, “blighted area” means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where: if improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health or welfare based on the documentation of specific factors as outlined below. There are three sections that apply to Blighted Area eligibility conditions: one for improved land and two for vacant land.

The following is an analysis of the Blighted Area eligibility factors:

1. Improved Land
Under the provisions of the Act, if the land is improved it can be designated as a “blighted area” based on a finding of a combination of five (5) or more of the factors for an Improved Blighted Area as outlined below, each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the RPA.
Finding: The improved land of the RPA is being qualified as a “Conservation Area” as the area is not yet a Blighted Area.

2. Vacant(228,314),(326,329) Land

Under provisions of the Act, there are two tests under which vacant land can be deemed “blighted” by the determination that the sound growth of the RPA is impaired. The first test requires the presence of two (2) or more of the six (6) factors listed below under “Two Factors Test”. The second test is to find that at least one (1) of the six (6) factors discussed is present under the “One Factor Test”.

Under either set of criteria, each factor found must be (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present with the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the RPA to which it pertains.

Finding: The RPA meets the requirements of Section 11-74.4-3(a) (2) (A), (B), (D) and (F). The following is an analysis of the Blighted Area eligibility factors for vacant land. Appendix 3 illustrates the eligibility findings.

Two Factors Test

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

Finding: Obsolete Platting can be applied as a factor and is found to be present in the RPA. The shape and size of each parcel would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements. For each parcel, platting failed to create a right-of-way for access to the streets and/or alleys and failed to provide easement for various public utilities.

Specifically, parcel 14-05-200-012-0010 is irregular in shape, small in size and is landlocked. Access to the parcel from the street is only possible through another parcel.

Three of the parcels, although larger in size and rectangular in shape, are difficult to develop for contemporary standards due to the location in jurisdictional wetlands under the U.S. Army Corps of Engineers. As identified in the Appendix 4: Wetland Delineation, there are nine wetlands (totaling approximately 26.71 acres) spread throughout the three parcels. The scattered nature of the wetlands impedes independent future development of each of the parcels and restricts the placement and size of buildings.

Two of the parcels are triangularly shaped and are separated by a 14” steel pipeline and easement. The TE Products Pipeline Limited Partnership (TEPPCO) pipeline carries natural gas and runs diagonally along the northern boundary of the parcel 21-14-04-30’-003-0000 and the southern boundary of parcel 21-14-04-300-017-0000, see Appendix 5: Will County Tax Assessment Map. Parcel 21-14-04-300-017-0000 has an additional
pipeline. There is also a second pipeline, the Wood River Pipeline, is located within a 30' easement which runs along the western property line. These pipelines present additional development challenges and increased costs for future development.

Obsolete plating applies as a factor in all six (6) vacant parcels (100%) and is reasonably distributed throughout the vacant portion of the RPA.

b. **Diversity of ownership** of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

**Finding:** Diversity of ownership exists in the RPA. Among the six (6) vacant parcels, there are three (3) different owners of record. The relative diversity of ownership will make it more challenging to develop this RPA.

Diversity of ownership applies as a factor in three (3) vacant parcels (50%) and is reasonably distributed throughout the vacant portion of the RPA.

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

**Finding:** Tax and special assessment delinquencies was not found present to a meaningful extent within the vacant portion of the RPA. Therefore, this factor does not apply.

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

**Finding:** Deterioration of structures or site improvements is found to be a qualifying factor in the RPA. The vacant parcels are located next to a deteriorated parcel in the improved portion of the RPA as well as the parcels to the east that are part of an existing TIF district.

Deterioration of structures or site improvements applies as a factor in four (4) of the six (6) vacant parcels (67%) and is reasonably distributed throughout the vacant portion the RPA.

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

**Finding:** There is no evidence that vacant parcels within the RPA have incurred costs for environmental remediation efforts according to either the Illinois Environmental Protection Agency or the United States Environmental Protection Agency and no environmental studies were provided to the Consultant. Therefore, this factor does not apply.
f. The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

**Finding:** Lagging EAV, as a factor, applies to the vacant parcels of the RPA, specifically:

1. The total EAV of the vacant parcels has declined for four (4) of the last five (5) calendar years.
2. The total EAV of the vacant parcels increased at a rate that was less than the balance of the Village for four (4) of the last five (5) years.
3. The total EAV of the vacant parcels has increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for four (4) of the last five (5) calendar years.

### Table 2 - EAV Comparison of Vacant Parcels

<table>
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<tr>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total EAV of Vacant Parcels</td>
<td>309,252</td>
<td>243,679</td>
<td>232,216</td>
<td>234,539</td>
<td>181,823</td>
<td>106,529</td>
</tr>
<tr>
<td>Percent Change</td>
<td>-21.20%</td>
<td>-4.70%</td>
<td>1.00%</td>
<td>-22.48%</td>
<td>-4.14%</td>
<td></td>
</tr>
<tr>
<td>Total EAV of Vacant Parcels in RPA less than balance of Village?</td>
<td>YES</td>
<td>YES</td>
<td>NO</td>
<td>YES</td>
<td>YES</td>
<td></td>
</tr>
<tr>
<td>Total EAV of Vacant Parcels</td>
<td>117,684,165</td>
<td>109,935,748</td>
<td>107,521,948</td>
<td>106,596,892</td>
<td>110,826,066</td>
<td>113,258,817</td>
</tr>
<tr>
<td>Village Wide EAV</td>
<td>YES</td>
<td>YES</td>
<td>NO</td>
<td>YES</td>
<td>YES</td>
<td></td>
</tr>
<tr>
<td>Balance of Village Wide EAV</td>
<td>YES</td>
<td>YES</td>
<td>NO</td>
<td>YES</td>
<td>YES</td>
<td></td>
</tr>
<tr>
<td>Percent Change</td>
<td>-6.55%</td>
<td>-2.19%</td>
<td>-0.95%</td>
<td>4.11%</td>
<td>2.27%</td>
<td></td>
</tr>
<tr>
<td>Total EAV of Vacant Parcels in RPA less than balance of Village?</td>
<td>YES</td>
<td>YES</td>
<td>NO</td>
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<td>-4.14%</td>
<td></td>
</tr>
<tr>
<td>CPI</td>
<td>YES</td>
<td>YES</td>
<td>NO</td>
<td>YES</td>
<td>YES</td>
<td></td>
</tr>
</tbody>
</table>

All three measurements of EAV indicate that EAV is lagging and is reasonably distributed throughout the vacant portion of the RPA. Therefore, this criterion applies.

**Appendix 2** lists the individual parcels in the RPA and their respective EAV for Tax Year 2017.

**Finding:** The RPA qualifies as a "Blighted Area" for vacant land under this section of the Act (the "Two Factor Test").
One Factor Test

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

*Finding:* The area does not consist of one or more unused quarries, mines, or strip mine ponds. Therefore, this factor does not apply.

b.) **The area consists of unused rail yards, rail tracks, or rights-of-way.**

*Finding:* The RPA consists does not consist of unused rail yards, rail tracks, or rights-of-way. Therefore, this factor does not apply.

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.

*Finding:* Based on information available, chronic flooding was not apparent. Therefore, this factor does not apply.

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.

*Finding:* Remnants of a drive-in movie theatre exist in one of the parcels, but the area is not used as an illegal disposal site. Therefore, this factor does not apply.

e.) **Prior to the effective date of the applicable amendatory Act of the 91st General Assembly, the area is not less than fifty (50), nor more than one hundred (100) acres, and 75% of which is vacant** (notwithstanding that the area has been used for commercial agricultural purposes within five (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) above, 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.

*Finding:* The vacant parcels encompass more than 100 acres. Therefore, this factor does not apply.

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

*Finding:* On one of the parcels, a deteriorated building was demolished. However, sufficient documentation is not available to support the finding of previous blight.

*Finding:* The vacant land in the RPA does not qualify as a "Blighted Area" for vacant land under this section of the Act (the "One Factor Test").
D. Eligibility of Conservation Area

"Conservation Area" means any improved area within the boundaries of a RPA located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a Blighted Area, but because of a combination of three (3) or more of the conservation factors as outlined in the "Blighted Area". It is defined in the Act as detrimental to the public safety, health, morals or welfare, and such an area may become a Blighted Area.

Finding: A review of information provided by Village of University Park, and verified by visual inspection, indicate that more than 50% of the structures in the Redevelopment Project Area are 35 years of age or older.

The RPA meets the requirements of Section 11.74.4-3 (b) (2), (3), (6), (8), (11), and (13). The following is an analysis of the Conservation Area eligibility factors. Appendix 3 illustrates the eligibility findings.

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

Finding: This factor was not observed within the improved parcels of the RPA, and therefore, does not apply.

2. Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

Finding: Obsolescence, as a factor, is present throughout the RPA. Many factors can contribute to the functional and economic obsolescence of a building and/or parcel.

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

Based on Ehlers' visual field survey and information from the Village of University Park, the two (2) primary structures in the RPA are more than 35 years of age. A building age and condition can often contribute to obsolescence. The deteriorated condition of the buildings are outlined below in 3. Deterioration.

Many factors can contribute to the functional and economic obsolescence of a building and/or parcel. One of the parcel contains a single family residential home. This land use is not compatible with the Village's Zoning and Map 3: Future Land Use.

As evidenced further in 8. Inadequate Utilities below, the public utility infrastructure within the RPA are not adequate to support the future land use as identified by the Village.
Obsolescence applies as a factor to the one (1) parcel (50%) and is reasonably distributed throughout the improved parcels of the RPA.

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

**Finding:** Deterioration, as a factor, is present in the RPA. Evidence of deterioration is exhibited by holes, cracks and missing elements of the window sills and heads, wrought iron railing, masonry and grout. The residential building has boarded windows and is missing gutters and downspouts. There are loose and missing shingles; dry rot on cornices; peeling or missing paint; and damaged window and door frames.

Deterioration was also observed in the secondary structures on the parcel as well as the surface areas. Evidence of site deterioration includes unpaved driveways, cracked pavements, old building foundations and substantial crack that runs the length of the silo.

Deterioration applies as a factor to the one (1) parcel (50%) and is reasonably distributed throughout the improved parcels of the RPA.

4. **Presence of structures below minimum code standards.** All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

**Finding:** Structures below minimum code standards was not apparent. Therefore, this factor does not apply to the improved parcels of the RPA.

5. **Illegal use of individual structures.** The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

**Finding:** No illegal use of individual structures was apparent. Therefore, this factor does not apply to the improved parcels of the RPA.

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

**Finding:** Excessive vacancies, as a factor, occur in varying degrees in the RPA. Excessive vacancies include improved properties that evidence no redundant effort directed toward their occupancy or underutilization. Structures with excessive vacancies and/or boarded windows or underutilized structures have an adverse effect on the value, safety and desirability of nearby properties. One of the primary buildings is currently unoccupied and underutilized.
Excessive vacancies applies as a factor to one (1) parcels (50%) and is reasonably distributed throughout the improved parcels of the RPA.

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

**Finding:** Lack of ventilation, light, or sanitary facilities is not apparent. Therefore, this factor does not apply to the improved parcels of the RPA.

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

**Finding:** Inadequate utilities, as a factor, is present throughout the RPA. A Dry Utility Investigation prepared by Davey Utility Services, Inc. assessed the existing electric and gas capacity for the RPA and ability to handle future development (see Appendix 6).

Based on the current infrastructure for gas and electric service, ComEd and Nicor would only be able to service future development of approximately one-third of the developable square feet. Additional infrastructure will be required to provide sufficient capacity for electric and gas utilities. ComEd estimated the preliminary projected costs for providing addition electrical service at over $3 million.

Inadequate utilities applies as a factor to one (1) parcel (50%) and is reasonably present throughout the improved parcels in the RPA.

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

**Finding:** Excessive land coverage was not found to be present to a meaningful extent within the improved parcels of the RPA. Therefore, this factor does not apply.
10. **Deleterious land use or layout.** The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

**Finding:** Deleterious land use or layout was not found to be present to a meaningful extent within the improved parcels of the RPA. Therefore, this factor does not apply.

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

**Finding:** University Park was developed prior to or without the benefit or guidance of a community plan. The first comprehensive plan for the Village was issued in 1973, after the Village was established. This lack of community planning is documented by many of the same issues that are cited under the previous factors. In addition, there is a nonconforming residential land use in the RPA. Its future use according to the Village 2014 Comprehensive Plan is identified as "Industrial" and this parcel is currently zoned for industrial uses. Therefore, this criterion applies and is reasonably present throughout the entirety of the Study Area.

Lack of community planning was found present to a meaningful extent and therefore reasonably present throughout the improved parcels of the RPA.

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

**Finding:** There is no evidence that improved parcels of the RPA have incurred costs for environmental remedial efforts according to either the Illinois Environmental Protection Agency or the United States Environmental Protection Agency and no environmental studies were provided to the Consultant. Therefore, this factor does not apply.

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

**Finding:** Lagging EAV, as a factor, does apply to the improved parcels of the RPA, specifically:

a. The total EAV of the improved parcels has declined for two (2) of the last five (5) calendar years.
b. The total EAV of the improved parcels has increased at a rate that was less than the balance of the Village for two (2) of the last five (5) years.
c. The total EAV of the improved parcels has increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for four (4) of the last five (5) calendar years.

**Table 3 - EAV Comparison of Improved Parcels**

<table>
<thead>
<tr>
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<th></th>
<th></th>
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<tr>
<td>Total EAV of Improved Parcels</td>
<td>1,264,120</td>
<td>1,256,623</td>
<td>1,255,939</td>
<td>1,258,509</td>
<td>1,262,602</td>
<td>1,272,850</td>
</tr>
<tr>
<td>Percent Change</td>
<td>-0.59%</td>
<td>-0.65%</td>
<td>0.20%</td>
<td>0.33%</td>
<td>0.81%</td>
<td>0.81%</td>
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<tr>
<td>Total EAV of Improved Parcels in RPA declined from previous year?</td>
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<td>YES</td>
<td>no</td>
<td>no</td>
<td>no</td>
<td>no</td>
</tr>
<tr>
<td>Total EAV of Improved Parcels</td>
<td>1,264,120</td>
<td>1,256,623</td>
<td>1,255,939</td>
<td>1,258,509</td>
<td>1,262,602</td>
<td>1,272,850</td>
</tr>
<tr>
<td>Percent Change</td>
<td>-0.59%</td>
<td>-0.05%</td>
<td>0.20%</td>
<td>0.33%</td>
<td>0.81%</td>
<td>0.81%</td>
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<tr>
<td>Total EAV of Improved Parcels in RPA less than balance of Village?</td>
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<td>no</td>
<td>no</td>
<td>yes</td>
<td>yes</td>
<td>yes</td>
</tr>
<tr>
<td>Total EAV of Improved Parcels</td>
<td>1,204,120</td>
<td>1,256,623</td>
<td>1,255,939</td>
<td>1,258,509</td>
<td>1,262,602</td>
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<tr>
<td>CPI</td>
<td>1.50%</td>
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<td>1.50%</td>
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<td>YES</td>
<td>YES</td>
<td>no</td>
<td>yes</td>
<td>yes</td>
<td>yes</td>
</tr>
</tbody>
</table>

One measurements of EAV indicates that EAV is lagging and is reasonably distributed throughout improved portion of the RPA. Therefore, this criterion applies.

**Appendix 2** lists the individual parcels in the RPA and their respective EAV for Tax Year 2017.

E. **Eligibility of an Industrial Park Conservation Area**

"Industrial Park Conservation Area" means an area within the boundaries of a RPA located within the territorial limits of a municipality that is a labor surplus municipality or within 1/2 miles of the territorial limits of a municipality that is a labor surplus area if the area is annexed to the municipality; which area is zoned industrial no later than at the time the municipality by ordinance designates the RPA, and which area includes both vacant land suitable for use as an industrial park and a Blighted Area or conservation area contiguous to such vacant land.

**Finding:** The RPA does not qualify as an Industrial Park Conservation Area.
F. Eligibility Conclusions

This report concludes that the TIF 7 - Steger Road and Central Avenue RPA is eligible for TIF designation as a Blighted Area for vacant land and a Conservation Area for improved land. The use of TIF is required to stimulate investment and eliminate the conditions that may cause the area to fall into a blighted condition.

The vacant parcels of the RPA meet the requirements of Section 11-74.4-3(a) (2) (A), (B), (D) and (F) for designation as a Blighted Area for vacant land because the following four (4) vacant-land eligibility factors have been found to be present to a meaningful extent and reasonably distributed are present in the vacant area of the RPA:

- Obsolete Platting
- Diversity of Ownership
- Deterioration of Structures or Site Improvements
- Equalized Assessed Value

In addition to meeting the requirement that 50% or more of the structures are 35 years or more, the improved portion of the RPA meets the requirements of 11.74.4-3(b) (2), (3), (6), (8), (11), and (13), of the Act for designation as a Conservation Area, as these criteria are reasonably present and distributed. For designation as a Conservation Area three (3) criteria are to be met, and in this case six (6) criteria have been met.

The following Conservation Area eligibility criteria are present in the RPA:

- Obsolescence
- Deterioration
- Excessive Vacancies
- Inadequate Utilities
- Lack of Community Planning
- Equalized Assessed Value

There must be a reasonable presence of and distribution of these factors in the RPA, as stated in the Act. These factors are not required to be present in every parcel. The above factors are distributed throughout the RPA and are present to a meaningful extent such that a local governing body may reasonably find that the factors are clearly present within the intent of the Act. **Appendix 3** contains the results of various research, field surveys, and analysis of existing conditions in the RPA, which demonstrates that the above criteria are present to a meaningful extent and distributed throughout the RPA.

The RPA is approximately 408 acres, more than the minimum 1 ½ acres required by the Act. Only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project improvements are included in the RPA.

The RPA as a whole is adversely impacted by the presence of blighting and Conservation area factors, which are detrimental to the health, safety, morals or welfare of the public, and these
factors are reasonably distributed throughout the RPA. These factors go beyond normal development needs, and to reduce and eliminate the blighted conditions, TIF funds will be necessary to finance redevelopment activities.

In addition, the Redevelopment Project Area has not been subject to sound growth and development through investment by private enterprise and the Redevelopment Project Area would not reasonably be anticipated to be developed without TIF assistance.

Based on these factors, Ehlers recommends that the Village of University Park conclude that the property within the RPA qualifies as a Blighted Area for vacant land and Conservation Area for improved land as defined in the Act. The RPA needs revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village.
III. Redevelopment Plan

Key Areas of Focus within the Redevelopment Project Area
In order to facilitate effective development of the RPA for industrial and commercial land uses, the existing conditions need to be addressed:

- Lack of public infrastructure and services
- Decline in the EAV
- Underutilize and vacant parcels
- Non-conforming land use

This Redevelopment Plan and Project is intended to identify the tools for the Village to use to support improvements and activities that facilitate the redevelopment of the RPA. The goal of the Village, through the implementation of this Redevelopment Plan, is that the RPA be developed to the extent possible in accordance with the Village’s Comprehensive Plan and other recent area plans. For this to occur, the Village must foster private investment in the RPA through the strategic leveraging of public funds such as TIF.

Successful implementation of the Redevelopment Plan and Project requires that the Village utilize Incremental Property Taxes in accordance with the Act and work cooperatively with the private sector and local governmental agencies. TIF provides a means for the Village to participate in mutually beneficial public-private partnerships. By means of public investment through the TIF, the RPA will become an environment that will attract private investment.

The goal, objectives and implementation strategies included in this Plan provide a framework to guide the decisions and activities that will be undertaken to facilitate the revitalization of the RPA. These objectives and implementation strategies generally reflect existing Village policies affecting all or portions of the RPA as identified in the Village of University Park, Illinois, Comprehensive Plan, 2014 as well as other plans and studies previously undertaken for the area. TIF will provide a financing tool to facilitate the realization of the objectives of these earlier planning documents.

A. Goal
The overarching goal of this Redevelopment Plan and Project is to reduce or eliminate the conditions that qualify the RPA as a “Blighted Area” for the vacant land and a “Conservation Area” for improved land and to development the RPA for industrial and commercial land uses. To that end, this Redevelopment Plan and Project will provide a comprehensive strategy and guidance for supporting public and private investment to encourage and facilitate. The following sections outline the objectives and implementation strategies envisioned to achieve the goal and provide a framework for guiding decisions during the implementation of this Redevelopment Plan.

B. Redevelopment Objectives
To achieve the overarching goal of the Redevelopment Plan and Project, the following objectives have been identified:
1. Provide the necessary public infrastructure improvement to service the RPA and create an environment that will induce private investment. Public infrastructure includes, but is not limited to streets, rights-of-way, sidewalks, water/sewer, and parking areas.

2. Assemble land into parcels of sufficient shape and size for disposition and redevelopment in accordance with this Redevelopment Plan and contemporary development needs and standards.

3. Develop the vacant parcels whenever possible to Green Infrastructure & Sustainability Standards as identified in the Comprehensive Plan.

4. Create employment opportunities for the community and surrounding area.

5. Maintain the RPA, in support the goals and objectives of other overlapping plans, including but not limited to, the Village’s Comprehensive Plan.

6. Assist redevelopment goals and objectives in adjacent Redevelopment Project Areas. Coordinate design within the Redevelopment Project Area as well as with adjacent TIF districts.

7. Support beautification efforts through landscaping, community gateway improvements and enforcement of ordinances regarding weeds, litter and abandoned vehicles.

8. Provide adequate parking and loading facilities.

C. Redevelopment Program Implementation and Strategies
The Village proposes to achieve the redevelopment goal and objectives of this Redevelopment Plan for the RPA through public financing techniques including, but not limited to, tax increment financing and by utilizing such financing techniques to implement the following specific and integrated strategies:

1. Support the Planning and Due Diligence Efforts Required for Underutilized Sites
The Village may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage the Redevelopment Plan.

2. Facilitate Property Assembly, Demolition, and Site Preparation
The Village may acquire and assemble land for the purpose of development and redevelopment of vacant and underutilized sites. Such properties may be acquired by purchase, exchange, or long-term lease by private developers or the Village for new development. The Village may purchase or write down the purchase of land. Should it be necessary, the Village may use the power of eminent domain, as authorized by the Act, to obtain land necessary to achieve the objectives of the Redevelopment Plan and the Redevelopment Project except as to any existing occupied residential dwelling units. The Village may also assist in the preparation of land to include demolition, environmental remediation and flood mitigation. In addition, the Village may require written redevelopment agreements with developers before acquiring any properties and may enter into development and redevelopment agreements with private or public entities for the furtherance of this Redevelopment Plan.
3. Implement Public Works or Improvements
The Village may provide public works and improvements that are necessary to service the RPA in accordance with the Redevelopment Plan. Public works and improvements may include, but are not limited to, the following:

- Certain infrastructure improvements, in connection with and adjacent to the RPA, may be necessary to advance the goals and objectives of this Redevelopment Plan. It is expected that streets, sidewalks, utilities (including any electrical or data upgrades needed to accommodate current technology), and parking improvements will be part of any redevelopment activity.

- Landscape/buffer improvements, street lighting and general beautification improvements may be provided.

4. Encourage Private Sector Activities
Engaging in written redevelopment agreements or supporting public-private partnerships, the Village may provide financial and other assistance to encourage the private sector, including local businesses and property owners, to invest in activities and improvements that support the goal and objectives of this Redevelopment Plan and Project. Financial assistance for job training of those working within the RPA may be provided by the Village to further encourage economic development through private investment in new development and enterprise and/or expansion of an existing business.

5. Construct, Acquire, Renovate or Rehabilitate Public Facilities
Funds may be provided to pay costs related to the construction of qualifying public facilities and improvements, to acquire existing structures for use as public facilities, and to renovate or rehabilitate existing structures for public use as permitted under the Act.
IV. Estimated Redevelopment Project Costs

A wide range of redevelopment activities and improvements will be required to implement the Redevelopment Plan. The eligible cost activities and improvements are summarized below. To the extent that obligations are issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of TIF and designation of the RPA, the Village may directly pay or be reimbursed from Incremental Property Taxes for such Redevelopment Project Costs to their fullest extent. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs.

Total Redevelopment Project Costs, as described in this Redevelopment Plan and Project are intended to provide an upper estimate of expenditures and do not commit the Village to undertake any Redevelopment Project.

While all of the costs in the budget are eligible Redevelopment Project Costs under the Act and this Redevelopment Plan, inclusion herein does not commit the Village to finance all of these costs with TIF funds.

(See also notes for additional information regarding Redevelopment Project Costs.)

1. Costs of studies, surveys, development of plans and specifications, implementation and administration (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 Project Area or approved a Redevelopment Plan) of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services, as provided for by 65 ILCS 5/11-74.4-3(q)(1-1.5).

2. Costs of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors, as provided for by 65 ILCS 5/11-74.4-3(q)(1.6).

3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, 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, as provided for by 65 ILCS 5/11-74.4-3(q)(2).

4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a Redevelopment Project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, as provided for by 65 ILCS 5/11-74.4-3(q)(3).
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 constructions elements with an equivalent certification, subject to the limitations in Section 11-74.4-3(q)(4) of the Act; as provided for by 65 ILCS 5/11-74.4-3(q)(4).

6. Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area, as provided for by 65 ILCS 5/11 74.4-3(q)(5).

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 including interest accruing during the estimated period of construction of the Redevelopment Project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto, as provided for by 65 ILCS 5/11-74.4-3(q)(6).

8. To the extent the municipality by written agreement, accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project (impacts such as those on the municipality may be addressed through these funds), as provided for by 65 ILCS 5/11-74.4-3(q)(7).

9. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of Section 11-74.4-3 of the Act, as provided for by 65 ILCS 5/11-74.4-3(q)(8).

10. Payment in lieu of taxes, as provided for by 65 ILCS 5/11-74.4-3(q)(9).

11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a RPA; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, as provided for by 65 ILCS 5/11-74.4-3(q)(10).
13. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided for by 65 ILCS 5/11-74.4-3(q)(11).

a) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;

b) such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;

c) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;

d) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project; (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the municipality pursuant to the Act;

e) up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act;

f) Instead of the eligible costs provided for in (m) 2, 4 and 5 above, the municipality may pay up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the 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 the Act.

13. Contributions to Schools as required by the Act for an increased student population as a result of TIF Projects, as provided for by 65 ILCS 5/11-74.4-3(q)(7.5).

14. Contributions to Library as required by the Act for an increased library population as the result of TIF Projects, as provided for by 65 ILCS 5/11-74.4-3(q)(7.7).

15. Construction Costs for Affordable Housing, as provided for by 65 ILCS 5/11-74.4-3(q)(11 and 11.5).

16. Contributions to/incremental revenues transferred to contiguous RPAs, as provided for by 65 ILCS 5/11-74.4-4(q).

15. Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost 65 ILCS 5/11-74.4-3(q)(12).
16. If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the Project Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.
### Table 3 - Estimated Redevelopment Project Costs

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<thead>
<tr>
<th>Project/Improvement</th>
<th>Estimated Project Costs</th>
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<tr>
<td>1 Costs of Studies, Surveys, Plans, etc.</td>
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<tr>
<td>2 Site Marketing Costs</td>
<td>$ 1,000,000</td>
</tr>
<tr>
<td>3 Property Assembly Costs</td>
<td>$ 40,000,000</td>
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<tr>
<td>4 Costs of Building Rehabilitation, Repair or Remodeling</td>
<td>$ 4,550,000</td>
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<tr>
<td>5 Costs of Construction of Public Works or Improvements</td>
<td>$ 50,000,000</td>
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<td>7 Financing Costs</td>
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</tr>
<tr>
<td>9 Relocation Costs</td>
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</tr>
<tr>
<td>10 Payments in Lieu of Taxes</td>
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</tr>
<tr>
<td>11 Costs of Job Training (Community College)</td>
<td>$ 150,000</td>
</tr>
<tr>
<td>12 Interest Costs (Developer or Property Owner)</td>
<td>$ 150,000</td>
</tr>
<tr>
<td>13 School District Increased Costs</td>
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</tr>
<tr>
<td>14 Transfer to contiguous TIF District(s)</td>
<td>$ 1,500,000</td>
</tr>
</tbody>
</table>

**Total Estimated Redevelopment Project Costs** *(see notes)* $ 107,000,000

**Notes regarding Estimated Redevelopment Project Costs:**

- **a.** All costs are in 2018 dollars and may be increased by five percent (5%) after adjusting for annual inflation reflected in the Consumer Price Index (CPI) for all Urban Consumers in U.S. Cities, published by the U.S. Department of Labor, as allowed by the Act.
- **b.** Private redevelopment costs and investment are in addition to the above.
- **c.** To the extent permitted by law, the Village reserves the right to adjust and transfer estimated amounts within the Total Estimated Redevelopment Project Costs among the categories of eligible Redevelopment Project Costs set forth therein, provided any such adjustment or transfer shall not increase the Total Estimated Redevelopment Project Costs, other than as otherwise provided in these notes.
- **d.** Certain infrastructure work in connection with and appurtenant to the RPA can be undertaken under the Act.
- **e.** Total estimated budgeted costs exclude any additional financing costs, including interest expense, capitalized interest, and any and all closing costs associated with any obligations issued, which shall be in addition to the Total Redevelopment Project Costs.
- **f.** In the case where a private individual or entity received benefits under the Act for the purpose of originating, locating, maintaining, rehabilitate, or expanding a business facility abandoned or relocates its facility in violation of a redevelopment agreement, the Village reserves the right to collect reimbursement for funds extended in accordance with the Act.
- **g.** Including all categories of cost permitted under 65 ILCS 5/11-74.4-3(q) (1), (1.6), (2), (3), (4), (5), (6), (7), (7.5), (7.7), (8), (9), (10), (11), (12), (13), and 65 ILCS 5/11-74.4-4(q).

The Village may pay directly or reimburse developers who incur Redevelopment Project Costs authorized by a redevelopment agreement.
The Village reserves the right to utilize revenues received under the Tax Increment Allocation Redevelopment Act for eligible costs from one RPA in another RPA that is either contiguous to, or is separated only by a public right-of-way from, the RPA from which the revenues are received.

It is anticipated that the Village may choose to stage Village expenditures for Redevelopment Project Costs on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of revenues from the Redevelopment Projects.
V. Agreement with Comprehensive Plan

The RPA should be redeveloped primarily in a planned and cohesive manner providing sites for industrial land uses including office development in some instances. The land uses are arranged and located to minimize conflicts between neighboring land use activities. The intent of this Redevelopment Plan is also to enhance and support the existing, viable uses in the RPA through providing opportunities for financial assistance for revitalization of existing improvements and infrastructure and new development where appropriate.

The Goals and Objectives of the Redevelopment Plan conform to the comprehensive plan of the municipality. The Village’s Comprehensive Plan is entitled University Park, Comprehensive Plan, April 2014 and was prepared by a consultant team which included: Teska Associates, Inc. – Community Planning and Landscape Architecture, Business Districts, Inc. – Economic Development, Barron Chisholm, Inc. – Community Engagement and Housing, Robinson Engineering – Transportation and Infrastructure.

The following goals are identified as part of the implementation strategies in the Village’s Comprehensive Plan and reflect those in the Redevelopment Plan and Project:

Economic Implementation Strategies of the Industrial Park

- Closely monitor the TIF and the funds available in the TIF. Assure that the funds used in partnership are well underwritten with an objective of a satisfactory return to the Village for the use of its funds. Excess funds could be very valuable to the Village’s overall operating funds and the TIF funds will be a significant boost to the Village once the TIF has expired.

- Closely monitor the development of the University Parkway interchange with IDOT in order to be fully prepared once it is on-line.

- Learn more about the broadband initiative in order to understand how it may enhance the park.

- Aggressively reach out to SSMMA/CSEDIC which has become the center point of all regional economic development issues in the southland. SSMMA/CSEDIC represents a resource, potential grant funds, potential access to key decision makers and perhaps even staff support for special projects which should be capitalized on.

- Develop a marketing package relative to the current and future park and develop a strategy to aggressively reach out with this package to potential developers, brokers and tenants as well as public sector entities that would be involved with the South Suburban Airport.

- Consider annexation of the unincorporated land west of I-57 to expand the size and long-term impact of the Industrial Park.

- Communicate the performance and strategy of the Industrial Park to University Park citizens and stakeholders in order that the overall value of the park to the long term success of the Village will be well understood.
The Future Land Use Map (see Map 3 - Future Land Use) included in the Comprehensive Plan identifies these parcels as Industrial. At the time of this report, the permitted zoning uses allow for the RPA was identified as I2. In summary, the above Goals and Objectives in the Village's Comprehensive Plan reflect the goals in this Redevelopment Plan.
VI. Redevelopment Project Certifications and Findings

This section reviews the Redevelopment Plan and provides appropriate responses to certifications and findings required in the Act.

Certifications
For each of the certifications below, the Act requires “each Redevelopment Plan shall set forth in writing the program to be undertaken to accomplish the objectives and shall include but not be limited to:...”

A. Redevelopment Project Costs
The Redevelopment Project Costs are detailed in Section IV. Estimated Redevelopment Project Costs.

B. Lack of Growth and Development
As described in Section II, the RPA as a whole is adversely impacted by the presence of numerous factors, and these factors are reasonably distributed throughout the RPA. The RPA on the whole has not been subject to growth and development through investment by private enterprise. The lack of private investment is evidenced by continued existence of the factors referenced above and the lack of new development projects initiated or completed within the RPA.

The lack of growth and investment by the private sector in the Redevelopment Project Area is evidenced by the existence of the blighting area factors included and not limited to the following:

- Lack of public infrastructure and services
- Underutilized and vacant parcels
- Decline in the EAV
- Non-conforming land uses

It is clear from the study of this area that private investment in revitalization and redevelopment has not occurred to overcome the blighting area conditions that currently exist. The RPA is not reasonably expected to be developed without the efforts and leadership of the Village, including the adoption of the Redevelopment Plan and Project.

C. Financial Impacts on Taxing Districts
Redevelopment within the RPA may result in additional demands on services provided by taxing districts. At this time, no special programs or projects are proposed that would result in an increased demand for services or capital improvements by any other taxing districts.

The Village intends to monitor development in the RPA, and in cooperation with the other taxing districts, will endeavor to ensure that any increased needs that may arise as a result of a particular development are addressed. The nature of the redevelopment that is anticipated in the area as a result of this Redevelopment Plan and Project consists primarily of renovation and rehabilitation.
of existing manufacturing buildings, redevelopment of underutilized properties, and infrastructure improvements.

While redevelopment activities may have an impact on the school district or other taxing districts, no significant impacts are anticipated. Should service needs increase as a result of redevelopment activity, the Village will work with the impacted district(s) to determine which programs are necessary to provide adequate services, if any.

The following entities currently levy taxes on properties located within the RPA:

- County of Will
- Will County Building Commission
- Forest Preserve District of Will County
- Monee Township Town Funds
- Monee Township Road Funds
- Village of University Park
- Village of University Park Road and Bridge
- School District #201-U (Crete-Monee)
- Prairie State Community College District #515
- University Park Public Library District

D. Sources of Funds to Pay Costs

The Incremental Property Taxes are expected to be a principal source of funds to pay Redevelopment Project Costs and secure municipal general and revenue obligations issued for that purpose. Funds may also be derived from Incremental Property Taxes from contiguous RPAs. The Village of University Park may pledge as payment additional revenues including revenues from the Redevelopment Project, municipal property taxes or other revenue sources, and bonds backed by the general obligation of the municipality. In addition, the Village may utilize state and federal grants. Finally, the Village may permit the utilization of guarantees, deposits, and other forms of security made available by private sector developers.

E. Nature and Term of Obligations

The Village may issue obligations secured by or payable from Incremental Property Taxes pursuant to the Act. To enhance the security of such municipal obligations, the Village may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act. All obligations issued by the Village pursuant to this Redevelopment Plan and the Act estimated to be retired by the end of the 24th year after the year of adoption of the initial ordinances approving the RPA and Redevelopment Plan and Project but in no event no more than 20 years from their issuance.

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

The scheduled final maturity date of any financial obligation may not exceed 20 years from the date of issuance. One or more series of obligations may be issued to implement the Redevelopment Plan for the RPA. Subsequent obligations, if any, may be issued as junior lien obligations or as parity obligations.

F. **Recent Equalized Assessed Valuation**

The purpose of identifying the most recent EAV of the Project Area is to provide an estimate of the initial EAV which the Will County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Redevelopment Project Area. The 2017 EAV of all taxable parcels in the Redevelopment Project Area is approximately $1,379,379. This total EAV amount, by PIN, is summarized in Appendix 4.

The EAV is subject to verification by the Will County Clerk. After verification, the final figure shall be certified by the Will County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Will County. The Plan has utilized the EAVs for the 2017 tax year.

G. **Estimate as to the Equalized Assessed Valuation**

The estimated EAV of real property within the RPA, by the year 2041 (collection year 2042), is anticipated to be between $1,800,000 and $58,000,000. The estimates are based on several key assumptions including the following: (1) the most recent State Multiplier of 1.000 applied to 2017 assessed values will remain unchanged; (2) for the duration of the RPA, the tax rate for the entire area is assumed to be the same and will remain unchanged from the 2017 level; and (3) growth from reassessments of existing properties in the RPA will be at a rate of 1% per year with a reassessment every four years. The estimate for the higher end of the range includes the prior assumptions and includes projections based on increased EAV that may result from estimate of redevelopment activity within the RPA over a 23-year period. For purposes of this analysis, the estimated increase in EAV is based on the Gateway 57 Corporate Park as proposed by Venture One Real Estate and the Hotel and Commercial plan for I-57 and University Parkway as proposed by Generation 5. Project assumptions and estimated FMV per Venture One’s preliminary site plan and assumptions dated 2.9.18 and Generation 5’s concept plan dated 11.23.16. Generation 5 estimated EAV based on comparable properties research by Ehlers. Depending on the actual redevelopment that occurs, the EAV may be realized at a higher or lower amount than indicated in the range above.

H. **Commitment to Fair Employment Practices/Affirmative Action Plan**

The Village is committed to and will affirmatively implement the assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan and the Redevelopment Project. This includes, but is not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc. without regard to any non-merit factor, including race, national origin, color, religion, sex, sexual
orientation, gender identity, disability (physical or mental), age, status as a parent, or genetic information.

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

I. Industrial Park Conservation Redevelopment Project Area
This Redevelopment Plan does not concern an Industrial Park Conservation RPA.

J. Annexation of Property
All of the property within the RPA is annexed to the municipality or shall be prior to the adoption of the RPA and Redevelopment Plan and Project.

K. Estimated Date of Completion
The Act sets the latest date as December 31st of the 24th year after the year in which the ordinance approving the Redevelopment Project Area is approved. The Redevelopment Project is estimated to be completed and all obligations issued to finance Redevelopment Project Costs are estimated to be retired by December 31, 2042, assuming this Redevelopment Plan and Redevelopment Project is adopted in 2018.

L. Incremental Tax Revenue
Based on the historical lack of private investment without assistance and the documented problems in the RPA, the Village of University Park finds that the RPA would not reasonably be developed “but for” the use of incremental tax revenue.

This is also noted previously in this section under Redevelopment Project Certification B.

Findings
For each of the findings below, the Act requires “each Redevelopment Plan shall set forth in writing the program to be undertaken to accomplish the objectives and shall include but not be limited to:....”

The Village of University Park makes the following findings as described in the Act:

1. Use of Incremental Tax Revenues
The Village of University Park hereby certifies that incremental revenues will be exclusively utilized for the development of the RPA or in a contiguous RPA as allowed by the Act. Certain infrastructure work in connection with and appurtenant to the RPA can be undertaken under the Act. Incremental Property Taxes will be used according to the total estimated budget costs and as set forth in this Plan for the development of the RPA.
2. Housing Impact Study, Relocation and Displacement
There are no inhabited residential units in the RPA. The Village of University Park hereby certifies that this Redevelopment Plan and Redevelopment Project will not result in the displacement of residents from ten (10) or more inhabited residential units. Therefore, neither a housing impact study nor a relocation plan is required.

3. Contiguous Parcels of Real Property and Improvements
The boundary map of the RPA is Attachment 1 and is made part of this document by reference hereto. It illustrates that all parcels in the RPA are contiguous.

The RPA was found to qualify as a Blighted Area for vacant land and a Conservation Area for improved land according to the Act. The Redevelopment Plan Program (Section III. C. of this report) and Redevelopment Project Costs Section IV are specifically geared to remediation of Blighted Area and Conservation Area factors. Therefore, the Village finds that the area will substantially benefit from the proposed Redevelopment Project investment in infrastructure and facilities.

4. Land Use Restrictions
The Redevelopment Plan does not include the development of vacant land: (i) with a golf course, or; (ii) designated as public land for “outdoor recreational activities” or for nature preserves used for those purposes within five years prior to the adoption of the Redevelopment Plan.

5. Historic Resource
This Redevelopment Plan hereby certifies that Redevelopment Project Costs relating to the demolition, removal, or substantial modification of historic resources, if present, will be utilized in conformance with the Act. There are no historic resources, as defined by the Act, currently existing within this RPA, and therefore, this section does not currently apply, nor is it expected to apply to this Redevelopment Plan and Redevelopment Project during its term.

6. Regional Transportation Authority STAR
This Redevelopment Plan hereby certifies that no part of the proposed RPA is within one-half mile of an existing or proposed Regional Transportation Authority STAR line station. That would place on the record evidence that the issue was considered and found to be inapplicable.
VII. Provisions for Amending the Redevelopment Plan and Project

This Redevelopment Plan and Project may be amended pursuant to the Act.
Map 1: Redevelopment Project Area Boundary
Map 2: Existing Land Use
Map 3: Future Land Use
**Future Land Use Population Projections**

This map illustrates the following planned acreages:

- **Low Density Residential**: 2,600 acres
- **Medium Density Residential**: 411 acres
- **High Density Residential**: 130 acres

Utilizing current census data and local average density data, this plan is designed to contain a maximum population of about 38,000.
Appendix

Appendix 1: Redevelopment Project Area Legal Description

Those parts of Section 4, Section 5, Section 8 and Section 9, in Township 34 North, Range 13 East of the Third Principal Meridian, Will County, Illinois being more particularly bounded and described as follows:

Beginning at the intersection of the north line of the Northeast Quarter of said Section 4, with the easterly right of way of Cicero Avenue (also known as Illinois Route 50) as occupied, dedicated or acquired as of September 1, 2018; thence southerly along the easterly right of way of said Cicero Avenue (also known as Illinois Route 50) to the south line of the Northeast Quarter of said Section 4; thence westerly along the south line of the Northeast Quarter of said Section 4, to the eastern boundary of Dot Foods Subdivision, being a subdivision of part of the Southwest Quarter of Section 4, Township 34 North, Range 13 East of the Third Principal Meridian, Will County, Illinois as per plat thereof recorded September 9, 2016 as document number R2016070374; thence southerly, easterly, southerly, westerly and southerly along the eastern boundary of said Dot Foods Subdivision, also the west line of the east 1143.83 feet of the Southwest Quarter of said Section 4, to the southern boundary of said Dot Foods Subdivision; thence continuing southerly along the west line of the east 1143.83 feet of the Southwest Quarter of said Section 4 and the southerly prolongation thereof to the southerly right of way of Stuenkel Road (also known as Westleigh Road and University Parkway) as per Trustee’s Deed recorded August 15, 2012 as document number R2012088395; thence westerly and southwesterly along the southerly and southeasterly lines of said Trustee’s Deed recorded August 15, 2012 as document number R2012088395, to the southwesterly terminus of a line having a bearing of South 37 degrees 42 minutes 10 seconds West and a length of 102.71 feet; thence continuing southerly along the easterly line of said Trustee’s Deed recorded August 15, 2012 as document number R2012088395, to a point opposite to the southeasterly terminus of a line described in Order Vesting Title recorded February 13, 2014 as document number R2014012930, said line having a bearing of North 21 degrees 50 minutes 32 seconds West and a length of 128.16 feet, through a line perpendicular to the west line of the Northwest Quarter of said Section 9; thence westerly along a line perpendicular to the west line of the Northwest Quarter of said Section 9, to the southeasterly terminus of said line described in Order Vesting Title recorded February 13, 2014 as document number R2014012930; thence northwesterly along said line described in Order Vesting Title recorded February 13, 2014 as document number R2014012930 to its northwest terminus; thence northerly to the southwest terminus of a line described in Warranty Deed recorded August 21, 2013 as document number R2013096063, said line having a bearing of North 30 degrees 29 minutes 50 seconds East and a length of 88.08 feet; thence northeasterly and northerly along the northwesterly and westerly right of way of Central Avenue (also known as Egyptian Trail), to the northeast corner of Lot 1 in Gateway 57 Subdivision recorded August 2, 2016 as document number R2016058435; thence southwesterly and westerly along the north line of Lot 1 in said Gateway 57 Subdivision, to the easterly right of way of Interstate 57 existing as of September 1, 2018; thence northeasterly along the easterly right of way of Interstate 57, to its intersection with the north line of the Northeast Quarter of said Section 5; thence easterly along the north line of the Northeast Quarter of said Section 5, to the northeast corner of said Section 5, also the northwest corner of said Section 4; thence easterly along the north line of said Section 4 to the Point of Beginning.
Appendix 2: PIN and EAV List

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<th>PIN</th>
<th>Tax Year 2017 EAV</th>
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<td><strong>Total EAV of RPA</strong></td>
<td><strong>1,379,379</strong></td>
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Appendix 3: Eligibility Factors

The tables below document the Blighted Area and Conservation Area qualifying factors present within the TIF 7 - Steger Road and Central Avenue Redevelopment Project Area at the time of this report.

### Blighted Area - Vacant Parcels Factors

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<tr>
<th>PIN</th>
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<th>EAV*</th>
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### Conservation Area - Improved Parcel Factors

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<th>Obsolescence</th>
<th>Deterioration</th>
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<th>Inadequate Utilities</th>
<th>Lack of Community Planning*</th>
<th>EAV*</th>
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</table>

*Diversity of Ownership, Lack of Community Planning and Lagging EAV are measured for the Redevelopment Project Area as a whole rather than by parcel.
Appendix 4: Wetlands

U.S. Army Corps of Engineers, Jurisdictional Determination for the Venture One Real Estate - Steger I Property Southwest of State Route 50 and Steger Road in University Park, Will County, Illinois (Latitude 41.466588, Longitude -87.739893)

Exhibit F from Wetland Delineation Report Steger I, Monce Township, Will County, Illinois).
January 22, 2018

Technical Services Division
Regulatory Branch
LRC-2017-00889

SUBJECT: Jurisdictional Determination for the Venture One Real Estate - Steger I Property Southwest of State Route 50 and Steger Road in University Park, Will County, Illinois (Latitude 41.466588, Longitude -87.739893)

Alan Silverman
Steger Properties No. 1 LLC
31 Rancho San Carlos Road
Carmel, California 93923

Dear Mr. Silverman:

This is in response to your request that the U.S. Army Corps of Engineers complete a jurisdictional determination for the above-referenced site submitted on your behalf by EnCAP, Inc. The subject project has been assigned number LRC-2017-00889. Please reference this number in all future correspondence concerning this project.

Following a review of the information you submitted, this office has determined that the subject property contains "waters of the United States".

Wetlands 1, 7 & 9 have been determined to be under the jurisdiction of this office and therefore, subject to Federal regulation.

Wetlands 2, 3, 4, 5, 6 & 8 have been determined to be isolated and therefore not subject to Federal regulation. Please be informed that this office does not concur with the boundaries of waters not under the jurisdiction of this office.

This office concurs with the submitted wetland delineation and wetland boundaries at the subject site. In the event an application is submitted for work within jurisdictional areas, a survey of the wetland boundary(s) stamped by a professional surveyor shall accompany the approved wetland delineation.

For a detailed description of our determination please refer to the enclosed decision document. This determination covers only your project as depicted in the Wetland Delineation Report dated November 16, 2016, prepared by EnCAP, Inc.
This determination is valid for a period of five (5) years from the date of the letter, unless new information warrants revision of the determination before the expiration date or a District Commander has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.

This letter is considered an approved jurisdictional determination for your subject site. If you object to this determination, you may appeal, according to 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and a Request for Appeal (RFA) form. If you request to appeal the above determination, you must submit a completed RFA form to the Great Lakes/Ohio River Division Office at the following address:

Jacob Siegrist  
Appeal Review Officer  
Great Lakes and Ohio River Division  
CELRD-PD-REG  
550 Main Street, Room 10032  
Cincinnati, Ohio 45202-3222  
Phone: (513) 684-2699 Fax: (513) 684-2460

In order to be accepted, your RFA must be complete, meet the criteria for appeal and be received by the Division Office within sixty (60) days of the date of the NAP. If you concur with the determination in this letter, submittal of the RFA form to the Division office is not necessary.

This determination has been conducted to identify the limits of the Corps Clean Water Act jurisdiction for the particular site identified in this request. This determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service prior to starting work.

It is your responsibility to obtain any required state, county, or local approvals for impacts to wetland areas not under the Department of the Army jurisdiction.

Pursuant to Section 404 of the Clean Water Act, the U.S. Army Corps of Engineers regulates the discharge of dredged or fill material into waters of the United States, including wetlands. A Department of the Army permit is required for any proposed work involving the discharge of dredged or fill material within the jurisdiction of this office. To initiate the permit process, please submit a joint permit application form along with detailed plans of the proposed work. Information concerning our program, including the application form and an application checklist, can be found at and downloaded from our website:  
If you have any questions, please contact Mr. Michael J. Machalek of my staff by telephone at (312) 846-5534 or email at Mike.J.Machalek@usace.army.mil.

Sincerely,

Diedra L. McLaurin
Team Leader, West Section
Regulatory Branch

Enclosures

Copy Furnished w/out Enclosures

Will County Land Use Department (Jim Song)
EnCAP, Inc. (Susan Rowley)
APPROVED JURISDICTONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTONAL DETERMINATION (JD): December 28, 2017

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: Chicago District, Venture One, LRC-2017-889

C. PROJECT LOCATION AND BACKGROUND INFORMATION: SW of Route 50 & Steger Road

State: Illinois
County/parish/borough: Will
City: University Park
Center coordinates of site (lat/long in degree decimal format): Lat. 41.466558°N, Long. -87.739893°W
Universal Transverse Mercator: Zone 16

Name of nearest waterbody: Thom Creek
Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: Chicago Sanitary and Ship Canal
Name of watershed or Hydrologic Unit Code (HUC): Chicago (07120003)

☐ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.
☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc...) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):
☐ Office (Desk) Determination. Date: December 7, 2017
☐ Field Determination. Date(s): December 5, 2017

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There are no “navigable waters of the U.S.” within Rivers and Harbors Act (RJA) jurisdiction (as defined by 33 CFR part 329) in the review area. [Required]

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There are no “waters of the U.S.” within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. [Required]

2. Non-regulated waters/wetlands (check if applicable):¹
☐ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain: W1, W2, W3, W4, W5, W6 & W7 are all closed isolated emergent wetland depressions in a large farmed parcel; and have no outlet or connection to any flowing water of the U.S.

☐ Other factors. Explain: .

SECTION III: CWA ANALYSIS

E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):²
☐ which are or could be used by interstate or foreign travelers for recreational or other purposes.
☐ from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
☐ which are or could be used for industrial purposes by industries in interstate commerce.
☐ Interstate isolated waters. Explain: .
☐ Other factors. Explain: .

Identify water body and summarize rationale supporting determination:

Provide estimates for jurisdictional waters in the review area (check all that apply):
☐ Tributary waters: _ linear feet width (ft).
☐ Other non-wetland waters: _ acres.
☐ Wetlands: _ acres.

¹ Supporting documentation is presented in Section III.F.
² Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA Memorandum Regarding CWA Act Jurisdiction Following Rapanos.
F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):
- If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
- Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
- Prior to the Jan 2001 Supreme Court decision in “SWANCC,” the review area would have been regulated based solely on the “Migratory Bird Rule” (MBR).
- Waters do not meet the “Significant Nexus” standard, where such a finding is required for jurisdiction. Explain: .
- Other: (explain, if not covered above): .

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):
- Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- Lakes/ponds: acres.
- Other non-wetland waters: acres. List type of aquatic resource: .
- Wetlands: 3.51 acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the “Significant Nexus” standard, where such a finding is required for jurisdiction (check all that apply):
- Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- Lakes/ponds: acres.
- Other non-wetland waters: acres. List type of aquatic resource: .
- Wetlands: acres.

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):
- Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: EnCap Inc. Wetland Delineation Report dated November 16, 2016.
- Data sheets prepared/submitted by or on behalf of the applicant/consultant.
- Office concurs with data sheets/delineation report.
- Office does not concur with data sheets/delineation report.
- Data sheets prepared by the Corps: .
- Corps navigable waters' study: .
- USGS NHD data.
- USGS 8 and 12 digit HUC maps.
- National wetlands inventory map(s). Cite name: Steger, .
- State/Local wetland inventory map(s): Pick List.
- FEMA/FIRM maps: .
- 100-year Floodplain Elevation is: (National Geodetic Vertical Datum of 1929)
- Photographs: X Aerial (Name & Date): .
- Previous determination(s). File no. and date of response letter: .
- Applicable/supporting case law: .
- Applicable/supporting scientific literature: .
- Other information (please specify): .

B. ADDITIONAL COMMENTS TO SUPPORT JD: Site visit on December 5, 2017 when area was very wet; walked entire site and did not find any connections between these wetlands and the creek forks to the north of Steger Road.
- Area(s) are geographically isolated.
- Area(s) do not have a hydrologic nexus.
- Area(s) do not have an ecological nexus.
- Area(s) do not have evidence of a subsurface flow connection to a jurisdictional water.
- Area(s) do not have evidence of surface overland sheet flow.
- Area(s) are not located within the flood plain.
APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

SECTION I: BACKGROUND INFORMATION
A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): December 28, 2017

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: Chicago District, Venture One, LRC-2017-889

C. PROJECT LOCATION AND BACKGROUND INFORMATION: SW of Route 50 & Steger Road
   State: Illinois  County/parish/borough: Will  City: University Park
   Center coordinates of site (lat/long in degree decimal format): Lat. 41.466588°N, Long. -87.739893°W.
   Universal Transverse Mercator Zone 16
   Name of nearest waterbody: Thorn Creek
   Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: Chicago River
   Name of watershed or Hydrologic Unit Code (HUC): Chicago (07120003)
   ■ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request
   ■ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc..) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):
   ■ Office (Desk) Determination. Date: December 7, 2017
   ■ Field Determination. Date(s): December 5, 2017

SECTION II: SUMMARY OF FINDINGS
A. RHA SECTION 10 DETERMINATION OF JURISDICTION.
   There are no “navigable waters of the U.S.” within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [Required]
   ■ Waters subject to the ebb and flow of the tide
   ■ Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.
   There are “waters of the U.S.” within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. [Required]
   1. Waters of the U.S.
      a. Indicate presence of waters of U.S. in review area (check all that apply): 1
         ■ TNWs, including territorial seas
         ■ Wetlands adjacent to TNWs
         ■ Relatively permanent waters2 (RPWs) that flow directly or indirectly into TNWs
         ■ Wetlands directly abutting RPWs that flow directly or indirectly into TNWs
      b. Identify (estimate) size of waters of the U.S. in the review area:
         Non-wetland waters:  linear feet:  width (ft) and/or  acres.
         Wetlands:  26.06 acres.
      c. Limits (boundaries) of jurisdiction based on: Midwest Supplement
         Elevation of established OHHWM (if known):

SECTION III: CWA ANALYSIS
A. TNWs AND WETLANDS ADJACENT TO TNWs
   The agencies will assert jurisdiction over TNWs and wetlands adjacent to TNWs. If the aquatic resource is a TNW, complete Section III.A.1 and Section III.D.1. only; if the aquatic resource is a wetland adjacent to a TNW, complete Sections III.A.1 and 2 and Section III.D.1.; otherwise, see Section III.B below.

1. TNW
   Identify TNW: Pick List

2. Wetland adjacent to TNW
   Summarize rationale supporting conclusion that wetland is “adjacent”:

---

1 Boxes checked below shall be supported by completing the appropriate sections in Section III below.
2 For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least “seasonally” (e.g., typically 3 months).
D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY):

1. TNWs and Adjacent Wetlands. Check all that apply and provide size estimates in review area:
   ☑ TNWs: linear feet width (ft), Or, acres.
   ☑ Wetlands adjacent to TNWs: acres.

2. RPWs that flow directly or indirectly into TNWs.
   ☑ Tributaries of TNWs where tributaries typically flow year-round are jurisdictional. Provide data and rationale indicating that tributary is perennial: Thrus Creek tributary forks have defined bed and bank, are several feet wide, and fed by these large headwater wetland complexes and drain tiles, such that they exhibit year-round flow.
   ☑ Tributaries of TNW where tributaries have continuous flow "seasonally" (e.g., typically three months each year) are jurisdictional. Data supporting this conclusion is provided at Section III.B. Provide rationale indicating that tributary flows seasonally: .

   Provide estimates for jurisdictional waters in the review area (check all that apply):
   ☑ Tributary waters: linear feet width (ft).
   ☑ Other non-wetland waters: acres.
   Identify type(s) of waters: .

4. Wetlands directly abutting an RPW that flow directly or indirectly into TNWs.
   ☑ Wetlands directly abut RPW and thus are jurisdictional as adjacent wetlands.
   ☑ Wetlands directly abutting an RPW where tributaries typically flow year-round. Provide data and rationale indicating that tributary is perennial in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW: These wetlands are headwater wetland complexes that have some tributary formation in them on-site before existing the site under Steger Road and into the tributary channels.

   Wetlands directly abutting an RPW where tributaries typically flow "seasonally." Provide data indicating that tributary is seasonal in Section III.B and rationale in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:

   Provide acreage estimates for jurisdictional wetlands in the review area: 26.06 acres.

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):
   ☑ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: EnCAP, Inc. Wetland Delineation Report dated November 16, 2016.
   ☑ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
   ☑ Office concurs with data sheets/delineation report. 
   ☑ Office does not concur with data sheets/delineation report. 
   ☑ Data sheets prepared by the Corps: .
   ☑ Corps navigable waters study: .
   ☑ USGS 8 and 12 digit: HUC maps.
   ☑ National wetlands inventory map(s). Cite name: Steger, .
   ☑ State/Local wetland inventory map(s): Pick List.
   ☑ FEMA/FIRM maps: .
   ☑ 100-year Floodplain Elevation is: (National Geodetic Vertical Datum of 1929)
   ☑ Photographs: ☑ Aerial (Name & Date): .
   ☑ or ☑ Other (Name & Date): .
   ☑ Previous determinations. File no. and date of response letter: .
   ☑ Applicable/supporting scientific literature: .
   ☑ Other information (please specify): .

B. ADDITIONAL COMMENTS TO SUPPORT JD: Site visit on December 5, 2017 where flow was still observed at this time of year.
Appendix 5: Will County Tax Assessment Map
Appendix 6: Dry Utility Investigation
Dry Utility Investigation

Gateway 57, Cicero Ave & Steger Rd, University Park

Prepared for:
Venture One Real Estate

June 29, 2018
University Park
Cicero Avenue & Steger Road

Dry Utility Investigation
Prepared by: Davey Utility Services, Inc. 06/29/2018

Davey Utility Services has assessed the following items: existing electric and gas capacity, projected electric and gas loads for the three new proposed buildings, and infrastructure needed to provide electric and gas to the new proposed buildings at Gateway 57 located at Cicero Avenue and Steger Road, University Park. We consulted with the utilities and addressed rough order of magnitude costs.

Electric

ComEd reviewed the current capacity on the existing feeder and determined that there is not enough capacity to provide service to the three proposed buildings. ComEd would need to add a feeder. At this time, electric service for one building, however, would require a 12KV distribution extension and switching, not a new feeder. For two buildings, ComEd would then require a new feeder to provide power. Please be advised that this information is based off the current capacity, which changes daily.

Please reference ComEd’s letter describing the preliminary scope, schedule, and rough order of magnitude estimates for the overall site based on projected electric demand. The rough order of magnitude estimate is $3.3M, but the timing and sequencing of the project would impact when project costs would be due. We will not be able to obtain actual costs until a work order is submitted and proceeds through all necessary channels.
Gas

Nicor's current gas infrastructure at a high-level view will not support the estimated proposed gas load of 90 mcfh at two psi, which would be needed to serve the three proposed buildings. Nicor would need to complete a gas system improvement to meet the 90 mcfh gas load at two psi. In order to service the three proposed buildings, Nicor would need to install a gas main extension off the existing gas main and off the 60 psi gas main system.

At this time, the exact length of the gas main extension is not known. This would be dependent, in part, by the meter location. The rough footage estimate for the gas main extension could be anywhere from 3,000 – 6,000 feet.

Based on Nicor's system review June 26, 2018, Nicor can serve a potential load of 25/30 mcfh at two psi. Please be advised, however, that Nicor's gas system can change daily so this is snapshot as of the aforementioned date. In addition, Nicor could only serve the potential 25/30 mcfh at two psi off the 4" PE (60#) gas main along S. Central Avenue or the 6" PE (60#) gas main along W. Stuenkel Road. The 2" STL (60#) gas main along S. Cicero Avenue cannot handle this load. Thus, it would all depend on the location of the building as to whether or not Nicor could provide 25/30 mcfh at two psi if in fact this capacity is still available when the customer is ready.

Once the final natural gas load requirements are more clearly defined for the project, Nicor Gas will be able to determine what natural gas infrastructure and/or system improvements would be required to serve the requested load. A cost will then be defined for these infrastructure requirements. The rough order of magnitude estimate is $250,000. We will not be able to obtain actual costs until a work order is submitted and proceeds through all necessary channels.

This report is to be considered as a rough "order of magnitude" estimate for budget and project planning purposes only. The report is based on preliminary information and projected electric and gas loads. Also, further investigation would be required to determine any potential conflicts that may impact costs to improve the utility infrastructure in this area.

This report does not include potential costs for any telecommunication infrastructure improvements. Further investigation would be required to determine any such estimated costs.
AGENDA SECTION: NEW BUSINESS

DOCKET NUMBER: F-2c:

1st, 2nd, and 3rd Readings - An Ordinance of The Village Of University Park, Will and Cook Counties, Illinois, Designating The TIF 7 - Steger Road And Central Avenue Redevelopment Project Area, A Redevelopment Project Area Pursuant To The Tax Increment Allocation Redevelopment Act

SUMMARY OF REQUESTED ACTION FOR THE MEETING OF: February 26, 2019

Presented For Consideration and Approval Is an Ordinance of The Village Of University Park, Will and Cook Counties, Illinois, Designating The TIF 7 Steger Road And Central Avenue Redevelopment Project Area, A Redevelopment Project Area Pursuant To The Tax Increment Allocation Redevelopment Act

APPROVED: ____________________

John E. Pate,
Village Manager

BOARD ACTION: Motion By: ____________________ Seconded By: ____________________

Ordinance Number: ____________________ Resolution Number: ____________________

Comments: ____________________
ORDINANCE NO. O2019- 

AN ORDINANCE OF THE VILLAGE OF UNIVERSITY PARK, WILL AND COOK COUNTIES, ILLINOIS, DESIGNATING THE TIF 7 - STEGER ROAD AND CENTRAL AVENUE REDEVELOPMENT PROJECT AREA, A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

WHEREAS, the Village of University Park (the “Village”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “Home Rule Powers”); and

WHEREAS, it is desirable and in the best interests of the citizens of the Village, for the Village to implement tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, et seq. (the “TIF Act”), for a redevelopment plan as set forth in the TIF 7 - Steger Road and Central Avenue Redevelopment Plan and Project, including the Eligibility Report, (the “Plan and Project”) within the municipal boundaries of the Village and within a proposed redevelopment project area (the “Project Area”), described in Section 2 of this Ordinance; and

WHEREAS, the President and Board of Trustees of the Village (the “Corporate Authorities”) have heretofore by ordinance adopted and approved the Plan and Project, which Plan and Project was identified in such ordinance and was the subject, along with the Project Area designation hereinafter made, of a public hearing held on the 15th day of January, 2019 at the Village of University Park, 90 Town Center Drive, University Park, Illinois, Illinois (the “Hearing”), and it is now necessary and desirable to designate the Project Area as a “redevelopment project area” pursuant to the TIF Act; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of University Park, Will and Cook Counties, Illinois, as follows:
Section 1.  *Incorporation of Recitals.* The above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in its entirety.

Section 2.  *Project Area Designated.* The Project Area, as described in Exhibit A, attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the TIF Act. The map of the Project Area showing the street location is depicted in Exhibit B, attached hereto and incorporated herein as if set out in full by this reference.

Section 3.  *Determination of Total Initial Equalized Assessed Valuation; Parcel Identification Numbers Identified.* It is hereby expressly found and determined that the year the County Clerk of the County of Will, Illinois (the “County Clerk”), shall use for determining the total initial equalized assessed valuation of the Project Area is 2019. It is further hereby expressly found and determined that the list of the parcel tax identification numbers for each parcel of property included in the Project Area, described in Exhibit C, attached hereto and incorporated herein, is a true, correct, and complete list of said numbers for said parcels of property.

Section 4.  *Invalidity of Any Section.* If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 5.  *Superseded.* All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.
Section 6. **Effective Date.** This Ordinance shall be in full force and effect following its passage and approval as provided by law.

*Intentionally Left Blank*
ADOPTED by the Mayor and Board of Trustees of the Village of University Park, Will and Cook Counties, Illinois this 26th day of February, 2019 pursuant to a roll call vote, as follows:

AYES:

NAYS:

ABSENT:

APPROVED by the Mayor of the Village of University Park, Will and Cook Counties, Illinois on this ____ day of ________, 2019.

______________________________
Vivian E. Covington, Mayor

ATTEST:

______________________________
Dorothy R. Jones, MMC
Village Clerk
Exhibit A

Legal Description

TIF 7 - Steger Road and Central Avenue Redevelopment Project Area

Those parts of Section 4, Section 5, Section 8 and Section 9, in Township 34 North, Range 13 East of the Third Principal Meridian, Will County, Illinois being more particularly bounded and described as follows:

Beginning at the intersection of the north line of the Northeast Quarter of said Section 4, with the easterly right of way of Cicero Avenue (also known as Illinois Route 50) as occupied, dedicated or acquired as of September 1, 2018; thence southerly along the easterly right of way of said Cicero Avenue (also known as Illinois Route 50) to the south line of the Northeast Quarter of said Section 4; thence westerly along the south line of the Northeast Quarter of said Section 4, to the eastern boundary of Dot Foods Subdivision, being a subdivision of part of the Southwest Quarter of Section 4, Township 34 North, Range 13 East of the Third Principal Meridian, Will County, Illinois as per plat thereof recorded September 9, 2016 as document number R20-6070374; thence southerly, easterly, southerly, westerly and southerly along the eastern boundary of said Dot Foods Subdivision, also the west line of the east 1143.83 feet of the Southwest Quarter of said Section 4, to the southern boundary of said Dot Foods Subdivision; thence continuing southerly along the west line of the east 1143.83 feet of the Southwest Quarter of said Section 4 and the southerly prolongation thereof to the southerly right of way of Stuenkel Road (also known as Westleigh Road and University Parkway) as per Trustee’s Deed recorded August 15, 2012 as document number R2012088395; thence westerly and southwesterly along the southerly and southeasterly lines of said Trustee’s Deed recorded August 15, 2012 as document number R2012088395, to the southerly terminus of a line having a bearing of South 37 degrees 42 minutes 10 seconds West and a length of 102.71 feet; thence continuing southerly along the easterly line of said Trustee’s Deed recorded August 15, 2012 as document number R2012088395, to a point opposite to the southeasterly terminus of a line described in Order Vesting Title recorded February 13, 2014 as document number R2014012930, said line having a bearing of North 21 degrees 50 minutes 32 seconds West and a length of 128.16 feet, through a line perpendicular to the west line of the Northwest Quarter of said Section 9; thence westerly along a line perpendicular to the west line of the Northwest Quarter of said Section 9, to the southeasterly terminus of said line described in Order Vesting Title recorded February 13, 2014 as document number R2014012930; thence northwesterly along said line described in Order Vesting Title recorded February 13, 2014 as document number R2014012930 to its northwest terminus; thence northerly to the southwest terminus of a line described in Warranty Deed recorded August 21, 2013 as document number R2013096063, said line having a bearing of North 30 degrees 29 minutes 50 seconds East and a length of 88.08 feet; thence northeasterly and northerly along the northwesterly and westerly right of way of Central Avenue (also known as Egyptian Trail), to the northeast corner of Lot 1 in Gateway 57 Subdivision recorded August 2, 2016 as document number R2016058435; thence southwesterly and westerly along the north line of Lot 1 in said Gateway 57 Subdivision, to the easterly right of way of Interstate 57 existing as of September 1, 2018; thence northeasterly along the easterly right of way of Interstate 57, to its intersection with the north line of the Northeast Quarter of said Section 5; thence easterly along the north line of the Northeast Quarter of said Section 5, to the northeast corner of said Section 5, also the northwest corner of said Section 4; thence easterly along the north line of said Section 4 to the Point of Beginning.
Exhibit B

Project Area Boundary

Map 1: Redevelopment Project Area Boundary
Exhibit C

Property Index Numbers

1. 21-14-04-100-001-0000
2. 21-14-04-200-001-0000
3. 21-14-04-200-306-0000
4. 21-14-04-300-007-0000
5. 21-14-04-300-017-0000
6. 21-14-04-301-003-0000
7. 21-14-05-200-012-0010
8. 21-14-05-200-012-0020
STATE OF ILLINOIS
WILL AND COOK COUNTIES

) ) SS.

CERTIFICATE

I, DOROTHY JONES, Village Clerk of the Village of University Park, Will and Cook Counties and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. ____:

"AN ORDINANCE OF THE VILLAGE OF UNIVERSITY PARK, WILL AND COOK COUNTIES, ILLINOIS, DESIGNATING THE TIF 7 - STEGER ROAD AND CENTRAL AVENUE REDEVELOPMENT PROJECT AREA, A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT"

which was adopted by the President and Board of Trustees of the Village of University Park on the ___ day of __________________, ____. 

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of The Village of University Park this ____ day of ______________, ____.

_________________________________________________________________
Dorothy Jones, MMC
Village Clerk
AGENDA SECTION: NEW BUSINESS        DOCKET NUMBER: F-2d:

1st, 2nd, and 3rd Readings - An Ordinance of The Village Of University Park, Will and Cook Counties, Illinois, Adopting Tax Increment Allocation Financing For the TIF 7 – Steger Road and Central Avenue Redevelopment Project Area

SUMMARY OF REQUESTED ACTION FOR THE MEETING OF: February 26, 2019

Presented For Consideration and Approval Is an Ordinance of The Village Of University Park, Will and Cook Counties, Illinois, Adopting Tax Increment Allocation Financing For the TIF 7 – Steger Road and Central Avenue Redevelopment Project Area

APPROVED: ____________________________________________

                      John E. Pate,
                      Village Manager

BOARD ACTION: Motion By: ___________________________ Seconded By: ___________________________
Ordinance Number: ___________________________ Resolution Number: ___________________________
Comments: ___________________________
ORDINANCE NO. O2019-__________

AN ORDINANCE OF THE VILLAGE OF UNIVERSITY PARK, WILL AND COOK COUNTIES, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE TIF 7 - STEGER ROAD AND CENTRAL AVENUE REDEVELOPMENT PROJECT AREA

WHEREAS, the Village of University Park (the “Village”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “Home Rule Powers”); and

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

WHEREAS, pursuant to the TIF Act, the Village President and Board of Trustees of the Village (the “Corporate Authorities”) have heretofore approved the TIF 7 - Steger Road and Central Avenue Plan and Project (the “Plan”) as required by the TIF Act by passage of an ordinance and have heretofore designated the TIF 7 - Steger Road and Central Avenue Redevelopment Project Area (the “Area”) as required by the TIF Act by passage of an ordinance and have otherwise complied with all other conditions precedent required by the TIF Act.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of University Park, Will and Cook Counties, Illinois, as follows:

Section 1. Incorporation of Recitals. The above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as fully set forth in its entirety.

Section 2. Tax Increment Financing Adoption. Tax increment allocation financing is hereby adopted to pay redevelopment project costs, as defined in the TIF Act and as set forth in the Plan, within the Area, as legally described in Exhibit A, attached hereto and incorporated
herein. The map of the Area showing the street location is depicted in Exhibit B, attached hereto and incorporated herein as if set out in full by this reference.

Section 3. Allocation of Ad Valorem Taxes. Pursuant to the TIF Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the TIF Act each year after the effective date of this Ordinance until the project costs and obligations issued in respect thereto have been paid, shall be divided as follows:

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

(b) That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area over and above the initial equalized assessed value of each property in the Area, shall be allocated to and when collected shall be paid to the municipal treasurer or to his designee, pursuant to Section 207A of the Revenue Act of 1939 of the State of Illinois, as amended, who shall deposit said taxes into a special fund, hereby created, and designated the "Village of University Park TIF 7 - Steger Road and Central Avenue Tax Increment Redevelopment Project"
Area Special Tax Allocation Fund” of the Village, and such taxes shall be used for the purpose of paying project costs and obligations incurred in the payment thereof.

Section 4.  *Invalidity of Any Section.* If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 5.  *Superseder.* All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 6.  *Effective Date.* This Ordinance shall be in full force and effect following its passage and approval as provided by law.

*(Intentionally Left Blank)*
ADOPTED by the Mayor and Board of Trustees of the Village of University Park, Will and Cook Counties, Illinois this 26th day of February, 2019, pursuant to a roll call vote, as follows:

AYES:

NAYS:

ABSENT:

APPROVED by the Mayor of the Village of University Park, Will and Cook Counties, Illinois on this ___ day of _________, 2019

________________________________________
Vivian E. Covington, Mayor

ATTEST:

________________________________________
Dorothy R. Jones, MMC
Village Clerk
Exhibit A

Legal Description

TIF 7 - Steger Road and Central Avenue Redevelopment Project Area

Those parts of Section 4, Section 5, Section 8 and Section 9, in Township 34 North, Range 13 East of the Third Principal Meridian, Will County, Illinois being more particularly bounded and described as follows:

Beginning at the intersection of the north line of the Northeast Quarter of said Section 4, with the easterly right of way of Cicero Avenue (also known as Illinois Route 50) as occupied, dedicated or acquired as of September 1, 2018; thence southerly along the easterly right of way of said Cicero Avenue (also known as Illinois Route 50) to the south line of the Northeast Quarter of said Section 4; thence westerly along the south line of the Northeast Quarter of said Section 4, to the eastern boundary of Dot Foods Subdivision, being a subdivision of part of the Southwest Quarter of Section 4, Township 34 North, Range 13 East of the Third Principal Meridian, Will County, Illinois as per plat thereof recorded September 9, 2016 as document number R2016070374; thence southerly, easterly, southerly, westerly and southerly along the eastern boundary of said Dot Foods Subdivision, also the west line of the east 1143.83 feet of the Southwest Quarter of said Section 4, to the southern boundary of said Dot Foods Subdivision; thence continuing southerly along the west line of the east 1143.83 feet of the Southwest Quarter of said Section 4 and the southerly prolongation thereof to the southerly right of way of Stuenkel Road (also known as Westleigh Road and University Parkway) as per Trustee’s Deed recorded August 15, 2012 as document number R2012088395; thence westerly and southwesterly along the southerly and southeasterly lines of said Trustee’s Deed recorded August 15, 2012 as document number R2012088395, to the southwesterly terminus of a line having a bearing of South 37 degrees 42 minutes 10 seconds West and a length of 102.71 feet; thence continuing southerly along the easterly line of said Trustee’s Deed recorded August 15, 2012 as document number R2012088395, to a point opposite to the southeasterly terminus of a line described in Order Vesting Title recorded February 13, 2014 as document number R2014012930, said line having a bearing of North 50 degrees 32 minutes 32 seconds West and a length of 128.16 feet through a line perpendicular to the west line of the Northwest Quarter of said Section 9; thence westerly along a line perpendicular to the west line of the Northwest Quarter of said Section 9, to the southeasterly terminus of said line described in Order Vesting Title recorded February 13, 2014 as document number R2014012930; thence northwesterly along said line described in Order Vesting Title recorded February 13, 2014 as document number R2014012930 to its northwest terminus; thence northerly to the southwest terminus of a line described in Warranty Deed recorded August 21, 2013 as document number R2013096063, said line having a bearing of North 30 degrees 29 minutes 50 seconds East and a length of 88.08 feet; thence northeasterly and northerly along the northwesterly and westerly right of way of Central Avenue (also known as Egyptian Trail), to the northeast corner of Lot 1 in Gateway 57 Subdivision recorded August 2, 2016 as document number R2016058435; thence southwesterly and westerly along the north line of Lot 1 in said Gateway 57 Subdivision, to the easterly right of way of Interstate 57 existing as of September 1, 2018; thence northeasterly along the easterly right of way of Interstate 57, to its intersection with the north line of the Northeast Quarter of said Section 5; thence easterly along the north line of the Northeast Quarter of said Section 5, to the northeast corner of said Section 5, also the northwest corner of said Section 4; thence easterly along the north line of said Section 4 to the Point of Beginning.
Exhibit B

Project Area Boundary Map

Map 1: Re development Project Area Boundary
STATE OF ILLINOIS )
) SS.
WILL AND COOK COUNTIES )

CERTIFICATE

I, DOROTHY JONES, Village Clerk of the Village of University Park, Will and Cook Counties and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. _____:

"AN ORDINANCE OF THE VILLAGE OF UNIVERSITY PARK, WILL AND COOK COUNTIES, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE TIF 7 – STEGER ROAD AND CENTRAL AVENUE REDEVELOPMENT PROJECT AREA,"

which was adopted by the President and Board of Trustees of the Village of University Park on the ___ day of ____________________, _____.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of University Park this ___ day of ____________________, _____.

DOROTHY JONES, VILLAGE CLERK