

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

FINANCE COMMITTEE

**THURSDAY, FEBRUARY 24, 2022
6:00 P.M. – CITY COUNCIL CHAMBERS**

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. Finance Committee Meeting Minutes of December 9, 2021
3. Public Participation / Presentations
4. Items for Consent
 - A. Ordinance No. 22-O-0006 – Approving the Downtown Tax Increment Financing District No. 2 Redevelopment Project Area, Plan and Project
 - B. Ordinance No. 22-O-0007 – Designating the City of West Chicago Downtown Tax Increment Financing District No. 2 Redevelopment Project Area
 - C. Ordinance No. 22-O-0008 – Adopting Tax Increment Financing for the Downtown Tax Increment Financing District No. 2
 - D. Resolution No. 22-R-0014 – Amendments to the Civil Service Commission Rules
 - E. Resolution No. 22-R0016 – Authorizing Mayor to Sign Engagement Letter with Auditors for Fiscal Years 2022, 2023, and 2024
5. Items for Discussion
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Executive Session (if needed)
10. Adjournment

MINUTES

FINANCE COMMITTEE

December 9, 2021

1. Call to Order, Roll Call, and Establishment of a Quorum.

Alderman Dimas called the meeting to order at 6:00 p.m. Roll call found Aldermen Dimas, Chassee, Dettmann, Sheahan, Stout and Morano present. Absent: Swiatek.

Staff in attendance: City Administrator Michael Guttman, Administrative Services Director Linda Martin, Community Development Director Tom Dabareiner, Public Works Director Mehul Patel, and Police Chief Colin Fleury.

2. Approval of Minutes

A. Finance Committee Meeting minutes of November 4, 2021

Alderman Morano moved and Alderman Chassee seconded a motion to approve the minutes. Voting Aye: Aldermen Dimas, Chassee, Dettmann, Sheahan, Stout, and Morano. Voting Nay: 0. Absent: Swiatek. Motion Carried

3. Public Participation / Presentations – None.

4. Items for Consent

City Administrator (CA), Michael Guttman, briefed the Committee on adopting a whistleblower protection policy which prohibits a unit of local government from retaliating against an employee or contractor who reports improper governmental action, and informed the Committee that the City has the ability to designate an auditing official.

CA Guttman, provided an overview of fiscal year 2021 and spoke of what's to come in 2022. He noted the retirement of several management employees in 2021 as well as new personnel in various departments filling vacancies, with additional retirements coming in 2022. CA Guttman noted the continued development in various areas through-out the City. CA Guttman also noted that the City has received about \$1.8 million of the \$3.6 million expected from the American Rescue Plan Act funds that are currently earmarked for infrastructure and improvements. The City has until 2024 to decide on how the funds will be used, and the funds do not need to be used immediately.

- A. Ordinance No. 21-O-0025 – Adopting a Whistleblower Protection Policy
- B. Ordinance No. 21-O-0032 – Designating an Auditing Official
- C. Ordinance No. 21-O-0035 – Final 2021 Budget Amendment
- D. Ordinance No. 21-O-0036 – Adopting Fiscal Year 2022 Budget

Alderman Stout moved and Alderman Chassee seconded a motion to approve the items for consent. Voting Aye: Alderman Dimas, Chassee, Dettmann, Sheahan, Stout, and Morano. Voting Nay: 0. Absent: Swiatek. Motion Carried

5. Items for Discussion – None

6. Unfinished Business – None

7. New Business - None

8. Reports from Staff

City Administrator, Michael Guttman, stated that planning for the 2022 budget process has begun and items will be brought to the Committee for discussion as needed.

9. Executive Session (if needed) – None

10. Adjournment

Alderman Stout moved and Alderman Chassee seconded a motion to adjourn at 6:14 p.m. Voice Vote: All Aye. Absent: Swiatek.

Respectfully submitted,
Josie Avilez

CITY OF WEST CHICAGO

FINANCE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Downtown TIF District 2
City of West Chicago

Ordinance No. 22-O-0006
Ordinance No. 22-O-0007
Ordinance No. 22-O-0008

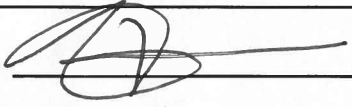
AGENDA ITEM NUMBER: 4. A-C.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Feb. 24, 2022

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman **SIGNATURE** _____

ITEM SUMMARY:

The City of West Chicago has been working on dissolving the formerly existing Downtown Tax Increment Finance (TIF) District and creating a replacement TIF District called Downtown TIF District 2. In fact, the City Council voted in December to end what was the existing Downtown TIF, effective December 31, 2021. Furthermore, a Public Hearing on forming a new TIF, known as Downtown TIF District 2, was conducted at the City Council meeting of February 21, 2022, following the publishing of the required legal notices.

The next and final steps in establishing the Downtown TIF District 2 involves adopting three enabling ordinances:

- 22-O-0006: Ordinance setting Dates
- 22-O-0007: Ordinance Designating Redevelopment Project Area
- 22-O-0008: Ordinance Adopting Tax Increment Financing

Staff finds these ordinances to be necessary, complete and ready for adoption and recommends such.

ACTION PROPOSED:

Recommend approval of the three draft Ordinances creating the Downtown TIF District 2.

COMMITTEE RECOMMENDATION:

Attached:
Ordinances

ORDINANCE NO. 22-O-0006

**AN ORDINANCE OF THE CITY OF WEST CHICAGO, DUPAGE COUNTY, ILLINOIS
APPROVING THE DOWNTOWN TAX INCREMENT FINANCING DISTRICT NO. 2
REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN AND PROJECT**

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

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

WHEREAS, the Mayor and City Council of the City desire to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* ("TIF Act") for the City's Downtown Tax Increment Financing District No. 2 ("TIF District") redevelopment plan and project ("TIF Plan"), and designate the tax increment redevelopment project area ("Redevelopment Project Area") relative to the TIF District; and

WHEREAS, the City authorized a study in regard to the designation of the Redevelopment Project Area for the TIF District and the adoption of the TIF Plan in relation thereto; and

WHEREAS, on December 20, 2021, the City announced the availability of the TIF Plan, with said TIF Plan containing an eligibility report for the TIF District addressing the tax increment financing eligibility of the Redevelopment Project Area ("Eligibility Report"); and

WHEREAS, a public hearing regarding the TIF Plan was held on February 21, 2022; and

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

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

<u>ACTION</u>		<u>DATE TAKEN</u>
1.	Approved, by Motion, the preparation of the Eligibility Report and TIF Plan	July 19, 2021
2.	Published the TIF Interested Parties Registry notice in the newspaper	October __, 2021
3.	Announced the availability of the Eligibility Report and the TIF Plan, at a City Board meeting	December 20, 2021
4.	Approved Ordinance calling for a Joint Review Board meeting and a Public Hearing relative to the proposed approval of the Redevelopment Project Area and the TIF Plan in relation thereto	January 3, 2022
5.	Mailed a copy of the Eligibility Report and the TIF Plan, a notice of the Joint Review Board meeting and the Public Hearing, and the Ordinance setting the date of the Joint Review Board meeting and the Public Hearing, to all taxing districts and the Illinois Department of Commerce and Economic Opportunity (by certified mail, return receipt requested)	January 4, 2022
6.	Mailed notices relative to the availability of the Eligibility Report and TIF Plan to all residential addresses within 750 feet of the boundaries of the Redevelopment Project Area, to all parties who were registered on the City's TIF Interested Parties Registry (by First Class U.S. Mail)	January 4, 2022
7.	Approved Ordinance correcting a scrivener's error in the Ordinance adopted in Step 4. above	January 17, 2022
8.	Held the Joint Review Board meeting	January 19, 2022
9.	Published notice of the Public Hearing in the newspaper twice	Week of January 24, 2022
10.	Mailed notices of the Public Hearing to each taxpayer of record (by certified mail, return receipt requested) within the Redevelopment Project Area and to each person on the City's TIF Interested Parties Registry (by First Class U.S. Mail)	January 25, 2022
11.	Held a Public Hearing	February 21, 2022

; and

WHEREAS, on January 19, 2022, the Joint Review Board, relative to the TIF District, recommended the approval of the Redevelopment Project Area and approval of the TIF Plan in relation thereto; and

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

WHEREAS, the TIF Plan sets forth the conditions in the Redevelopment Project Area qualifying the Redevelopment Project Area as a "conservation area," and the Mayor

and City Council of the City have reviewed testimony concerning said conditions presented at the Public Hearing and are generally informed of the conditions causing the Redevelopment Project Area to qualify as an "conservation area," as said term is defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3); and

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

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

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

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

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WEST CHICAGO, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

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

SECTION 2: Findings. That the Mayor and City Council of the City hereby make the following findings:

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

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

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

D. The Redevelopment Project Area would not reasonably be redeveloped without the tax increment derived from real property tax incremental revenues, and the

increment from such revenues will be exclusively utilized for the redevelopment as outlined in the TIF Plan within the Redevelopment Project Area (except as provided in 65 ILCS 5/11-74.4-4(q), as incorporated into the TIF Plan budget of estimated redevelopment project costs);

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

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

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

H. The estimated date for retirement of obligations incurred to finance TIF Plan costs is not later than December 31st of the year in which the payment to the City Treasurer is made with respect to *ad valorem* taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted, which, as to the TIF District, is December 31, 2046.

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

SECTION 4: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

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

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

PASSED this _____ day of _____, 2021.

Alderman Beifuss	_____	Alderman Chassee	_____
Alderman Sheehan	_____	Alderman Brown	_____
Alderman Hallett	_____	Alderman Dettman	_____
Alderman Birch-Ferguson	_____	Alderman Dimas	_____
Alderman Swiatek	_____	Alderman Garling	_____
Alderman Stout	_____	Alderman Short	_____
Alderman Jakabcsin	_____	Alderman Morano	_____

APPROVED as to form: _____
City Attorney

APPROVED THIS _____ day of _____, 2021.

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

PUBLISHED: _____

EXHIBIT A-1

REDEVELOPMENT PROJECT AREA DESCRIPTION

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, THE SOUTHEAST QUARTER OF SECTION 4, THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10 IN TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN GLORIA'S PLAT OF CONSOLIDATION AS RECORDED FEBRUARY 7, 2008 AS DOCUMENT NO. R2008-019851, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY);

THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 IN GLORIA'S PLAT OF CONSOLIDATION TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET TO THE NORTHWEST CORNER OF LOT 1 IN ISHERWOOD'S ASSESSMENT PLAT, AS RECORDED JULY 22, 1959 AS DOCUMENT NUMBER R1959-932525;

THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT 1 IN ISHERWOOD'S ASSESSMENT PLAT TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF LOT 1 IN WEST CHICAGO LIBRARY DISTRICT CONSOLIDATION PLAT, AS RECORDED OCTOBER 29, 1992 AS DOCUMENT NUMBER R1992-206877;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF LOT 1 IN WEST CHICAGO LIBRARY DISTRICT CONSOLIDATION PLAT TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY);

THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY) TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MAIN STREET;

THENCE NORTHEASTERLY AND EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MAIN STREET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN THE GATEWAY CENTRE II RESUBDIVISION, AS RECORDED MARCH 21, 2006 AS DOCUMENT NUMBER R2006-052197;

THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 1 IN THE GATEWAY CENTRE II RESUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN THE GATEWAY CENTRE II RESUBDIVISION TO THE NORTHWEST CORNER THEROF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF COLFORD SUBDIVISION, AS RECORDED APRIL 24, 1889 AS DOCUMENT NUMBER R1889-040930;

THENCE WEST ALONG SAID SOUTH LINE OF COLFORD SUBDIVISION TO THE A POINT ON THE EAST LINE OF THE WEST 219.78 FEET OF THE NORTH 34.5 FEET OF THE SOUTH 247.5 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 219.78 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH 34.5 FEET OF THE SOUTH 247.5 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE WEST ALONG SAID SOUTH LINE OF SAID NORTH 34.5 FEET OF THE SOUTH 247.5 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10 TO A POINT ON THE EAST LINE OF HESLOP'S ADDITION TO TURNER AS RECORDED JULY 24, 1874 AS DOCUMENT NUMBER 18480;

THENCE NORTH ALONG SAID EAST LINE OF HESLOP'S ADDITION TO TURNER TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COLFORD AVENUE;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COLFORD AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF OAKWOOD AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF OAKWOOD AVENUE TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHICAGO STREET;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHICAGO STREET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HIGH STREET;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF HIGH STREET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERY LINE OF LOT 11 IN BLOCK 3 OF TOWN OF JUNCTION SUBDIVISION, AS RECORDED JULY 22, 1856 AS DOCUMENT NUMBER R1856-10634;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE SOUTHEASTERY LINE OF LOT 11 IN BLOCK 3 OF TOWN OF JUNCTION SUBDIVISION TO A POINT ON THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 55 FEET OF SAID LOT 11 AND LOT 12 IN BLOCK 3 OF TOWN OF JUNCTION SUBDIVISION;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF THE SOUTHWESTERLY 55 FEET OF LOT 11 AND LOT 12 TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF GALENA STREET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF GALENA STREET AND THE NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARBOR AVENUE;

THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ARBOR AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MC CONNELL AVENUE;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF MC CONNELL AVENUE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FREMONT STREET;

THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FREMONT STREET TO THE SOUTHEAST CORNER OF LOT 1 IN E.M. WALEN RESUBDIVISION, AS RECORDED OCTOBER 20, 2006 AS DOCUMENT NUMBER R2006-204218;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 IN E.M. WALEN RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE EAST LINE OF LOT 2 IN THE ASSESSMENT PLAT OF PART OF BLOCK 17 OF MC CONNELL'S TOWN OF TURNER, AS RECORDED AUGUST 10, 1949 AS DOCUMENT NUMBER R1949-573644;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 2 IN THE ASSESSMENT PLAT OF PART OF BLOCK 17 OF MC CONNELL'S TOWN OF TURNER TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 2 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MC CONNELL AVENUE;

THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID SOUTH RIGHT-OF-WAY LINE OF MC CONNELL AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID MC CONNELL AVENUE;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF MC CONNELL AVENUE TO A POINT ON THE NORTHEASTERLY LINE OF LOT 1 IN JACOBSON'S ASSESSMENT PLAT, AS RECORDED MARCH 10, 1958 AS DOCUMENT NUMBER R1958-872842;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 1 IN JACOBSON'S ASSESSMENT PLAT TO THE MOST NORTHERLY CORNER OF SAID LOT 1, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD;

THENCE SOUTHWESTERLY ALONG A LINE, 100.5 FEET, TO A POINT OF INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD TO THE SOUTHWEST CORNER OF LOT 1 IN WEST CHICAGO PARK DISTRICT ASSESSMENT PLAT, AS RECORDED DECEMBER 4, 1984 AS DOCUMENT NUMBER R1984-97184;

THENCE EASTERLY ALONG THE MOST WEST SOUTH LINE OF SAID LOT 1 IN WEST CHICAGO PARK DISTRICT ASSESSMENT PLAT TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF AURORA STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF AURORA STREET TO A POINT OPPOSITE AND ADJACENT TO THE SOUTHWEST CORNER OF LOT 2 IN KAFORSKI'S SUBDIVISION, AS RECORDED FEBRUARY 7, 1986 AS DOCUMENT R1986-13058;

THENCE EASTERLY ALONG A LINE TO SAID SOUTHWEST CORNER OF LOT 2 IN KAFORSKI'S SUBDIVISION;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2 IN KAFORSKI'S SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY LINE OF LOT 1 IN SAID KAFORSKI'S SUBDIVISION;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 1 IN KAFORSKI'S SUBDIVISION TO THE NORTHEAST CORNER OF LOT 1 IN LINDSAY CHEMICAL DIVISION, AS RECORDED JUNE 5, 1959 AS DOCUMENT NUMBER R1959-925962;

THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 IN LINDSAY CHEMICAL DIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF BLOCK 6 IN WINSLOW'S ADDITION TO THE TOWN OF JUNCTION, AS RECORDED MAY 18, 1857 AS DOCUMENT NUMBER R1857-11467;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF BLOCK 6 IN WINSLOW'S ADDITION TO THE TOWN OF JUNCTION TO THE NORTHEAST CORNER OF LOT 12 IN SAID BLOCK 6 IN WINSLOW'S ADDITION TO THE TOWN OF JUNCTION;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 12 IN BLOCK 6 AND THE SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON AFORESAID NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY);

THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY) TO THE POINT OF BEGINNING.

Street Addresses, in West Chicago, Illinois 60185:

119 W. Washington
119 W. Washington
119 W. Washington
110 W. McConnell
132 Fremont St.
131 Fremont St.
129 Fremont St.
175 W. Washington
151 W. Washington
145 W. Washington
139 W. Washington
111 W. Washington
Fremont St.
130 Fremont St.
122-124 Fremont St.
101 W. Washington
103 W. Washington
157 W. Washington
W. Washington
W. Washington
133 N. Aurora St.
123 N. Aurora St..
123 Fremont St.
123 Fremont St.
111 Fremont St.
110 Arbor
101 E. Washington
100 Arbor Ave.
150 W. Washington
150 W. Washington
146-148 W. Washington
142 W. Washington
136-138 W. Washington
118 W. Washington
100 Main St.
102 Main St.
104 Main St.
108 Main St.
110 - 110 1/2 Main St.
112 Main St.
116 Main St.
118 Main St.
122 Main St.
124 Main St.
126 Main St.
101 Main St.

123 Fremont St.
130 Arbor Ave.
119 W. Washington
185-187 W. Washington
201 W. Washington
185-187 W. Washington
179-183 W. Washington
101-111 Main St.
113 Main Street
115 Main Street
117 Main Street
119 Main Street
123 Main Street
129 Main Street
111 Galena
113 Galena
131 Main Street
101 Main Street.
115 High St.
128 Main S.
130 Main St
132 Main St.
134 & 136 Main St.
200-202 Main St.
204 Main St.
208 Main St.
210 Main St.
212 Main St
214 Main St.
218 Main St
220 Main St
222 Main St
203-205 Main St.
207 Main St.
207 Main St.
213 Main St.
225 Main St.
108 Galena St.
110-112 Galena St.
116 Galena St.
High St.
305 Main St.
321 Main St.
327 Main S.
302 High St.
308-310 High St.

314 High St.
322 High St.
331-333 Main St.
328 High St.
405 Main St.
411 Main St.
114 Chicago St.
120 W. Chicago St.
202 Chicago St.
206 Chicago St.
210 Chicago St.
216 Chicago St.
240 Chicago St.
4119-421 Main St.
435 Main St.
441 Main St.
447 Main St.
Main St.
461 Main St.
475 Main St.
228 Chicago St.
232 Chicago St.
530 Main St.
306 Main St.

General Location: The redevelopment project area is generally bounded by City Hall to the east, Main Street and Union Pacific Railroad to the south, High Street, Washington Street and McConnell Avenue to the north and Aurora Street to the west.

Property Identification Numbers ("PINs"):

04-04-411-001	04-09-202-006
04-04-411-003	04-09-203-005
04-04-414-001	04-09-203-006
04-04-414-002	04-09-203-007
04-04-414-007	04-09-203-008
04-04-415-001	04-09-203-009
04-04-415-002	04-09-203-015
04-04-415-007	04-09-204-001
04-04-415-008	04-09-204-002
04-09-201-002	04-09-204-003
04-09-201-006	04-09-204-004
04-09-201-008	04-09-204-005
04-09-201-009	04-09-204-006
04-09-201-010	04-09-204-007
04-09-201-011	04-09-204-008
04-09-201-016	04-09-204-009
04-09-201-017	04-09-204-010
04-09-201-018	04-09-204-011
04-09-201-019	04-09-205-001
04-09-201-020	04-10-106-001
04-09-201-021	04-10-106-002
04-09-201-022	04-10-106-003
04-09-201-027	04-10-106-004
04-09-201-031	04-10-106-005
04-09-201-032	04-10-106-006
04-09-201-033	04-10-106-007
04-09-201-034	04-10-106-008
04-09-201-036	04-10-106-009
04-09-201-037	04-10-106-010
04-09-201-038	04-10-106-011
04-09-201-039	04-10-106-012
04-09-202-001	04-10-106-015
04-09-202-002	04-10-107-001
04-09-202-003	04-10-108-001
04-09-202-004	04-10-108-002
04-09-202-005	04-10-108-003

04-10-108-004
04-10-108-005
04-10-108-006
04-10-108-007
04-10-108-008
04-10-108-009
04-10-109-001
04-10-109-002
04-10-109-003
04-10-109-004
04-10-109-005
04-10-109-006
04-10-109-007
04-10-109-008
04-10-109-009
04-10-109-011
04-10-109-012
04-10-109-013
04-10-109-014
04-10-113-001
04-10-113-002
04-10-113-003
04-10-113-004
04-10-113-005
04-10-113-006
04-10-113-007
04-10-113-009
04-10-113-010
04-10-119-001
04-10-119-002
04-10-119-003
04-10-119-004
04-10-119-005
04-10-119-006
04-10-119-007
04-10-119-008
04-10-119-012
04-10-119-037
04-10-119-038
04-10-119-039
04-10-119-040
04-10-119-041
04-10-119-042
04-10-119-043
04-10-119-057
04-10-119-058

04-10-119-069
04-10-131-001

EXHIBIT A-2

STREET LOCATION MAP

(attached)

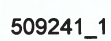


EXHIBIT B

**WEST CHICAGO DOWNTOWN TAX INCREMENT FINANCING DISTRICT NO. 2
TIF PLAN**

(attached)

Draft Date: 11/30/2021

**CITY OF WEST CHICAGO, ILLINOIS
DOWNTOWN 2 TIF DISTRICT REDEVELOPMENT
PROJECT AREA
REDEVELOPMENT PLAN AND PROJECT**

Prepared By:

**City of West Chicago, Illinois
&
Kane, McKenna and Associates, Inc.**

November, 2021

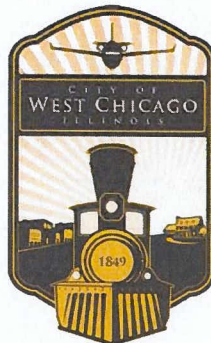


TABLE OF CONTENTS

I.	Introduction.....	1
	A. Overview of Tax Increment Financing (TIF)	1
	B. The Redevelopment Plan	3
	C. Findings Pursuant to the TIF Act	3
II.	Redevelopment Project Area	5
	A. Redevelopment Project Area Summary	5
	B. Legal Description of Redevelopment Project Area.....	5
III.	Redevelopment Goals	6
	A. City Goals	6
	B. Redevelopment Project Area Goals	7
IV.	Evidence of Lack of Development and Growth	8
	A. Qualification Report.....	8
	B. Findings.....	8
V.	Assessment of Fiscal Impact on Affected Taxing Districts.....	9
VI.	Housing Impact Study.....	10
VII.	Redevelopment Project	11
	A. Redevelopment Activities	11
	B. General Land Use Plan.....	12
	C. Additional Design and Control Standards.....	12
	D. Eligible Redevelopment Project Costs.....	12
	E. Sources of Funds to Pay Redevelopment Project Costs.....	22
	F. Nature and Term of Obligations.....	22
	G. Most Recent and Anticipated Equalized Assessed Value (EAV).....	23
VIII..	Scheduling of Redevelopment Project.....	24
	A. Redevelopment Project	24
	B. Commitment to Fair Employment Practices and Affirmative Action.....	24
	C. Completion of Redevelopment Project	25
IX.	Provisions for Amending the Redevelopment Plan and Project.....	26
Exhibit 1	Boundary Map	
Exhibit 2	Legal Description.....	
Exhibit 3	Qualification Report.....	
Exhibit 4	Existing Land Use Map	
Exhibit 5	Proposed Land Use Map.....	

I. Introduction

The City of West Chicago (the “City”) is a suburban municipality serving a population of over 25,000 citizens (according to the 2020 U.S. Census). West Chicago is an established community that sits within DuPage County, roughly thirty miles west of Chicago’s “Loop.” West Chicago is also approximately 30 miles from Chicago O’Hare International Airport and is situated between Interstate 88 to the south and Interstate 90 to the north. In this report, the City proposes a Tax Increment Financing Redevelopment Plan and Project (the “Plan” or “Redevelopment Plan”) pursuant to the TIF Act (as defined below) to enable an area within the City to overcome a number of redevelopment barriers. Kane, McKenna and Associates, Inc. (“KMA”) has been retained by the City to assist in the drafting of this Redevelopment Plan.

Founded as a railroad town in 1855, West Chicago is an ethnically diverse small town with historic roots that sits in the midst of newer western suburbs. According to the City’s “West Chicago Strategic Plan, 2016,” “the City is hemmed in by a variety of unique land uses, ranging from the DuPage County Airport, Fermi National Accelerator Laboratory, and a collection of county forest preserves and land conservancies, all of which isolate West Chicago from the rest of the suburban landscape.” Many of these land uses do not pay property taxes, which places additional burdens on residents. To address these challenges, the “West Chicago Strategic Plan 2016” calls for the City to “Invest in and launch a robust, proactive economic development program, led by the City, that partners with the business and real estate development community to promote West Chicago as a place to invest in a range of commercial and industrial use, and build an “entrepreneurial spirit.” The City considers the Central Main Street area of West Chicago’s downtown to be a key economic development area for the City. The City’s Central Main Street Redevelopment Plan Update, 2017, recognizes this area as having “enormous transit-oriented development potential,” and notes that “the primary role for the City is to set the table for private development”.

Given these conditions, the City has determined that the proposed TIF District (as defined below) would not be redeveloped in a coordinated manner without the adoption of a Tax Increment Financing Redevelopment Plan. The City, with the assistance of KMA, has commissioned this Redevelopment Plan to use tax increment financing in order to alleviate those conditions which deter private investment in the area and meet the City’s redevelopment goals and objectives.

A. Overview of Tax Increment Financing (TIF)

Tax Increment Financing (“TIF”) is an economic development tool which uses future tax revenues to finance redevelopment activity. In the State of Illinois, an area can be designated as a “redevelopment project area” pursuant to the TIF Act if it faces certain impediments to redevelopment. At the time of designation, the equalized assessed value of tax parcels within the boundaries of the district are “frozen” for the term of the redevelopment project area. Taxing jurisdictions that overlap that district continue to receive property taxes, but those revenues are limited to those based on the “frozen” or base equalized assessed values. Any property tax revenue generated from increases in equalized assessed value relative to the frozen values are deposited in

a special tax allocation fund. This revenue is then used to finance redevelopment activities within the district to accomplish various community and economic development goals.

B. The Redevelopment Plan

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended (the "TIF Act" or "Act") enables Illinois municipalities to establish a "redevelopment project area" either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest in order to: "promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas" (65 ILCS 5/11-74.4-2(b)).

To establish an area as a "redevelopment project area" pursuant to the Act, Illinois municipalities must adopt several documents including a Redevelopment Plan and Qualification Report that provides in reasonable detail the basis for the eligibility of the RPA. A Redevelopment Plan is any comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions which qualify the redevelopment project area as a "blighted area," "conservation area," (or combination thereof), or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the TIF Act.

The City has authorized KMA to study the area identified in the boundary map attached hereto as Exhibit 1 (the "Redevelopment Project Area," "RPA," or "TIF District") in relation to its eligibility as a Redevelopment Project Area under the TIF Act, to prepare a report for the eligibility of the RPA (the "Qualification Report") and to prepare a Redevelopment Plan for the RPA.

C. Findings Pursuant to the TIF Act

It is found and declared by the City through legislative actions as required by the Act that:

1. That to alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;
2. That public/private partnerships are determined to be necessary in order to achieve development goals;
3. The Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this redevelopment plan;
4. That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs that are incurred in the

redevelopment of the RPA will incentivize such redevelopment and benefit such taxing districts in the long run, by alleviating the conditions identified in the Eligibility Report and increasing the assessment base;

5. That such increased assessment base is not likely to be achieved without using such incentives to first alleviate such conditions; and
6. The Redevelopment Plan and Project conforms to the City's 2016 "West Chicago Strategic Plan," (the "Comprehensive Plan") which guides development of the City as a whole.

It is further found, and certified by the City, in connection to the process required for the adoption of this Redevelopment Plan pursuant to 65 ILCS 5/11-74.4-3(n)(5) of the Act, that this Redevelopment Plan will not result in the displacement of ten (10) or more inhabited residential units. Therefore, this Redevelopment Plan does not include a housing impact study as is required under the Act.

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

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the Redevelopment Plan. Also pursuant to the Act, the area of the RPA in the aggregate is more than 1½ acres.

II. Redevelopment Project Area

A. Redevelopment Project Area Summary

The RPA is located in the downtown area and west of the downtown area of the City and consists of one-hundred and twenty-two (122) tax parcels generally bounded by City Hall to the east, Main Street and Union Pacific Railroad to the south, High Street, Washington Street and McConnell Avenue to the north and Aurora Street to the west. Most of the uses within this area are retail/commercial, mixed-use, institutional, and some single- and multi-family residential uses.

B. Legal Description of Redevelopment Project Area

The Redevelopment Project Area legal description is attached as Exhibit 2.

III. Redevelopment Goals

A. City Goals

The City has established a number of goals, objectives and strategies which would determine the kinds of activities to be undertaken within the RPA.

An important underlying document is the Strategic Plan, which, as an element of the planning process, describes the overall vision for the City and is the foundation for City initiatives. This planning document influences all other City planning processes including those related to TIF. The below Table 1 summarizes goals in the 2016 Strategic Plan that are applicable to the RPA.

Table 1. 2016 Strategic Plan Goals Relevant to Redevelopment of the RPA

Element	Goals/Objectives
Establish targeted investment and economic development strategies for each are of the City's five defined business districts, tailored to the corridor and site-specific conditions	Develop detailed implementation strategies to competitively position each of these five areas for development, redevelopment, and new investment. Through these efforts, each commercial areas should be reinforced as a distinctive business district that aligns with land use planning, zoning, infrastructure investment, corridor branding and urban design character in a manner that differentiates the district from other parts of the West Chicago, as well as other parts of suburban Chicago. The City should make a final determination on the real estate it owns in downtown West Chicago and consider selling a portion to a private developer, The City Hall site should be prioritized and incentivized for infill development to add greater density to the downtown neighborhood. The City should continue supporting the downtown as a TOD hub by partnering with Metra and other property owners to maximize the available real estate, including parking lots.
Create a ten-year placemaking and infrastructure investment strategy that emphasizes public improvements that elevate the appearance and image of West Chicago.	The City should pursue public-private partnerships as much as possible and lead a series of programs and efforts to accelerate the investment in signature place making projects that further distinguishes West Chicago as a readily identifiable and memorable smalltown community within the greater Chicago region. Evaluate coordinating economic development efforts with capital improvements to mark each commercial corridor in a distinctive manner Evaluate the community's sidewalk connectivity and street lighting coverage, and produce an assessment that prioritizes improvements to address public safety and community appearance.

Source: City of West Chicago 2016 "West Chicago Strategic Plan"

Implementation of this Redevelopment Plan will facilitate the accomplishment of these and other goals described in the Strategic Plan. It is further expected that the "redevelopment projects" as

defined in the TIF Act will return the RPA to economically productive use; thus, accomplishing the City's general goals regarding enhancing and strengthening the City's tax base.

B. Redevelopment Project Area Goals

Given the potential community benefits that may be gained from redevelopment of the RPA, efforts should be made to achieve the following goals for the RPA:

1. Reduce or address those adverse impacts described in the TIF Qualification Report which deter private investment in the RPA;
2. Return underutilized property located within the RPA to productive use and strengthen and enhance the City's tax base;
3. Provide for high-quality, development within the RPA that facilitates community and economic development goals; and
4. Accomplish redevelopment of the RPA over a reasonable time period.

These goals may be accomplished by pursuing the following objectives for the RPA:

1. Promotion of the redevelopment of underutilized property located within the RPA;
2. Provision for the assembly or coordination of private and public property for viable redevelopment projects;
3. Improvement of existing rights-of-way and infrastructure including, but not limited to roadways, streetscape, traffic signalization and parking improvements;
4. Provision of necessary site preparation including, but not limited to, grading, demolition and environmental remediation; and
5. Provision of public investment that improves the physical condition and visual aesthetic of the area including those in the public realm (e.g. streetscaping) and the private realm (e.g. facades and signage).

These objectives may be pursued independently by the City or in private partnership by entering into redevelopment agreements in order to redevelop existing property or induce new development to locate within the RPA.

IV. Evidence of Lack of Development and Growth

A. Qualification Report

The Redevelopment Plan Area's qualification under the TIF Act was evaluated by representatives of KMA from August, 2021 through the November, 2021. Analysis was aided by certain reports obtained from the City and other sources. Only information which would directly aid in the determination of eligibility for a redevelopment project area was utilized.

The reported results of this evaluation are attached as Exhibit 3 of this Redevelopment Plan.

B. Findings

As found in Exhibit 3 of this Redevelopment Plan, the RPA has suffered from certain impediments to redevelopment. The area has been burdened with a lack of significant private investment and/or development. As a result, the RPA is not likely to experience significant development and growth without the use of City resources.

Factors which constitute evidence of the property as a "conservation area" and which impair sound growth in the RPA are: (i) obsolescence; (ii) deterioration of structures or site improvements; (iii) inadequate utilities; (iv) lagging EAV; (v) lack of community planning; and (vi) environmental cleanup.

V. Assessment of Fiscal Impact on Affected Taxing Districts

It is anticipated that the implementation of this Redevelopment Plan will have a positive financial impact on the affected taxing districts. Actions to be taken by the City to enhance its tax base through the implementation of this Redevelopment Plan will also have a positive impact on the affected taxing districts.

Strategies will be encouraged to promote growth via private investment within the area, while specific objectives will be geared toward stabilizing the RPA's existing strengths and revitalizing the RPA's redevelopment potential.

It is anticipated that the RPA will require minimal increased services from affected taxing districts other than the City. Should the City achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the City will consider the declaration of sufficient surplus funds (which funds are neither expended nor obligated) as provided by the TIF Act, to assist affected taxing districts in paying the costs for the increased services.

Any surplus funds that may exist will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts including the City. Prior to any surplus disbursement, all TIF eligible costs either expended or incurred as an obligation by the City will be duly accounted for through the administration of the Special Tax Allocation Fund to be established by the City as provided by the TIF Act.

VI. Housing Impact Study

The RPA was studied in order to determine if a housing impact study would need to be conducted pursuant to the TIF Act.

A housing impact study is not required to be completed because the City will certify that it will not displace ten (10) or more residential units and no residential uses are located within the RPA.

If, later, the City does decide that it is necessary to dislocate ten (10) or more residential units, then the City must complete a housing impact study and amend the Redevelopment Plan herein.

VII. Redevelopment Project

A. Redevelopment Activities

The City will implement a coordinated program of actions allowed under the Act, including, but not limited to, the following actions:

Land Assembly: Property within the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. The City may also cover any relocation costs related to land assembly activities.

Site Preparation, Clearance, and Demolition: Property within the RPA may be improved by site clearance, excavation, regrading, environmental remediation or demolition.

Public Improvements: Public improvements within the RPA may be provided or repaired to support the Redevelopment Plan and Project. Examples of such public improvements may include but are not limited to: (i) public utilities and infrastructure including roadways, water mains, sanitary sewer systems and storm sewer systems; (ii) public parking facilities; (iii) storm water management and detention facilities; and (iv) landscaping, lighting, traffic signalization; signage; and other improvements to the streetscape. Relocation of utilities or infrastructure may also be funded as determined by the City.

Rehabilitation and Construction: Rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to City Code provisions. Improvements may include commercial signage upgrades, exterior and facade related work as well as interior related work.

Interest Rate Write-Down: Entering into agreements with property owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation Fund of the RPA, in accordance with the Act.

Job Training: Assisting facilities and enterprises located within the RPA in providing job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to; federal programs, state programs, applicable local vocational educational programs including community college sponsored programs and other federal, state, county or non-profit operated programs that are available or will be developed and initiated over time.

B. General Land Use Plan

Existing land uses consists largely of retail/commercial, mixed-use, institutional, and some single- and multi-family residential uses. Existing land uses are shown in Exhibit 4, attached hereto.

Proposed land uses in the RPA are to consist of commercial, retail, mixed-use, residential and institutional uses. Intended land uses will conform to the City's Strategic Plan. Exhibit 5, attached hereto and made a part of this Plan designates the proposed general land uses in the Redevelopment Project Area.

C. Additional Design and Control Standards

The appropriate design controls, including for any Planned Unit Developments, as set forth in the City's Zoning Ordinance, as amended, shall apply to the RPA.

D. Eligible Redevelopment Project Costs

Redevelopment project costs mean and include the sum of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan. Private investments, which supplement municipal Redevelopment Project Costs, are expected to substantially exceed such redevelopment project costs.

Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan include:

1. *Professional Services* - Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, "redevelopment project costs" shall not include lobbying expenses;
 - 1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
2. *Marketing* - The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;

3. *Property Assembly Costs* - Including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
4. *Rehabilitation Costs* - Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
5. *Public Works and Improvements* - Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
6. *Job Training* - Costs of job training and retraining projects including the costs of ‘welfare to work’ programs implemented by businesses located within the redevelopment project area;
7. *Financing Incentives* - Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
8. *Capital Costs* - To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital (and additional student tuition) costs

resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

9. *School-related Costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

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

housing units that have received tax increment finance assistance under this Act.

- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.
- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply. Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

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

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

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

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the

reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

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

- e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);
- f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

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

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

15. *Day Care* - If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

The TIF Act prohibits certain costs, including the following:

Construction of Privately-owned Buildings - Unless explicitly stated herein the costs of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

Retail Displacement - After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;

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

If a Special Service Area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within

the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown in the below Table 2.

Table 2. Redevelopment Project Cost Estimates

Program Actions/Improvements	Estimated Costs
Land and Property Acquisition and Assembly Costs (including Relocation Costs)	\$ 3,000,000
Site Preparation, Demolition, and Environmental Cleanup.	\$ 3,000,000
Public Works or Improvements including, but not limited to, water, storm, sanitary sewer, traffic management, and roadway and streetscape improvements	\$14,000,000
Rehabilitation of Existing Structures	\$ 5,000,000
Professional Service Costs (Including without limitation Planning, Legal, Engineering, Architectural, Financial, Administrative, Annual Reporting and Marketing)	\$ 1,000,000
Interest Costs Pursuant to the Act	\$ 5,000,000
School Tuition/Library Costs/Capital Improvements (per the TIF Act)	\$ 8,500,000
Job Training	\$ 500,000
TOTAL ESTIMATED TIF BUDGET	\$40,000,000

Notes:

- (1) All project cost estimates are in 2021 dollars. Costs may be adjusted for inflation per the TIF Act.
- (2) In addition to the costs identified in the exhibit above, any bonds, notes or other obligations issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, notes, or other obligations, and (c) capitalized interest and reasonably required reserves.
- (3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall Total Estimated TIF Budget amount outlined above and all as provided for in the Act.

E. Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for public improvements and other project costs eligible under the TIF Act are to be derived principally from property tax increment revenues, and proceeds from municipal obligations, if any. Any such obligations would be retired primarily with tax increment revenues and interest earned on surplus revenue available, but not immediately needed, for the Redevelopment Plan. The City may utilize incremental revenues from contiguous redevelopment project areas to pay for redevelopment project costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

Any publicly funded “redevelopment project costs” as defined in the TIF Act are subject to (a) approval by the City; (b) having specific cost categories as set forth in the TIF Act; and (c) pursuant to the City’s incentive policy.

The tax revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs, shall be derived from the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2020 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the City may from time to time deem appropriate.

F. Nature and Term of Obligations

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

Any and/or all obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired not more than twenty-three years from the date of adoption of the ordinance approving the Redevelopment Project Area. The actual date for such retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year, occurring after adoption of the ordinance which establishes the RPA.

The final maturity date of any obligations issued pursuant to the Act may not be later than twenty years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or

projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

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

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

G. Most Recent and Anticipated Equalized Assessed Value (EAV)

The most recent estimate of equalized assessed valuation ("EAV") for tax year 2020 of the property within the RPA is approximately \$5,529,652. This is only an estimate and the certified EAV of the RPA will be determined by the County subsequent to adoption of the City's TIF ordinances.

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three-year period, it is estimated that the equalized assessed valuation of the property within the Redevelopment Project Area will range from approximately \$45,000,000 to \$50,000,000.

VIII. Scheduling of Redevelopment Project

A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding.

Redevelopment projects will begin as soon as the specific private entities have obtained financing approvals for appropriate projects and such uses are conformant with City zoning and planning requirements.

Depending upon the scope of the development as well as the actual uses, those redevelopment activities described in Section VI may be included in each phase.

B. Commitment to Fair Employment Practices and Affirmative Action

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

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

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

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

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

C. Completion of Redevelopment Project

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

IX. Provisions for Amending the Redevelopment Plan and Project

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

EXHIBIT 1
BOUNDARY MAP

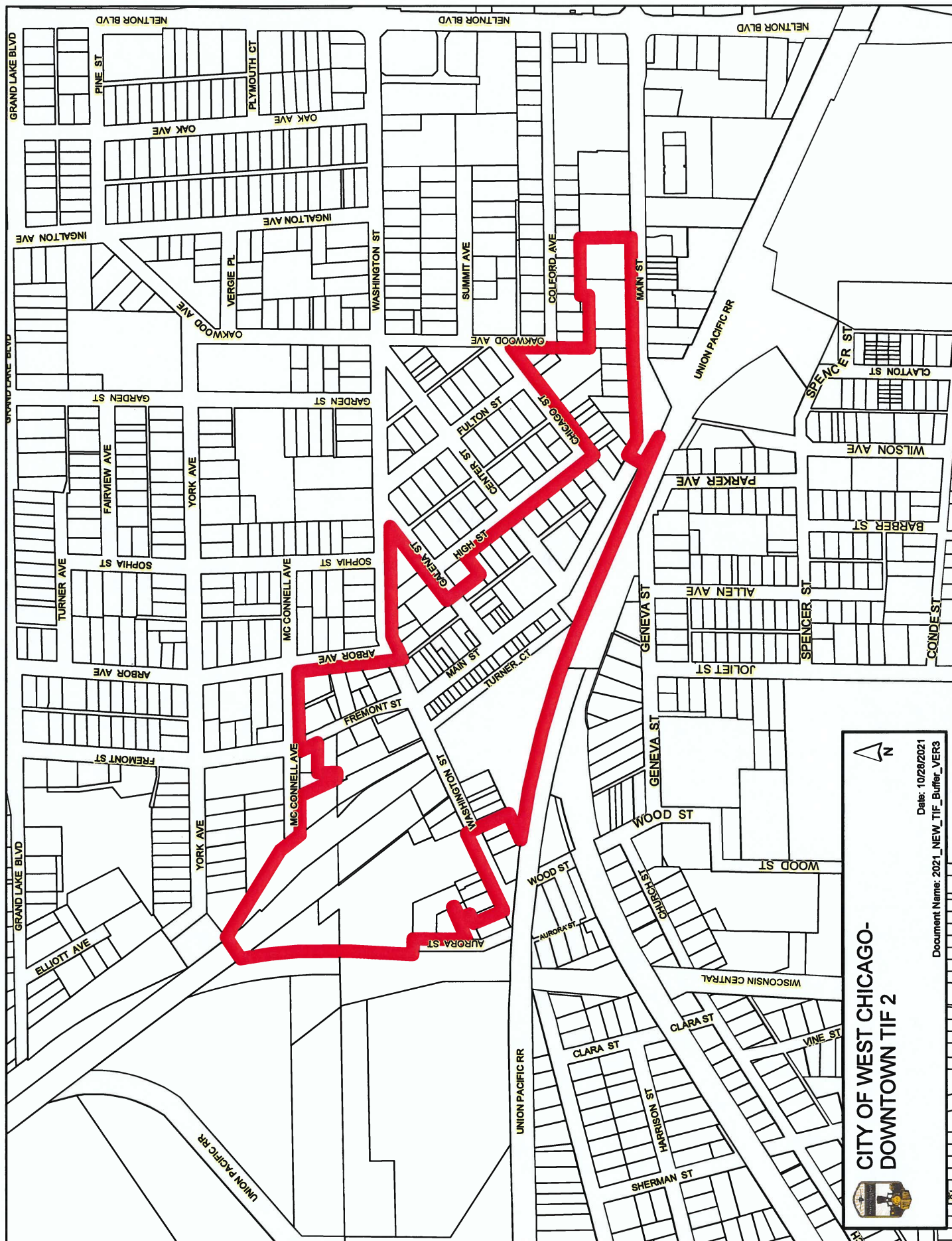


EXHIBIT 2
LEGAL DESCRIPTION

LEGAL DESCRIPTION (Downtown 2 TIF – West Chicago):

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, THE SOUTHEAST QUARTER OF SECTION 4, THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10 IN TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN GLORIA'S PLAT OF CONSOLIDATION AS RECORDED FEBRUARY 7, 2008 AS DOCUMENT NO. R2008-019851, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY);

THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 IN GLORIA'S PLAT OF CONSOLIDATION TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET TO THE NORTHWEST CORNER OF LOT 1 IN ISHERWOOD'S ASSESSMENT PLAT, AS RECORDED JULY 22, 1959 AS DOCUMENT NUMBER R1959-932525;

THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT 1 IN ISHERWOOD'S ASSESSMENT PLAT TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF LOT 1 IN WEST CHICAGO LIBRARY DISTRICT CONSOLIDATION PLAT, AS RECORDED OCTOBER 29, 1992 AS DOCUMENT NUMBER R1992-206877;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF LOT 1 IN WEST CHICAGO LIBRARY DISTRICT CONSOLIDATION PLAT TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY);

THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY) TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MAIN STREET;

THENCE NORTHEASTERLY AND EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MAIN STREET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN THE GATEWAY CENTRE II RESUBDIVISION, AS RECORDED MARCH 21, 2006 AS DOCUMENT NUMBER R2006-052197;

THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 1 IN THE GATEWAY CENTRE II RESUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN THE GATEWAY CENTRE II RESUBDIVISION TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF COLFORD SUBDIVISION, AS RECORDED APRIL 24, 1889 AS DOCUMENT NUMBER R1889-040930;

THENCE WEST ALONG SAID SOUTH LINE OF COLFORD SUBDIVISION TO THE A POINT ON THE EAST LINE OF THE WEST 219.78 FEET OF THE NORTH 34.5 FEET OF THE SOUTH

247.5 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 219.78 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH 34.5 FEET OF THE SOUTH 247.5 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE WEST ALONG SAID SOUTH LINE OF SAID NORTH 34.5 FEET OF THE SOUTH 247.5 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10 TO A POINT ON THE EAST LINE OF HESLOP'S ADDITION TO TURNER AS RECORDED JULY 24, 1874 AS DOCUMENT NUMBER 18480;

THENCE NORTH ALONG SAID EAST LINE OF HESLOP'S ADDITION TO TURNER TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COLFORD AVENUE;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COLFORD AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF OAKWOOD AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF OAKWOOD AVENUE TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHICAGO STREET;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHICAGO STREET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HIGH STREET;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF HIGH STREET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERY LINE OF LOT 11 IN BLOCK 3 OF TOWN OF JUNCTION SUBDIVISION, AS RECORDED JULY 22, 1856 AS DOCUMENT NUMBER R1856-10634;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE SOUTHEASTERY LINE OF LOT 11 IN BLOCK 3 OF TOWN OF JUNCTION SUBDIVISION TO A POINT ON THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 55 FEET OF SAID LOT 11 AND LOT 12 IN BLOCK 3 OF TOWN OF JUNCTION SUBDIVISION;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF THE SOUTHWESTERLY 55 FEET OF LOT 11 AND LOT 12 TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF GALENA STREET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF GALENA STREET AND THE NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARBOR AVENUE;

THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ARBOR AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MC CONNELL AVENUE;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF MC CONNELL AVENUE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FREMONT STREET;

THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FREMONT STREET TO THE SOUTHEAST CORNER OF LOT 1 IN E.M. WALEN RESUBDIVISION, AS RECORDED OCTOBER 20, 2006 AS DOCUMENT NUMBER R2006-204218;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 IN E.M. WALEN RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE EAST LINE OF LOT 2 IN THE ASSESSMENT PLAT OF PART OF BLOCK 17 OF MC CONNELL'S TOWN OF TURNER, AS RECORDED AUGUST 10, 1949 AS DOCUMENT NUMBER R1949-573644;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 2 IN THE ASSESSMENT PLAT OF PART OF BLOCK 17 OF MC CONNELL'S TOWN OF TURNER TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 2 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MC CONNELL AVENUE;

THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID SOUTH RIGHT-OF-WAY LINE OF MC CONNELL AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID MC CONNELL AVENUE;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF MC CONNELL AVENUE TO A POINT ON THE NORTHEASTERLY LINE OF LOT 1 IN JACOBSON'S ASSESSMENT PLAT, AS RECORDED MARCH 10, 1958 AS DOCUMENT NUMBER R1958-872842;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 1 IN JACOBSON'S ASSESSMENT PLAT TO THE MOST NORTHERLY CORNER OF SAID LOT 1, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD;

THENCE SOUTHWESTERLY ALONG A LINE, 100.5 FEET, TO A POINT OF INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD TO THE SOUTHWEST CORNER OF LOT 1 IN WEST CHICAGO PARK DISTRICT ASSESSMENT PLAT, AS RECORDED DECEMBER 4, 1984 AS DOCUMENT NUMBER R1984-97184;

THENCE EASTERLY ALONG THE MOST WEST SOUTH LINE OF SAID LOT 1 IN WEST CHICAGO PARK DISTRICT ASSESSMENT PLAT TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF AURORA STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF AURORA STREET TO A POINT OPPOSITE AND ADJACENT TO THE SOUTHWEST CORNER OF LOT 2 IN KAFORSKI'S SUBDIVISION, AS RECORDED FEBRUARY 7, 1986 AS DOCUMENT R1986-13058;

THENCE EASTERLY ALONG A LINE TO SAID SOUTHWEST CORNER OF LOT 2 IN KAFORSKI'S SUBDIVISION;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2 IN KAFORSKI'S SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER

ALSO BEING A POINT ON THE SOUTHWESTERLY LINE OF LOT 1 IN SAID KAFORSKI'S SUBDIVISION;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 1 IN KAFORSKI'S SUBDIVISION TO THE NORTHEAST CORNER OF LOT 1 IN LINDSAY CHEMICAL DIVISION, AS RECORDED JUNE 5, 1959 AS DOCUMENT NUMBER R1959-925962;

THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 IN LINDSAY CHEMICAL DIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF BLOCK 6 IN WINSLOW'S ADDITION TO THE TOWN OF JUNCTION, AS RECORDED MAY 18, 1857 AS DOCUMENT NUMBER R1857-11467;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF BLOCK 6 IN WINSLOW'S ADDITION TO THE TOWN OF JUNCTION TO THE NORTHEAST CORNER OF LOT 12 IN SAID BLOCK 6 IN WINSLOW'S ADDITION TO THE TOWN OF JUNCTION;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 12 IN BLOCK 6 AND THE SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON AFORESAID NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY);

THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY) TO THE POINT OF BEGINNING.

EXHIBIT 3
QUALIFICATION REPORT



**CITY OF WEST CHICAGO, ILLINOIS
TIF QUALIFICATION REPORT
DOWNTOWN 2 TIF STUDY AREA**

An analysis to assess the likelihood that all or a portion of an area located in the City of West Chicago would qualify as a “conservation area” as defined in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended.

Prepared for: City of West Chicago, Illinois

Prepared by: Kane, McKenna and Associates, Inc.

November, 2021

**WEST CHICAGO DOWNTOWN 2 TIF
REDEVELOPMENT PROJECT AREA/STUDY AREA
TIF QUALIFICATION ASSESSMENT**

TABLE OF CONTENTS

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
I.	Introduction and Background	1
II.	Qualification Criteria Used	3
III.	Evaluation Methodology	6
IV.	Methodology of Evaluation	7
V.	Qualification Findings for Proposed Study Area	8
VI.	Summary of Findings; Overall Assessment of Qualification	15
Exhibit A	Boundary Map	
Exhibit B	Tax Parcel List	

I. INTRODUCTION AND BACKGROUND

In considering the termination of the existing Downtown TIF and the designation of the proposed Downtown TIF II Project Area (“TIF District”), the City of West Chicago (the “City”) has authorized the study of the area indicated in the map attached hereto as Exhibit A (the “Study Area”) to determine whether it qualifies for consideration as a “redevelopment project area” (“TIF”) pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (“TIF Act” or the “Act”). Kane, McKenna and Associates, Inc. (“KMA”), has agreed to undertake the study of the Study Area. The Study Area consists of 118 tax parcels (as described in Exhibit B) comprised of approximately 51 acres, and approximately 85 buildings. The proposed TIF designation will serve to improve the City’s downtown area, especially to areas west of City Hall.

The proposed TIF District was found to have various qualification factors that would enable the City to designate the Study Area as a “conservation area” as defined in the TIF Act. Approximately 80 of the 85 buildings, or over 94% are over thirty-five (35) years in age. These building ages qualify the Study Area as a “conservation area”, pursuant to the TIF Act. Additional qualifying factors in the Study Area include obsolescence, deterioration, lack of community planning, environmental clean-up, inadequate utilities, and lag in EAV.

City Objectives

The 2016 “West Chicago Strategic Plan, (“The Plan”), notes that the City of West Chicago is “hemmed in by a variety of unique land uses ranging from DuPage Airport, Fermi National Accelerator Laboratory, and a collection of DuPage County forest preserves and land conservancies”. The Plan notes that complicating these land use patterns is the fact that much of the acreage devoted to these land uses do not generate any property taxes. Accordingly, the Plan seeks to “elevate West Chicago’s competitive position as one of the prominent commercial centers and major employment hubs within DuPage County and the suburban Chicago region. Toward this end, the Plan contains the following objectives:

- Invest in and launch a robust, proactive economic development program, led by the City of West Chicago, which partners with business and the real estate development community to promote West Chicago as a place to invest in a range of commercial and industrial uses, and build an entrepreneurial spirit.
- Establish targeted investment and economic development strategies for each area of the City’s five defined business districts, tailored to corridor and site-specific conditions

Source: 2016 West Chicago Strategic Plan

Given these City objectives under its comprehensive planning process and the conditions briefly summarized above, the City has made a determination that it is highly desirable to promote the redevelopment of the Study Area. The City has conceptualized the Study Area as one of the City's economic development target areas since the area has experienced upward-trending commercial vacancies over the last few years. National trends that affect the retail market also impact uses in the Study Area. The City intends to create and implement a "redevelopment plan" as defined in the TIF Act (the "TIF Redevelopment Plan") in order to increase tax revenues by undertaking redevelopment activities to increase the community's tax base.

The City is favorably disposed toward supporting redevelopment efforts in areas of underutilization and disinvestment and to proactively position the area in relation to the marketplace. Accordingly, the City has determined that additional redevelopment strategies take place with the benefit and guidance of comprehensive economic planning by the City. Through such a coordinated effort, the economic benefits of the City's other redevelopment efforts, including current downtown area redevelopment efforts, can be broadened into the proposed TIF District area to further complement the City's overall redevelopment endeavors. Development barriers, inherent with current conditions within the proposed TIF District, which impede economic growth under existing market standards, can be expected to be mitigated.

The City has determined that redevelopment currently planned for the area may only be feasible with public financial assistance coordinated with private sector investment. The creation and utilization of a TIF redevelopment plan is intended by the City to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the area.

The use of tax increment financing relies upon induced private redevelopment in the area thus creating higher real estate value that would otherwise decline or stagnate without such investment, leading to increased property taxes compared to the previous land use (or lack of use). In this way, the existing tax base for all tax districts is protected and a portion of future increased taxes are pledged to attract the needed private investment.

II. QUALIFICATION CRITERIA USED

With the assistance of City staff, Kane, McKenna and Associates, Inc. examined the Study Area from August 2021 through the date of this report, and reviewed information collected for the Study Area to determine the presence or absence of appropriate qualifying factors listed in the TIF Act. The relevant sections of the TIF Act are found below. The TIF Act sets out specific procedures which must be adhered to in designating a redevelopment project area. By definition, a “redevelopment project area” is:

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

Under the TIF Act, a “conservation area” means any improved area within the boundaries of a redevelopment project area 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 or more of the factors identified below, may be considered as a “conservation area”.

Conservation Area

In accordance with the TIF Act, KMA assessed the following factors to determine qualification of the Study Area as a “conservation area”. Pursuant to the TIF Act, such an area qualifies as a “conservation area” provided that:

If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act; and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

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

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

(C) Deterioration: With respect to buildings, defects 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 limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

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

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

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

(G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities 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.

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

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as 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 buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

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

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

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

(M) Lagging or Declining EAV: 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 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.

III. THE STUDY AREA

The Study Area is generally bounded by City Hall to the east, Main Street and Union Pacific Railroad to the south, High Street, Washington Street and McConnell Avenue to the north and Aurora Street to the west. Most of the uses within this area are retail/commercial, mixed-use, institutional, and some single- and multi-family residential.

IV. METHODOLOGY OF EVALUATION

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

- 1) A site survey of the Study Area was undertaken by representatives from KMA.
- 2) KMA completed an exterior evaluation of structures, as part of the review. Additionally, KMA assessed 2015 through 2020 tax information from the DuPage County Clerk's Office, Sidwell parcel tax maps, site data, local history (discussions with City staff), and an evaluation of area-wide factors that have affected the Study Area's development (e.g., lack of community planning). KMA reviewed the Study Area in its entirety. City redevelopment goals and objectives for the Study Area were also reviewed with City staff. A photographic analysis of the Study Area was conducted and was used to aid this evaluation.
- 3) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, TIF Act criteria factors of specific structures and site conditions on the parcels.
- 4) The Study Area was examined to assess the applicability of the different factors, required for qualification for TIF designation under the TIF Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The Study Area was examined to determine the applicability of the thirteen (13) different "conservation area" factors for qualification for TIF designation under the TIF Act.

V. QUALIFICATION OF PROPOSED RPA/FINDINGS OF ELIGIBILITY

As a result of KMA's evaluation of the Study Area included in the proposed TIF District and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of part of the proposed TIF District as a "conservation area".

A. Conservation Area Threshold Factors

Age

Based upon the site survey and data from the DuPage County Assessor's office, over 94% (approximately 80 of the 85 structures) within the Study Area were found to be thirty-five (35) years of age or greater.

B. Other Conservation Area Factors (Must Include Three or More Additional Factors)

Table 1

Summary of TIF-Qualifying Factors

Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in Proposed Study Area
13	3	7 • Lagging EAV • Inadequate Utilities • Obsolescence • Deterioration • Environmental Clean-up • Lack of Community Planning • Excessive Vacancies

Findings for Study Area. The proposed Study Area meets the qualifications for a conservation area under the statutory criteria set forth in the TIF Act. As a first step, KMA determined that approximately 88 of 91 structures (over 96%) were 35 years in age or older. Secondly, KMA reviewed the thirteen aforementioned criteria needed to qualify the area as a conservation area, determining that 6 factors were present:

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

The EAV of the Study Area has grown at a rate slower than the City-wide EAV for four (4) of the last five (5) years. Therefore, a finding of lagging or declining EAV is made pursuant to the TIF Act.

Table 2
EAV Trends for Proposed Study Area

	2020	2019	2018	2017	2016
Total EAV for TIF District	5,529,652	5,277,746	5,133,847	4,958,890	4,735,986
EAV Change (%)	4.77%	2.80%	3.53%	4.71%	5.22%
City-wide EAV (Excluding TIF)	772,220,037	722,375,797	688,837,131	655,485,287	619,540,729
City EAV Change (%)	6.92%	4.88%	5.10%	5.81%	8.06%
CPI	1.20%	1.80%	2.40%	2.10%	1.30%

Notes:

(1) Figures in **bold** for those years in which City EAV exceeded growth rate of EAV within the Study Area.

Source: DuPage County Assessor DuPage County Clerk and U.S. Bureau of Labor Statistics

2. Inadequate Utilities. The Act states that overhead or underground utilities that are deteriorated, antiquated, obsolete or in disrepair are considered inadequate. Also, those utilities that lack the capacity to meet future development demands are considered inadequate. Utilities would include: storm sewers, storm drainage, sanitary sewers, water lines and gas, telephone and electrical services.

A review of the City's existing infrastructure within the proposed TIF District by Thomas Engineering Group, LLC, dated September 2017, states that "Most of the infrastructure in the area is beyond its useful life". The report specifically identified the following inadequacies:

- **Storm Sewer Rehabilitation or Replacement**

Most streets within the boundaries of the Study Area have been resurfaced without major rehabilitation to sewer infrastructure since they were originally constructed. According to the City's records, some streets were reconstructed in the 1990s with new sewer utilities except for Chicago Street, High Street, Turner Court, Fremont Street, and Washington Street. Thomas Engineering recommends rehabilitation or replacement of many portions of the downtown storm sewer system.

- Sanitary Sewer Rehabilitation or Replacement

According to the City's records, most streets were reconstructed in the 1990s with new sanitary sewer utilities except for Chicago Street, High Street, Fremont Street, McConnell Avenue and Washington Street. Thomas Engineering recommends rehabilitation or replacement of many portions of the downtown sanitary sewer system.

- Water Main Replacement

Most streets within the boundaries of the Study Area have been resurfaced without major rehabilitation to water distribution infrastructure since they were originally constructed. According to the City's records, portions of the water main on Main Street, Arbor Avenue, and Washington Street were replaced with new water main in the 1990s. Thomas Engineering recommends rehabilitation or replacement of many portions of the downtown water main system.

It should be recognized that when the storm water system was constructed, their design and installation followed the standards in effect at that time. Under current standards, the existing storm sewer and drainage systems are of insufficient capacity to serve the uses of the Study Area (including potential redevelopment sites). Any future redevelopment in the designated area will require supplemental or new storm sewer systems designed and constructed in accordance with current standards, which will have to include detention.

The engineering report also calls for upgrading pedestrian facilities, including public walks, cross walk treatments, and lighting upgrades to meet today's current standard, replacement of certain street pavement, traffic channelization improvements and traffic signal modernization, and ADA upgrades,

3. Obsolescence. The Act states that obsolescence is the condition or process of falling into disuse or structures that have become ill-suited for their original use.

The City's "Central Main Street Redevelopment Plan Update, dated May, 2018, identifies "obsolete historic building stock" as an "issue" for the redevelopment of the downtown area in which the Study Area is located. Functional obsolescence is present for residential, commercial, and institutional uses due to challenges related to age, physical condition, existing building inventory, poor layout, and poor traffic circulation, all of which impact existing or proposed uses within the Study Area. Because of these factors, the area's overall usefulness and desirability for redevelopment is significantly limited for marketplace redevelopment.

Approximately 80 of the 85 buildings in the Study Area, or over 94%, are over 35 years old. Approximately 76 of the 85 buildings, or 89%, are over 50 years old. Approximately 65 of the 85 buildings, or almost 65%, are more than 75 years old. In fact, DuPage County data suggests that approximately 45 of the 85 structures, or almost 53% of the estimated 91 structures, are over 100 years old. The advanced ages of almost all of the structures within the Study Area, and their associated deterioration, make them obsolete in comparison to contemporary construction and

development standards. Vintage development configurations associated with these advanced building ages, as compared to contemporary development standards and market conditions, contribute to their functional and economical obsolescence. The economic re-use of many of these structures is limited due to their aging characteristics and conversion or adaptability to newer market conditions.

Obsolescence is also found in the underutilization of properties throughout the Study Area with relatively ubiquitous presence of vacant parcels of land. Twenty (20) of the 118 tax parcels, within the Study Area, or almost 17%, consist of vacant lots, most of which are the result of the demolition of obsolete or deteriorated structures. Underutilization is also seen in ongoing vacancies of improved commercial properties within the Study Area.

Insufficient off-street parking and loading areas also contribute to Study Area-wide obsolescence as to both re-use potential and expansion opportunities for existing structures. In addition, the configuration of irregular shaped parcels due to existing street layouts and railroad rights-of-way also pose challenges for internal circulation and access/egress for the residential and commercial and institutional uses.

Many of the old commercial structures have design features or components that are no longer consistent with contemporary market conditions. Such features and components include signage, exterior building facades, and mixed-uses (ground floor commercial uses with residential above), which challenge their expedient re-use. The reuse of these older buildings is complicated by compliance with current building code and energy conservation requirements, ADA compliance requirements, and other physical re-use requirements associated with current market conditions. Challenges related to retail competition, the age and characteristics of existing building inventory, parking, and traffic circulation, all impact existing or proposed uses.

4. Deterioration. Deterioration can be evidenced in major and secondary building defects. For example, such defects include, but are not limited to, defects in building components such as windows, porches, gutters, brick, mortar, and stucco. The building and site improvements have exhibited various degrees of deterioration which required repairs, upgrades and replacement.

Various degrees of deterioration were observed throughout the Study Area. Based on KMA's field observations, and consistent with the advanced ages of the majority of the structures, KMA estimates that almost 42% observed building exteriors and site improvements, among all use types, suffer from some sort of deterioration. Most of the deterioration observed at building exteriors consists of, but is not limited to, deteriorated windows and doors and/or window and door frames, deteriorated or damaged overhead garage doors, masonry in need of tuckpointing, damaged exterior wood, vinyl, or metal siding, faded or peeling paint, damaged stair or stair rail systems, damaged gutters or downspout, and deteriorated building signage or awnings.

Deteriorated conditions also related to site improvements include, but are not limited to, broken or damaged wood and metal fencing; cracked, crumbling or loose pavement at asphalt-paved parking lots, driveways or driveway aprons, alleys, and streets; settlement or potholes in pavement at parking lots, driveways or driveway aprons, alleys and streets; unpaved alleyways,

weed/vegetation growth in cracked pavement and/or loose pavement; faded and cracked parking space striping and other traffic control paint at off-street parking surfaces and curbs, and deteriorated or crumbling private and public curbs and gutters.

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

The north and central portion of the TIF District consists of approximately 16 tax parcels located on 14 acres, and formerly included, among others, a gas station, and City's police station. Certain structures have been demolished over the last few years, and current uses include, City public works facilities and commercial buildings. A 100-year floodplain and delineated wetlands are located in the northeast portion of this area. The City owns these properties and assembled them for potential redevelopment uses. Accordingly, the City enrolled these properties in the Illinois Site Remediation Program in 2015 in order to procure a No Further Remediation (NFR) Letter from the State of Illinois.

The City's consulting engineer, Patrick Engineering, performed a comprehensive investigation of the site in the summer of 2016. Contaminant identified at the site included heavy metals, semi-volatile organic compounds (SVOCs), volatile organic compounds (VOCs), polychlorinated biphenyls (PCBs), and various radionuclides largely caused by the various industrial and commercial facilities that have been historically operated on these properties. The City is currently in the process of obtaining a State of Illinois grant to complete the necessary remediation activities. Leaking underground storage tanks at the former gas station were removed in 2020 and the land parcel was remediated in compliance with State of Illinois requirements.

Once *all* remediation activities have been completed, several reports will need to be prepared and submitted to the IEPA demonstrating that impacted soils have either been removed or no longer threaten human health or the environment, and that the City has adequately met all remediation requirements.

Redevelopment within the TIF District is affected by the ability and costs to address these environmental conditions in order to these prepare sites for re-use and to encourage redevelopment within the wider area (east along Main Street and south along Washington Street). An example of this is the Park District's failed attempt to pass a referendum for the construction of a new community center along W. Washington Street, in part, because of the extraordinary costs associated with the construction project.

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

All of the buildings in the Study Area (100%) were developed prior to the City's adoption of its first comprehensive plan in 1975. Many structures were also developed prior to the 2007 Central-Main Street Redevelopment Plan and also represented market conditions and market needs that have shifted since the date of their initial construction.

The majority of commercial structures have greater land coverage than would be suitable or acceptable for today's development standards. There exists a higher proportion of the zero lot line parcels more common in the decades prior to construction of modern shopping areas and residential subdivisions. This condition is manifested most significantly in the lack of on-site parking facilities for many of the commercial structures. The lack of on-site parking acts as a detriment to private sector redevelopment efforts and there is a need for coordination of parking requirements.

Tenants and service providers operating in many of the structures are reliant on restricted on-street parking, or off-street municipal facilities to serve the needs of patrons. This puts them at a competitive disadvantage with their counterparts located in non-downtown locations.

Transitional points between residential uses on the east and commercial uses west along Main Street also require coordination and integration with redevelopment concepts in order to unify the Study Area.

The presence of both County and City (as well as Federal) regulations regarding construction within the flood plain area results in restrictions to construction that could serve to divert or obstruct flood flows onto other properties. There are also limits as to requirements for compensatory storm water storage and the size of structures on parcels. As a result, new development is impacted by these restrictions. The majority of buildings in these areas are affected by regulations that took place in the 1980s or 1990s, after the area's buildings were constructed. As a result, development within the flood plain areas is now required to conform to regulations put in place after the initial development took place.

Another planning related factor relates to traffic patterns and conditions, including:

- Ability to manage traffic flow and volumes along Main Street, Washington Street and Fremont Street and ancillary streets.
- Improvements to parking related signage and circulation.
- Integration with adjacent uses.
- Pedestrian related improvements and linkages to the Train Station.

7. **Excessive Vacancies.** Pursuant to the Act, excessive vacancies are 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.

According to City staff, at least sixteen (16) of the approximately (60) commercial and residential structures within the Study Area, or almost twenty-three percent (23%), are partially or fully vacant, with many of them having a history of chronic vacancies. Most of these vacancies are in the heart of the downtown area and serve as an adverse influence on the downtown area. These adverse influences are potentially detrimental to the location-decision-making of prospective new businesses and developers, since such a large proportion of vacancies in a commercial area suggest a less than economically healthy commercial area.

VI. SUMMARY OF FINDINGS; GENERAL ASSESSMENT OF QUALIFICATION

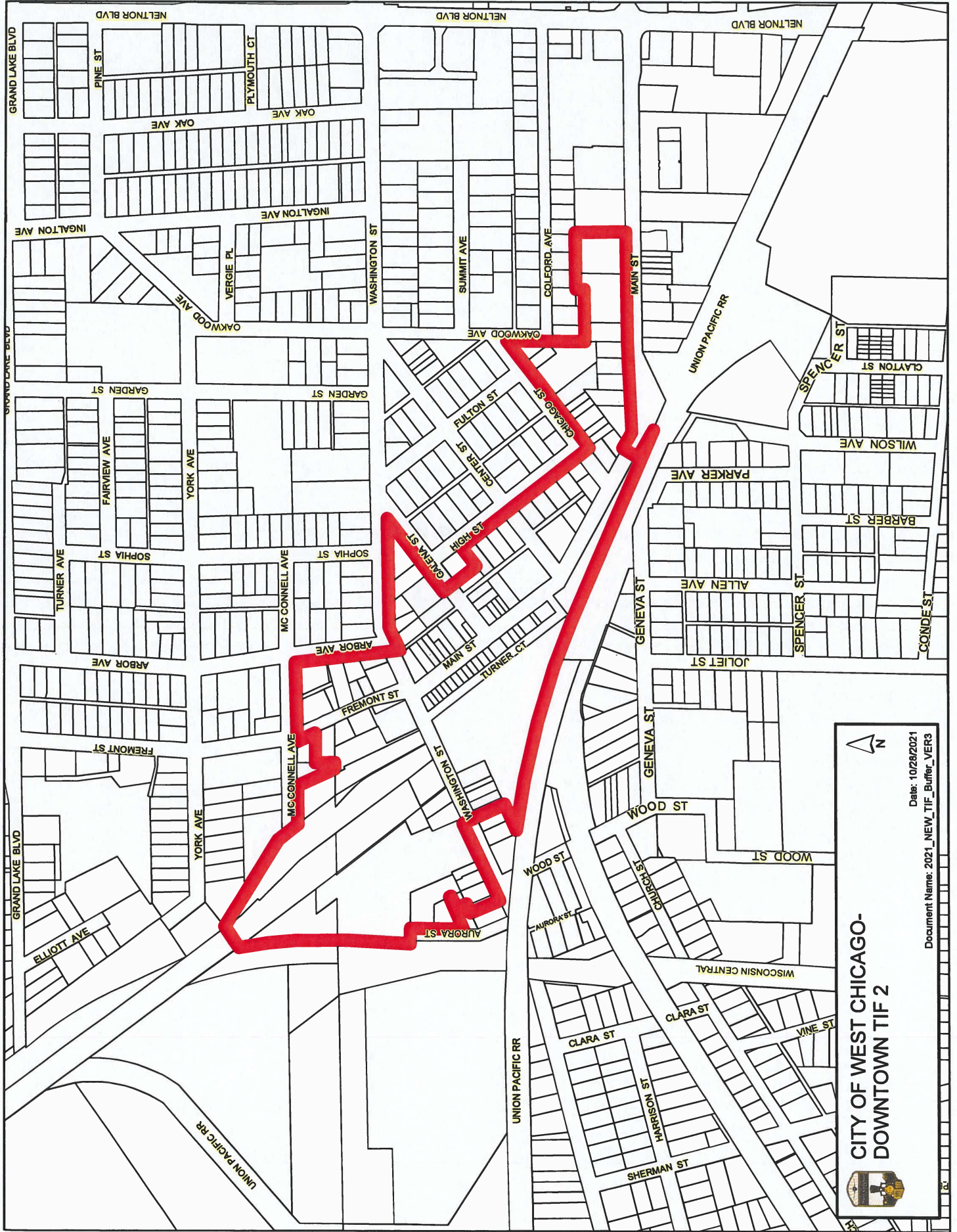
The following is a summary of relevant qualification findings as they relate to the City potentially designating the proposed Study Area as a TIF District.

- The area is contiguous and is greater than 1½ acres in size;
- The proposed Study Area would meet the criteria for a conservation area TIF District, if the City pursues this course of action.

In the judgment of KMA, these findings would be sufficient for the City to proceed with the designation of the Study Area as a TIF District

Exhibit A

Boundary Map



**CITY OF WEST CHICAGO -
DOWNTOWN TIF 2**



Date: 10/28/2021
Document Name: 2021_NEW_TIF_Buffer_VER3

Exhibit B

Tax Parcel List

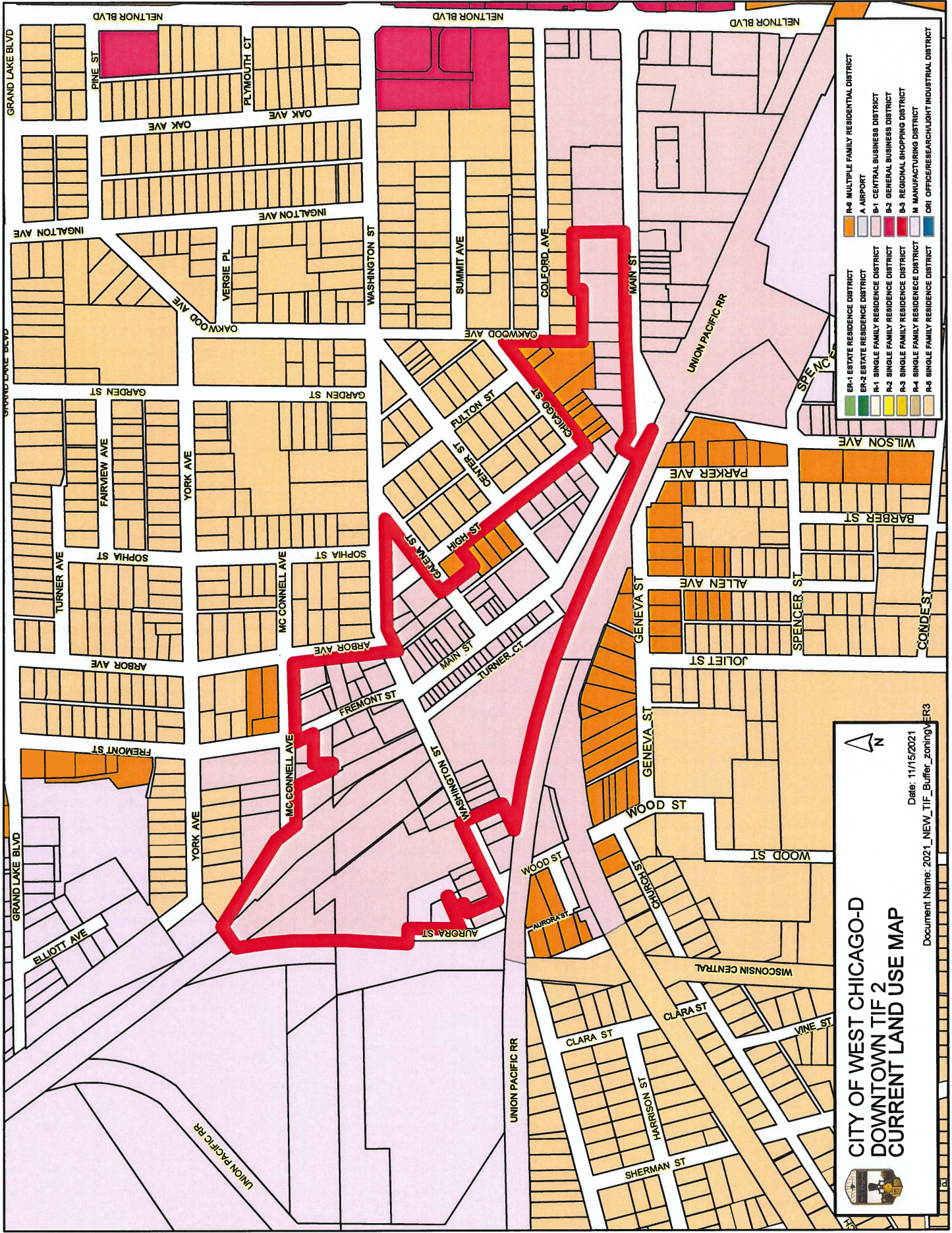
04-04-411-001	04-09-202-005
04-04-411-003	04-09-202-006
04-04-414-001	04-09-203-005
04-04-414-002	04-09-203-006
04-04-414-007	04-09-203-007
04-04-415-001	04-09-203-008
04-04-415-002	04-09-203-009
04-04-415-007	04-09-203-015
04-04-415-008	04-09-204-001
04-09-201-002	04-09-204-002
04-09-201-006	04-09-204-003
04-09-201-008	04-09-204-004
04-09-201-009	04-09-204-005
04-09-201-010	04-09-204-006
04-09-201-011	04-09-204-007
04-09-201-016	04-09-204-008
04-09-201-017	04-09-204-009
04-09-201-018	04-09-204-010
04-09-201-019	04-09-204-011
04-09-201-020	04-09-205-001
04-09-201-021	04-09-210-009
04-09-201-022	04-09-211-004
04-09-201-027	04-10-106-001
04-09-201-031	04-10-106-002
04-09-201-032	04-10-106-003
04-09-201-033	04-10-106-004
04-09-201-034	04-10-106-005
04-09-201-036	04-10-106-006
04-09-201-037	04-10-106-007
04-09-201-038	04-10-106-008
04-09-201-039	04-10-106-009
04-09-202-001	04-10-106-010
04-09-202-002	04-10-106-011
04-09-202-003	04-10-106-012
04-09-202-004	04-10-106-015

04-10-107-001
04-10-108-001
04-10-108-002
04-10-108-003
04-10-108-004
04-10-108-005
04-10-108-006
04-10-108-007
04-10-108-008
04-10-108-009
04-10-109-001
04-10-109-002
04-10-109-003
04-10-109-004
04-10-109-005
04-10-109-006
04-10-109-007
04-10-109-008
04-10-109-009
04-10-109-011
04-10-109-012
04-10-109-013
04-10-109-014
04-10-113-001
04-10-113-002
04-10-113-003

04-10-113-004
04-10-113-005
04-10-113-006
04-10-113-007
04-10-113-009
04-10-113-010
04-10-119-001
04-10-119-002
04-10-119-003
04-10-119-004
04-10-119-005
04-10-119-006
04-10-119-007
04-10-119-008
04-10-119-012
04-10-119-037
04-10-119-038
04-10-119-039
04-10-119-040
04-10-119-041
04-10-119-042
04-10-119-043
04-10-119-057
04-10-119-058
04-10-119-069
04-10-131-001

EXHIBIT 4

EXISTING LAND USE MAP



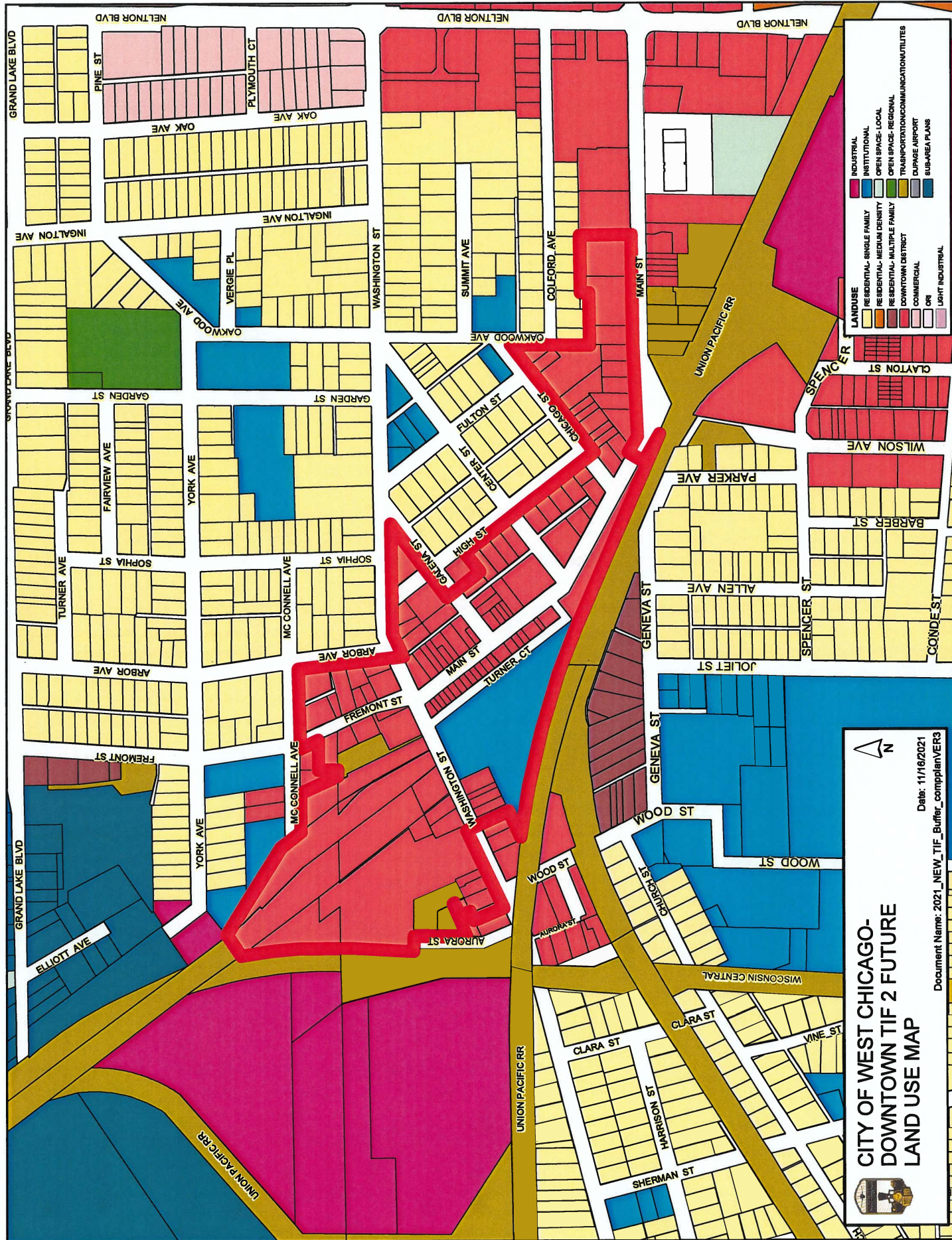
- ER-1 ESTATE RESIDENCE DISTRICT
- ER-2 ESTATE RESIDENCE DISTRICT
- R-1 SINGLE FAMILY RESIDENCE DISTRICT
- R-2 SINGLE FAMILY RESIDENCE DISTRICT
- R-3 SINGLE FAMILY RESIDENCE DISTRICT
- R-4 SINGLE FAMILY RESIDENCE DISTRICT
- R-5 SINGLE FAMILY RESIDENCE DISTRICT
- R-6 MULTIPLE FAMILY RESIDENCE DISTRICT
- A AIRPORT
- B-1 CENTRAL BUSINESS DISTRICT
- B-2 GENERAL BUSINESS DISTRICT
- B-3 REGIONAL SHOPPING DISTRICT
- M MANUFACTURING DISTRICT
- ORI OFFICE/RESEARCH/INDUSTRIAL DISTRICT


Date: 11/15/2021
Document Name: 2021_NEW_TIF_Buffer_zoning\ER3


CITY OF WEST CHICAGO-D
DOWNTOWN TIF 2
CURRENT LAND USE MAP

EXHIBIT 5

PROPOSED LAND USE MAP



ORDINANCE NO. 22-O-0007

**AN ORDINANCE OF THE CITY OF WEST CHICAGO, DUPAGE COUNTY, ILLINOIS
DESIGNATING THE CITY OF WEST CHICAGO
DOWNTOWN TAX INCREMENT FINANCING DISTRICT NO. 2
REDEVELOPMENT PROJECT AREA**

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

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

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* ("TIF Act"), the City authorized a study in regard to designating a redevelopment project area for the City's Downtown Tax Increment Financing District No. 2 ("TIF District"); and

WHEREAS, on December 20, 2021, the City announced the availability of the redevelopment plan and project for the TIF District ("TIF Plan"), with said TIF Plan containing an eligibility report for the TIF District addressing the tax increment financing eligibility of the area proposed for designation as the redevelopment project area for said TIF District ("Redevelopment Project Area"); and

WHEREAS, a public hearing was held on February 21, 2022, in regard to the TIF Plan; and

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

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WEST CHICAGO, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

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

SECTION 2: Designation of Redevelopment Project Area. That the area described and depicted in **EXHIBIT A-1** and **EXHIBIT A-2** attached hereto, and made a part thereof, is hereby designated as the Redevelopment Project Area for the City's Downtown Tax Increment Financing District No. 2 pursuant to Section 5/11-74.4-4 of the TIF Act (65 ILCS 5/11-74.4-4).

SECTION 3: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

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

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

PASSED this _____ day of _____, 2021.

Alderman Beifuss _____

Alderman Chassee _____

Alderman Sheehan _____

Alderman Brown _____

Alderman Hallett _____

Alderman Dettman _____

Alderman Birch-Ferguson _____

Alderman Dimas _____

Alderman Swiatek _____

Alderman Garling _____

Alderman Stout _____

Alderman Short _____

Alderman Jakabcsin _____

Alderman Morano _____

APPROVED as to form: _____
City Attorney

APPROVED THIS _____ day of _____, 2021.

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

PUBLISHED: _____

EXHIBIT A-1

REDEVELOPMENT PROJECT AREA DESCRIPTION

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, THE SOUTHEAST QUARTER OF SECTION 4, THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10 IN TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN GLORIA'S PLAT OF CONSOLIDATION AS RECORDED FEBRUARY 7, 2008 AS DOCUMENT NO. R2008-019851, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY);

THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 IN GLORIA'S PLAT OF CONSOLIDATION TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET TO THE NORTHWEST CORNER OF LOT 1 IN ISHERWOOD'S ASSESSMENT PLAT, AS RECORDED JULY 22, 1959 AS DOCUMENT NUMBER R1959-932525;

THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT 1 IN ISHERWOOD'S ASSESSMENT PLAT TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF LOT 1 IN WEST CHICAGO LIBRARY DISTRICT CONSOLIDATION PLAT, AS RECORDED OCTOBER 29, 1992 AS DOCUMENT NUMBER R1992-206877;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF LOT 1 IN WEST CHICAGO LIBRARY DISTRICT CONSOLIDATION PLAT TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY);

THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY) TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MAIN STREET;

THENCE NORTHEASTERLY AND EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MAIN STREET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN THE GATEWAY CENTRE II RESUBDIVISION, AS RECORDED MARCH 21, 2006 AS DOCUMENT NUMBER R2006-052197;

THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 1 IN THE GATEWAY CENTRE II RESUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN THE GATEWAY CENTRE II RESUBDIVISION TO THE NORTHWEST CORNER THEROF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF COLFORD SUBDIVISION, AS RECORDED APRIL 24, 1889 AS DOCUMENT NUMBER R1889-040930;

THENCE WEST ALONG SAID SOUTH LINE OF COLFORD SUBDIVISION TO THE A POINT ON THE EAST LINE OF THE WEST 219.78 FEET OF THE NORTH 34.5 FEET OF THE SOUTH 247.5 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 219.78 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH 34.5 FEET OF THE SOUTH 247.5 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE WEST ALONG SAID SOUTH LINE OF SAID NORTH 34.5 FEET OF THE SOUTH 247.5 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10 TO A POINT ON THE EAST LINE OF HESLOP'S ADDITION TO TURNER AS RECORDED JULY 24, 1874 AS DOCUMENT NUMBER 18480;

THENCE NORTH ALONG SAID EAST LINE OF HESLOP'S ADDITION TO TURNER TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COLFORD AVENUE;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COLFORD AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF OAKWOOD AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF OAKWOOD AVENUE TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHICAGO STREET;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHICAGO STREET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HIGH STREET;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF HIGH STREET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERY LINE OF LOT 11 IN BLOCK 3 OF TOWN OF JUNCTION SUBDIVISION, AS RECORDED JULY 22, 1856 AS DOCUMENT NUMBER R1856-10634;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE SOUTHEASTERY LINE OF LOT 11 IN BLOCK 3 OF TOWN OF JUNCTION SUBDIVISION TO A POINT ON THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 55 FEET OF SAID LOT 11 AND LOT 12 IN BLOCK 3 OF TOWN OF JUNCTION SUBDIVISION;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF THE SOUTHWESTERLY 55 FEET OF LOT 11 AND LOT 12 TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF GALENA STREET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF GALENA STREET AND THE NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARBOR AVENUE;

THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ARBOR AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MC CONNELL AVENUE;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF MC CONNELL AVENUE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FREMONT STREET;

THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FREMONT STREET TO THE SOUTHEAST CORNER OF LOT 1 IN E.M. WALEN RESUBDIVISION, AS RECORDED OCTOBER 20, 2006 AS DOCUMENT NUMBER R2006-204218;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 IN E.M. WALEN RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE EAST LINE OF LOT 2 IN THE ASSESSMENT PLAT OF PART OF BLOCK 17 OF MC CONNELL'S TOWN OF TURNER, AS RECORDED AUGUST 10, 1949 AS DOCUMENT NUMBER R1949-573644;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 2 IN THE ASSESSMENT PLAT OF PART OF BLOCK 17 OF MC CONNELL'S TOWN OF TURNER TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 2 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MC CONNELL AVENUE;

THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID SOUTH RIGHT-OF-WAY LINE OF MC CONNELL AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID MC CONNELL AVENUE;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF MC CONNELL AVENUE TO A POINT ON THE NORTHEASTERLY LINE OF LOT 1 IN JACOBSON'S ASSESSMENT PLAT, AS RECORDED MARCH 10, 1958 AS DOCUMENT NUMBER R1958-872842;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 1 IN JACOBSON'S ASSESSMENT PLAT TO THE MOST NORTHERLY CORNER OF SAID LOT 1, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD;

THENCE SOUTHWESTERLY ALONG A LINE, 100.5 FEET, TO A POINT OF INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD TO THE SOUTHWEST CORNER OF LOT 1 IN WEST CHICAGO PARK DISTRICT ASSESSMENT PLAT, AS RECORDED DECEMBER 4, 1984 AS DOCUMENT NUMBER R1984-97184;

THENCE EASTERLY ALONG THE MOST WEST SOUTH LINE OF SAID LOT 1 IN WEST CHICAGO PARK DISTRICT ASSESSMENT PLAT TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF AURORA STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF AURORA STREET TO A POINT OPPOSITE AND ADJACENT TO THE SOUTHWEST CORNER OF LOT 2 IN KAFORSKI'S SUBDIVISION, AS RECORDED FEBRUARY 7, 1986 AS DOCUMENT R1986-13058;

THENCE EASTERLY ALONG A LINE TO SAID SOUTHWEST CORNER OF LOT 2 IN KAFORSKI'S SUBDIVISION;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2 IN KAFORSKI'S SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY LINE OF LOT 1 IN SAID KAFORSKI'S SUBDIVISION;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 1 IN KAFORSKI'S SUBDIVISION TO THE NORTHEAST CORNER OF LOT 1 IN LINDSAY CHEMICAL DIVISION, AS RECORDED JUNE 5, 1959 AS DOCUMENT NUMBER R1959-925962;

THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 IN LINDSAY CHEMICAL DIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF BLOCK 6 IN WINSLOW'S ADDITION TO THE TOWN OF JUNCTION, AS RECORDED MAY 18, 1857 AS DOCUMENT NUMBER R1857-11467;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF BLOCK 6 IN WINSLOW'S ADDITION TO THE TOWN OF JUNCTION TO THE NORTHEAST CORNER OF LOT 12 IN SAID BLOCK 6 IN WINSLOW'S ADDITION TO THE TOWN OF JUNCTION;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 12 IN BLOCK 6 AND THE SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON AFORESAID NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY);

THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY) TO THE POINT OF BEGINNING.

Street Addresses, in West Chicago, Illinois 60185:

119 W. Washington
119 W. Washington

119 W. Washington
110 W. McConnell

132 Fremont St.
131 Fremont St.
129 Fremont St.
123 Fremont St.
130 Arbor Ave.
175 W. Washington
151 W. Washington
145 W. Washington
139 W. Washington
111 W. Washington
Fremont St.
130 Fremont St.
122-124 Fremont St.
101 W. Washington
103 W. Washington
157 W. Washington
W. Washington
W. Washington
133 N. Aurora St.
123 N. Aurora St..
123 Fremont St.
123 Fremont St.
111 Fremont St.
110 Arbor
101 E. Washington
100 Arbor Ave.
150 W. Washington
150 W. Washington
146-148 W. Washington
142 W. Washington
136-138 W. Washington
118 W. Washington
100 Main St.
102 Main St.
104 Main St.
108 Main St.
110 - 110 1/2 Main St.
112 Main St.
116 Main St.
118 Main St.
122 Main St.
124 Main St.
126 Main St.
101 Main St.
101-111 Main St.
113 Main Street

119 W. Washington
185-187 W. Washington
201 W. Washington
185-187 W. Washington
179-183 W. Washington
115 Main Street
117 Main Street
119 Main Street
123 Main Street
129 Main Street
111 Galena
113 Galena
131 Main Street
101 Main Street.
115 High St.
128 Main S.
130 Main St
132 Main St.
134 & 136 Main St.
200-202 Main St.
204 Main St.
208 Main St.
210 Main St.
212 Main St
214 Main St.
218 Main St
220 Main St
222 Main St
203-205 Main St.
207 Main St.
207 Main St.
213 Main St.
225 Main St.
108 Galena St.
110-112 Galena St.
116 Galena St.
High St.
305 Main St.
321 Main St.
327 Main S.
302 High St.
308-310 High St.
314 High St.
322 High St.
331-333 Main St.
328 High St.

405 Main St.
411 Main St.
114 Chicago St.
120 W. Chicago St.
202 Chicago St.
206 Chicago St.
210 Chicago St.
216 Chicago St
240 Chicago St.
4119-421 Main St.
435 Main St.
441 Main St.
447 Main St.
Main St.
461 Main St.
475 Main St.
228 Chicago St
232 Chicago St.
530 Main St.
306 Main St.

General Location: The redevelopment project area is generally bounded by City Hall to the east, Main Street and Union Pacific Railroad to the south, High Street, Washington Street and McConnell Avenue to the north and Aurora Street to the west.

Property Identification Numbers ("PINs"):

04-04-411-001	04-09-202-006
04-04-411-003	04-09-203-005
04-04-414-001	04-09-203-006
04-04-414-002	04-09-203-007
04-04-414-007	04-09-203-008
04-04-415-001	04-09-203-009
04-04-415-002	04-09-203-015
04-04-415-007	04-09-204-001
04-04-415-008	04-09-204-002
04-09-201-002	04-09-204-003
04-09-201-006	04-09-204-004
04-09-201-008	04-09-204-005
04-09-201-009	04-09-204-006
04-09-201-010	04-09-204-007
04-09-201-011	04-09-204-008
04-09-201-016	04-09-204-009
04-09-201-017	04-09-204-010
04-09-201-018	04-09-204-011
04-09-201-019	04-09-205-001
04-09-201-020	04-10-106-001
04-09-201-021	04-10-106-002
04-09-201-022	04-10-106-003
04-09-201-027	04-10-106-004
04-09-201-031	04-10-106-005
04-09-201-032	04-10-106-006
04-09-201-033	04-10-106-007
04-09-201-034	04-10-106-008
04-09-201-036	04-10-106-009
04-09-201-037	04-10-106-010
04-09-201-038	04-10-106-011
04-09-201-039	04-10-106-012
04-09-202-001	04-10-106-015
04-09-202-002	04-10-107-001
04-09-202-003	04-10-108-001
04-09-202-004	04-10-108-002
04-09-202-005	04-10-108-003

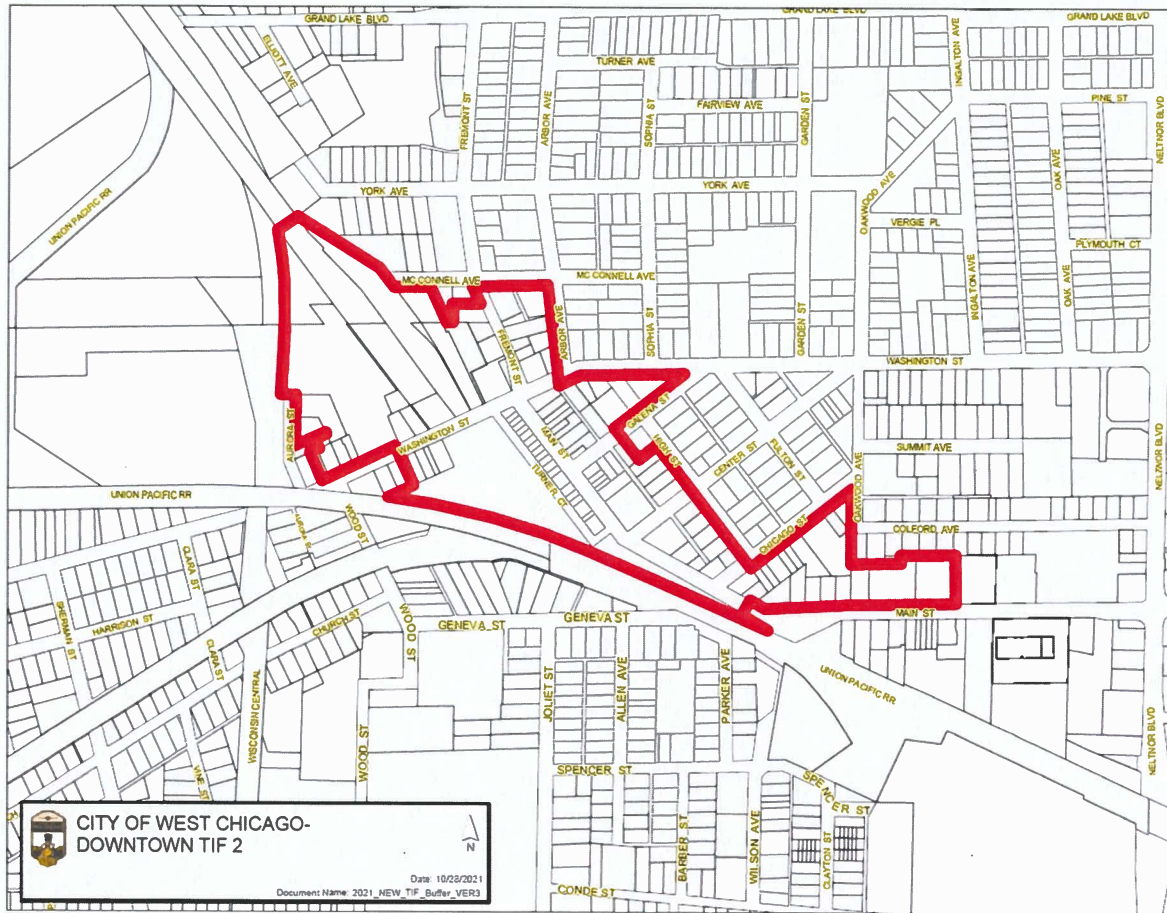
04-10-108-004
04-10-108-005
04-10-108-006
04-10-108-007
04-10-108-008
04-10-108-009
04-10-109-001
04-10-109-002
04-10-109-003
04-10-109-004
04-10-109-005
04-10-109-006
04-10-109-007
04-10-109-008
04-10-109-009
04-10-109-011
04-10-109-012
04-10-109-013
04-10-109-014
04-10-113-001
04-10-113-002
04-10-113-003
04-10-113-004
04-10-113-005
04-10-113-006
04-10-113-007
04-10-113-009
04-10-113-010
04-10-119-001
04-10-119-002
04-10-119-003
04-10-119-004
04-10-119-005
04-10-119-006
04-10-119-007
04-10-119-008
04-10-119-012
04-10-119-037
04-10-119-038
04-10-119-039
04-10-119-040
04-10-119-041
04-10-119-042
04-10-119-043
04-10-119-057
04-10-119-058

04-10-119-069
04-10-131-001

EXHIBIT A-2

STREET LOCATION MAP

(attached)



ORDINANCE NO. 22-O-0008

**AN ORDINANCE OF THE CITY OF WEST CHICAGO, DUPAGE COUNTY, ILLINOIS
ADOPTING TAX INCREMENT FINANCING FOR
THE DOWNTOWN TAX INCREMENT FINANCING DISTRICT NO. 2**

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

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

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* ("TIF Act"), the City authorized a study in regard to designating a redevelopment project area for the City's Downtown Tax Increment Financing District No. 2 ("TIF District"); and

WHEREAS, on December 20, 2021, the City announced the availability of the redevelopment plan and project for the TIF District ("TIF Plan"), with said TIF Plan containing an eligibility report for the TIF District addressing the tax increment financing eligibility of the area proposed for designation as the redevelopment project area for said TIF District ("Redevelopment Project Area"); and

WHEREAS, a public hearing was held on February 21, 2022, in regard to the TIF Plan; and

WHEREAS, the Mayor and City Council of the City desire to adopt tax increment financing pursuant to the TIF Act; and

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

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF WEST CHICAGO, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:**

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

SECTION 2: Approval of Tax Increment Financing. That tax increment financing is hereby adopted with respect to the TIF District, with the TIF Plan in relation thereto having been approved and adopted pursuant to an Ordinance adopted by the Mayor and

City Council of City on February 21, 2022, and the Redevelopment Project Area in relation thereto, described and depicted in **EXHIBIT A-1** and **EXHIBIT A-2** attached hereto and made a part hereof, having been approved, adopted and so designated pursuant to an Ordinance adopted by the Mayor and City Council of the City on February 21, 2022, with the initial equalized assessed valuation for said TIF District being the 2020 equalized assessed valuation of the Redevelopment Project Area.

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

- A. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value (2020 equalized assessed valuation) of each such taxable lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to, and when collected shall be paid by the DuPage County Treasurer / Collector to, the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing; and
- B. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed valuation (2020 equalized assessed valuation) of each lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to, and when collected shall be paid by the DuPage County Treasurer / Collector to, the City Treasurer who shall deposit said funds in a special fund called "The Downtown Tax Increment Financing District Tax No 2. Increment Allocation Fund" of the City for the development and implementation of the TIF Plan.

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

SECTION 5: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

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

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

PASSED this _____ day of _____, 2021.

Alderman Beifuss	_____	Alderman Chassee	_____
Alderman Sheehan	_____	Alderman Brown	_____
Alderman Hallett	_____	Alderman Dettman	_____
Alderman Birch-Ferguson	_____	Alderman Dimas	_____
Alderman Swiatek	_____	Alderman Garling	_____
Alderman Stout	_____	Alderman Short	_____
Alderman Jakabcsin	_____	Alderman Morano	_____

APPROVED as to form: _____
City Attorney

APPROVED THIS _____ day of _____, 2021.

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

PUBLISHED: _____

EXHIBIT A-1

REDEVELOPMENT PROJECT AREA DESCRIPTION

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, THE SOUTHEAST QUARTER OF SECTION 4, THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10 IN TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN GLORIA'S PLAT OF CONSOLIDATION AS RECORDED FEBRUARY 7, 2008 AS DOCUMENT NO. R2008-019851, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY);

THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 IN GLORIA'S PLAT OF CONSOLIDATION TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET TO THE NORTHWEST CORNER OF LOT 1 IN ISHERWOOD'S ASSESSMENT PLAT, AS RECORDED JULY 22, 1959 AS DOCUMENT NUMBER R1959-932525;

THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT 1 IN ISHERWOOD'S ASSESSMENT PLAT TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF LOT 1 IN WEST CHICAGO LIBRARY DISTRICT CONSOLIDATION PLAT, AS RECORDED OCTOBER 29, 1992 AS DOCUMENT NUMBER R1992-206877;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF LOT 1 IN WEST CHICAGO LIBRARY DISTRICT CONSOLIDATION PLAT TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY);

THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY) TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MAIN STREET;

THENCE NORTHEASTERLY AND EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MAIN STREET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN THE GATEWAY CENTRE II RESUBDIVISION, AS RECORDED MARCH 21, 2006 AS DOCUMENT NUMBER R2006-052197;

THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 1 IN THE GATEWAY CENTRE II RESUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN THE GATEWAY CENTRE II RESUBDIVISION TO THE NORTHWEST CORNER THEROF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF COLFORD SUBDIVISION, AS RECORDED APRIL 24, 1889 AS DOCUMENT NUMBER R1889-040930;

THENCE WEST ALONG SAID SOUTH LINE OF COLFORD SUBDIVISION TO THE A POINT ON THE EAST LINE OF THE WEST 219.78 FEET OF THE NORTH 34.5 FEET OF THE SOUTH 247.5 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 219.78 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH 34.5 FEET OF THE SOUTH 247.5 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE WEST ALONG SAID SOUTH LINE OF SAID NORTH 34.5 FEET OF THE SOUTH 247.5 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10 TO A POINT ON THE EAST LINE OF HESLOP'S ADDITION TO TURNER AS RECORDED JULY 24, 1874 AS DOCUMENT NUMBER 18480;

THENCE NORTH ALONG SAID EAST LINE OF HESLOP'S ADDITION TO TURNER TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COLFORD AVENUE;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COLFORD AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF OAKWOOD AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF OAKWOOD AVENUE TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHICAGO STREET;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHICAGO STREET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HIGH STREET;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF HIGH STREET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERY LINE OF LOT 11 IN BLOCK 3 OF TOWN OF JUNCTION SUBDIVISION, AS RECORDED JULY 22, 1856 AS DOCUMENT NUMBER R1856-10634;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE SOUTHEASTERY LINE OF LOT 11 IN BLOCK 3 OF TOWN OF JUNCTION SUBDIVISION TO A POINT ON THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 55 FEET OF SAID LOT 11 AND LOT 12 IN BLOCK 3 OF TOWN OF JUNCTION SUBDIVISION;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF THE SOUTHWESTERLY 55 FEET OF LOT 11 AND LOT 12 TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF GALENA STREET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF GALENA STREET AND THE NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARBOR AVENUE;

THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ARBOR AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MC CONNELL AVENUE;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF MC CONNELL AVENUE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FREMONT STREET;

THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FREMONT STREET TO THE SOUTHEAST CORNER OF LOT 1 IN E.M. WALEN RESUBDIVISION, AS RECORDED OCTOBER 20, 2006 AS DOCUMENT NUMBER R2006-204218;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 IN E.M. WALEN RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE EAST LINE OF LOT 2 IN THE ASSESSMENT PLAT OF PART OF BLOCK 17 OF MC CONNELL'S TOWN OF TURNER, AS RECORDED AUGUST 10, 1949 AS DOCUMENT NUMBER R1949-573644;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 2 IN THE ASSESSMENT PLAT OF PART OF BLOCK 17 OF MC CONNELL'S TOWN OF TURNER TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 2 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MC CONNELL AVENUE;

THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID SOUTH RIGHT-OF-WAY LINE OF MC CONNELL AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID MC CONNELL AVENUE;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF MC CONNELL AVENUE TO A POINT ON THE NORTHEASTERLY LINE OF LOT 1 IN JACOBSON'S ASSESSMENT PLAT, AS RECORDED MARCH 10, 1958 AS DOCUMENT NUMBER R1958-872842;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 1 IN JACOBSON'S ASSESSMENT PLAT TO THE MOST NORTHERLY CORNER OF SAID LOT 1, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD;

THENCE SOUTHWESTERLY ALONG A LINE, 100.5 FEET, TO A POINT OF INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD TO THE SOUTHWEST CORNER OF LOT 1 IN WEST CHICAGO PARK DISTRICT ASSESSMENT PLAT, AS RECORDED DECEMBER 4, 1984 AS DOCUMENT NUMBER R1984-97184;

THENCE EASTERLY ALONG THE MOST WEST SOUTH LINE OF SAID LOT 1 IN WEST CHICAGO PARK DISTRICT ASSESSMENT PLAT TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF AURORA STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF AURORA STREET TO A POINT OPPOSITE AND ADJACENT TO THE SOUTHWEST CORNER OF LOT 2 IN KAFORSKI'S SUBDIVISION, AS RECORDED FEBRUARY 7, 1986 AS DOCUMENT R1986-13058;

THENCE EASTERLY ALONG A LINE TO SAID SOUTHWEST CORNER OF LOT 2 IN KAFORSKI'S SUBDIVISION;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2 IN KAFORSKI'S SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY LINE OF LOT 1 IN SAID KAFORSKI'S SUBDIVISION;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 1 IN KAFORSKI'S SUBDIVISION TO THE NORTHEAST CORNER OF LOT 1 IN LINDSAY CHEMICAL DIVISION, AS RECORDED JUNE 5, 1959 AS DOCUMENT NUMBER R1959-925962;

THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 IN LINDSAY CHEMICAL DIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF BLOCK 6 IN WINSLOW'S ADDITION TO THE TOWN OF JUNCTION, AS RECORDED MAY 18, 1857 AS DOCUMENT NUMBER R1857-11467;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF BLOCK 6 IN WINSLOW'S ADDITION TO THE TOWN OF JUNCTION TO THE NORTHEAST CORNER OF LOT 12 IN SAID BLOCK 6 IN WINSLOW'S ADDITION TO THE TOWN OF JUNCTION;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 12 IN BLOCK 6 AND THE SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON AFORESAID NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY);

THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY) TO THE POINT OF BEGINNING.

Street Addresses, in West Chicago, Illinois 60185:

119 W. Washington
119 W. Washington
119 W. Washington
110 W. McConnell
132 Fremont St.
131 Fremont St.
129 Fremont St.
175 W. Washington
151 W. Washington
145 W. Washington
139 W. Washington
111 W. Washington
Fremont St.
130 Fremont St.
122-124 Fremont St.
101 W. Washington
103 W. Washington
157 W. Washington
W. Washington
W. Washington
133 N. Aurora St.
123 N. Aurora St..
123 Fremont St.
123 Fremont St.
111 Fremont St.
110 Arbor
101 E. Washington
100 Arbor Ave.
150 W. Washington
150 W. Washington
146-148 W. Washington
142 W. Washington
136-138 W. Washington
118 W. Washington
100 Main St.
102 Main St.
104 Main St.
108 Main St.
110 - 110 1/2 Main St.
112 Main St.
116 Main St.
118 Main St.
122 Main St.
124 Main St.
126 Main St.
101 Main St.

123 Fremont St.
130 Arbor Ave.
119 W. Washington
185-187 W. Washington
201 W. Washington
185-187 W. Washington
179-183 W. Washington
101-111 Main St.
113 Main Street
115 Main Street
117 Main Street
119 Main Street
123 Main Street
129 Main Street
111 Galena
113 Galena
131 Main Street
101 Main Street.
115 High St.
128 Main S.
130 Main St
132 Main St.
134 & 136 Main St.
200-202 Main St.
204 Main St.
208 Main St.
210 Main St.
212 Main St
214 Main St.
218 Main St
220 Main St
222 Main St
203-205 Main St.
207 Main St.
207 Main St.
213 Main St.
225 Main St.
108 Galena St.
110-112 Galena St.
116 Galena St.
High St.
305 Main St.
321 Main St.
327 Main S.
302 High St.
308-310 High St.

314 High St.
322 High St.
331-333 Main St.
328 High St.
405 Main St.
411 Main St.
114 Chicago St.
120 W. Chicago St.
202 Chicago St.
206 Chicago St.
210 Chicago St.
216 Chicago St.
240 Chicago St.
4119-421 Main St.
435 Main St.
441 Main St.
447 Main St.
Main St.
461 Main St.
475 Main St.
228 Chicago St.
232 Chicago St.
530 Main St.
306 Main St.

General Location: The redevelopment project area is generally bounded by City Hall to the east, Main Street and Union Pacific Railroad to the south, High Street, Washington Street and McConnell Avenue to the north and Aurora Street to the west.

Property Identification Numbers ("PINs"):

04-04-411-001	04-09-202-006
04-04-411-003	04-09-203-005
04-04-414-001	04-09-203-006
04-04-414-002	04-09-203-007
04-04-414-007	04-09-203-008
04-04-415-001	04-09-203-009
04-04-415-002	04-09-203-015
04-04-415-007	04-09-204-001
04-04-415-008	04-09-204-002
04-09-201-002	04-09-204-003
04-09-201-006	04-09-204-004
04-09-201-008	04-09-204-005
04-09-201-009	04-09-204-006
04-09-201-010	04-09-204-007
04-09-201-011	04-09-204-008
04-09-201-016	04-09-204-009
04-09-201-017	04-09-204-010
04-09-201-018	04-09-204-011
04-09-201-019	04-09-205-001
04-09-201-020	04-10-106-001
04-09-201-021	04-10-106-002
04-09-201-022	04-10-106-003
04-09-201-027	04-10-106-004
04-09-201-031	04-10-106-005
04-09-201-032	04-10-106-006
04-09-201-033	04-10-106-007
04-09-201-034	04-10-106-008
04-09-201-036	04-10-106-009
04-09-201-037	04-10-106-010
04-09-201-038	04-10-106-011
04-09-201-039	04-10-106-012
04-09-202-001	04-10-106-015
04-09-202-002	04-10-107-001
04-09-202-003	04-10-108-001
04-09-202-004	04-10-108-002
04-09-202-005	04-10-108-003

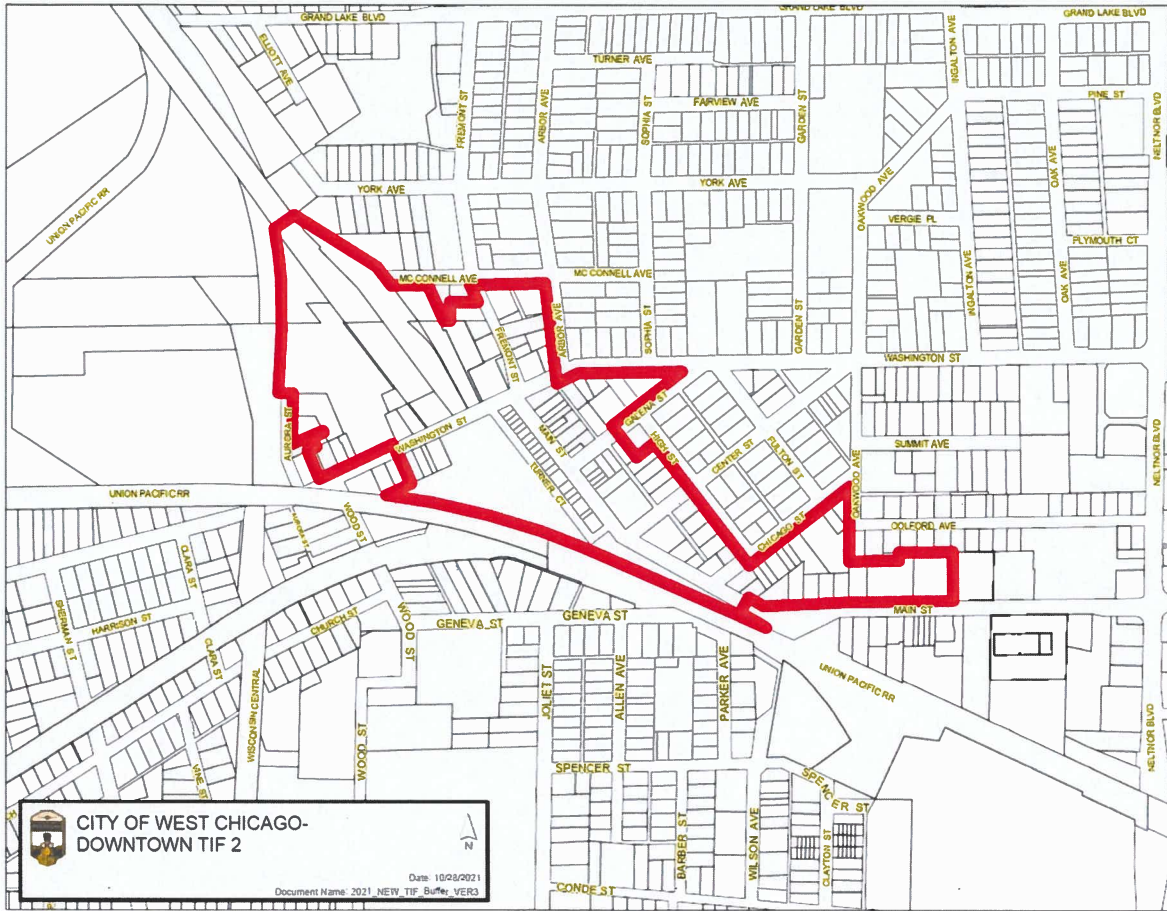
04-10-108-004
04-10-108-005
04-10-108-006
04-10-108-007
04-10-108-008
04-10-108-009
04-10-109-001
04-10-109-002
04-10-109-003
04-10-109-004
04-10-109-005
04-10-109-006
04-10-109-007
04-10-109-008
04-10-109-009
04-10-109-011
04-10-109-012
04-10-109-013
04-10-109-014
04-10-113-001
04-10-113-002
04-10-113-003
04-10-113-004
04-10-113-005
04-10-113-006
04-10-113-007
04-10-113-009
04-10-113-010
04-10-119-001
04-10-119-002
04-10-119-003
04-10-119-004
04-10-119-005
04-10-119-006
04-10-119-007
04-10-119-008
04-10-119-012
04-10-119-037
04-10-119-038
04-10-119-039
04-10-119-040
04-10-119-041
04-10-119-042
04-10-119-043
04-10-119-057
04-10-119-058

04-10-119-069
04-10-131-001

EXHIBIT A-2

STREET LOCATION MAP

(attached)



CITY OF WEST CHICAGO

FINANCE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE: Resolution No. 22-R-0014

A Resolution approving changes to Civil Service Commission rules regarding lateral hiring of Police Officers and the Sergeant Promotional Process.

AGENDA ITEM NUMBER: 4.D.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: 02/24/2022

COUNCIL AGENDA DATE: 03/08/2022

STAFF REVIEW: Colin Fleury, Chief of Police

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

SIGNATURE _____

Police Department staff is recommending changes to the Civil Service Commission rules which will allow for the hiring of Lateral Transfer Applicants who are currently employed in Illinois as full-time sworn law enforcement officers, in good standing and certified by the Illinois Law Enforcement Training and Standards Board (ILETSB). Applicants transferring from another police agency shall not be required to submit to the written examination, but shall otherwise be subject to the rules set by the City and the Commission, to include an Oral Examination Interview with a panel to be determined by the City and may involve Department Command Staff. Candidates who meet the requirements will be placed on a list in alphabetical order. When a hiring opportunity is present, the Chief of Police may decide to choose between the Initial Eligibility Roster of non-certified applicants and the certified officers on the Lateral Entry Eligibility Register. These changes allow the City to hire certified officers when there are no immediate openings in an Academy, shortens the time to train new certified officers, and allows for the hiring of certified officers with desired skillsets and certifications. All Lateral Transfer Applicants shall be required to successfully complete a field training program and a 12-month probation period.

Additionally, these updated rules incorporate changes intended to ensure there is an appropriate assignment of Educational Preference Points (EPPs) for both candidates for new hire as well as promotions who have obtained an Associate's Degree. Specifically, candidates will only earn EPPs for an Associate's Degree if the degree is in the field of law enforcement or criminal justice. Further, candidates who qualify for EPPs based on an Associate's Degree will earn 2.5 preference points, as opposed to the 5 that are currently awarded. Note the assignment of 5 EPPs for candidates who have obtained a Bachelor's Degree, in any discipline, remains unchanged.

Finally, staff is recommending an amendment to the language related to the selection of Sergeants from the Promotional List which adds the ability to pass over any otherwise eligible candidate who has demonstrated substantial shortcomings in work performance or has engaged in misconduct affecting that person's ability to perform the duties of the promoted rank since the posting of the Promotional Eligibility Register. This provision will help to increase the overall professionalism of the Department by helping to ensure only the best of the best are placed into formal leadership positions.

ACTIONS PROPOSED:

Staff recommends approval of Resolution No. 22-R-0014.

COMMITTEE RECOMMENDATION:

**AMENDED
RULES AND REGULATIONS
OF THE
CIVIL SERVICE COMMISSION
OF THE
CITY OF WEST CHICAGO
STATE OF ILLINOIS**

Adopted by the City Council of the City of West Chicago, Illinois, effective January __, 2022.

CHAPTER I – ADMINISTRATION

SECTION 1: SOURCE OF AUTHORITY

The Civil Service Commission of the City of West Chicago, Illinois, a home-rule municipality, derives its power and authority from an Act of the General Assembly entitled, Division 1. Civil Service in Cities, of Chapter 65 of the Illinois Compiled Statutes ILCS (the “Act”). These Rules are adopted in conformance with Sections 5/10-1-1 through 5/10-1-48 of 65 ILCS 5/10-1-1 et seq. of the Illinois Municipal Code, and approved by the corporate authority of the City.

SECTION 2: DEFINITIONS

The words “City Council” or “Council”, when used herein shall mean the corporate authority of the City. The words “Commission” or “Board,” when used herein shall mean the Civil Service Commission of the City of West Chicago, Illinois. The word “Officer” shall mean any person holding a full-time sworn police officer position at, and below, the rank of sergeant in the Police Department of the City of West Chicago. The masculine noun or pronoun includes the feminine. The singular includes the plural, and the plural the singular.

SECTION 3: OFFICERS OF COMMISSION AND THEIR DUTIES

The Commission shall annually, on the first meeting in December, elect its officers. They shall hold Office until the end of the Fiscal Year of the Municipality and until their successors are duly elected and qualified. The Chairperson shall be the Presiding Officer at all Meetings. The Secretary shall keep the Minutes of all Meetings of the Commission in a permanent Record Book and shall be the custodian of all the forms, papers, books, records and completed Examinations of the Commission, unless said duties have been delegated to the Chief Examiner.

SECTION 4: CHIEF EXAMINER

The Commission shall employ a Chief Examiner, as permitted by Section 5/10-1-22 of an Act entitled Civil Service in Cities. The Chief Examiner shall, under the direction of the Commission, supervise all Examinations conducted by the Commission; shall be the ex-officio Secretary to the Commission, shall keep the minutes of its proceedings, preserve all reports made to it, recommend

and select third party service providers, keep a record of all Examinations held under the Commission's direction and perform such other duties as the Commission shall prescribe.

SECTION 5: MEETINGS

Regular Meetings of the Commission shall be held monthly. All Meetings shall be noticed and conducted in conformance with the Illinois Open Meetings Act, 5 ILCS 120/1 et seq.

SECTION 6: QUORUM

A majority of the Members of the Commission shall constitute a quorum for the conduct of all business.

SECTION 7: ORDER OF BUSINESS

The Order of Business at any Meeting shall be:

- (1) Call to Order and Establishment of a Quorum
- (2) Approval of Minutes
- (3) Public Participation
- (4) Old Business
- (5) New Business
- (6) Items for Discussion
- (7) Correspondence
- (8) Executive Session
- (9) Items to be Referred for Final Action from Executive Session
- (10) Adjournment

SECTION 8: PROCEDURE

The parliamentary procedure prescribed in Robert's Rules of Order, as amended, shall be followed to the extent applicable. The Rules may be suspended for a specific Agenda item, upon unanimous vote of a quorum of the Members.

SECTION 9: AMENDMENTS

Amendments to the Rules may be made at any meeting of the City Council. All amendments shall forthwith be printed for distribution and notice shall be given of the place or places where said Rules may be obtained. Such notice shall be published in a newspaper of general circulation in the City of West Chicago. The notice shall specify the meeting date, not less than 10 days subsequent to the date of such publication, when the Rules shall go into effect.

SECTION 10: ANNUAL REPORT

The Commission shall submit an Annual Report to the Mayor of its activities, as required by 5/10-1-21 of the Civil Service in Cities Act.

CHAPTER II- APPLICATIONS

SECTION 1: EQUAL EMPLOYMENT OPPORTUNITY

It is the policy of the Commission that it will give consideration to all Applicants and will not discriminate against any Applicant on the basis of age, race, religion, color, gender, handicap, martial or civil union status, sexual orientation, national origin or any other prohibited criteria and will comply with all State and Federal laws relating to employment opportunities.

The Commission can consider, among other Applicants, Lateral Transfer Applicants who are in good standing and certified by the Illinois Law Enforcement Training and Standards Board (ILETSB) as a full-time police officer in Illinois. . Applicants transferring from another police agency shall not be required to submit to the Written Examination, but shall otherwise be subject to the Rules set forth herein.

SECTION 2: CITIZENSHIP

Applicants for Examination shall be Citizens of the United States and/or an alien admitted for permanent residence or lawfully admitted for temporary residence and who produces evidence of intention to become a Citizen of the United States. An Applicant shall be a Citizen of the United States at the time of Examination and otherwise satisfy the employment standards set forth in the Act unless there is a standard waived by the Commission in its sole and absolute discretion on good cause shown

SECTION 3: APPLICATIONS

Applications for Police Officer shall be furnished by the Commission and Applicants shall comply with the requirements of said Form in every respect. The Application shall be filed with the Commission prior to taking an Examination. The Commission shall set a deadline for Application submission for any Examination.

Every Applicant shall be of good moral character, temperate habits, sound health, and must be physically able to perform the essential duties of the position. The burden of establishing these required criteria rests upon the Applicant.

The Applicant shall furnish, with the Application, a true and correct copy of a Birth Certificate and, if applicable, Military Service Record and Discharge papers. All Applications shall include a Peace Officer Wellness Evaluation Report (POWER) Test Card (hereinafter "PT CARD"), establishing that the Applicant, within the eleven (11) months prior to the submission of an Application, has passed the minimum standardized Power Test necessary to qualify to become a sworn West Chicago police officer. Only PT Cards issued by an entity authorized by the Commission will be accepted. At its discretion, the City may administer the POWER Test. Lateral Transfer Applicants shall be in good standing and certified by the Illinois Law Enforcement Training and Standards Board (ILETSB) as a full-time police officer in Illinois. This status will be verified upon receipt of an application for Lateral Transfer by the City.

The Commission may limit the maximum number of Applications it will receive for any Application period. Any limitation on the number of Applications shall be published by the Commission as part of its notification that Applications are open.

SECTION 4: DISQUALIFICATION

The Commission may refuse to examine an Applicant or, after Examination, to Certify said Applicant as eligible if the Applicant:

- a) Does not meet minimum qualifications of the job; and/or
- b) Is physically or mentally unable to perform the essential duties of a police officer so long as the disqualification is consistent with Federal or State laws prohibiting disability discrimination; and/or
- c) Is addicted to alcohol or is found to have illegally taken or used drugs and/or narcotics;; and/or
- d) Has been convicted of a felony, or of a misdemeanor specified in Section 5/10-1-7(c) of the Civil Service in Cities Act, or has been convicted or arrested for an offense which is a factor in determining that person's habits or moral character; and or
- e) Has been dismissed from any employment or public service for good cause; and/ or
- f) Includes any deception or fraud in the Application; and/or
- g) Has made misrepresentations of any kind on the Application or any Certificate which may accompany such Application; and/or

- h) Has character or employment references that are unsatisfactory; and/or
- i) Has been classified by his Local Selective Service Draft Commission as a Conscientious Objector; and/or
- j) Improper, insensitive and/or inappropriate social media posts and comments as an adult.

Any Applicant deemed disqualified hereunder, shall be notified by the Commission through its Chief Examiner.

SECTION 5: PHYSICAL AND MEDICAL EXAMINATIONS

Applicants for original appointment as a police officer who have passed the Written and Oral Examinations shall be required to submit to a thorough medical Examination, including drug and alcohol screens by a licensed physician, or at his direction, by his Staff. Any Applicant accepted and sent to a Police Academy for training shall be required to pass a POWER TEST, as required by the Illinois Law Enforcement Training and Standards Board, as determined by the Academy. The PT Card filed with the Application will not satisfy this requirement. Failure to pass the POWER TEST at the Academy shall disqualify the individual from employment as a police officer with the City. Applicants may be provided an opportunity to perform a preliminary POWER TEST prior to attending the Academy, should the Applicant wish to do so, which will be made available through the City.

SECTION 6: AGE REQUIREMENTS

Applicants for original appointment as police officer shall be under 35 years of age, unless exempt from such age limitation as specified in Illinois Compiled Statutes, Chapter 65, Section 5/10-1-7 (j) of an Act entitled Civil Service in Cities. Applicants for positions as police officers who are 20 years of age and have successfully completed two (2) years of law enforcement studies at an accredited college or university shall be eligible to take the initial Examination for police officer. Any such Applicant who is appointed under this provision of the Act shall not have power of arrest or be permitted to carry firearms until Attaining the age of 21 years. Other Applicants for original appointment as police officers not having such college education must be 21 years of age. Proof of birth date will be required at time of Application. Other age hiring limitations as permitted by statute shall be applicable.

SECTION 7: NOTICE OF ACCEPTANCE

The Secretary or Chief Examiner will notify all Applicants for original appointment as police officers whose Applications have been accepted by the Commission, to be present for orientation and subsequent Examination.

SECTION 8: RELEASE OF LIABILITY

All Applicants for such positions prior to taking any required or offered Examination, including the preliminary Power Test referenced herein, shall execute and deliver to the Commission a release of all liability claims and damages that may result from taking a pre-employment medical exam and basic Physical Ability Examination, in favor of the City of West Chicago, its employees, officials, Commissioners, and attorneys on a form to be prescribed and provided by the Commission. Refusal to execute and deliver the release required by this section shall disqualify the Applicant.

CHAPTER III – POLICE OFFICER EXAMINATIONS AND ORIGINAL APPOINTMENTS

SECTION 1: NOTICE OF EXAMINATIONS

Examinations shall be held on the dates fixed by the Commission and advertised in a local paper in accordance with the statutes of the State of Illinois. Examinations may be postponed by order of the Commission, which order shall state the reason for such postponement and shall designate a new date for said Examination. Applicants shall be notified of the postponement of any Examination and of the new date fixed for said Examination.

SECTION 2: SCHEDULING EXAMINATIONS

The Commission shall issue a Call for Examinations to fill for the position of police officer. The Call for such Examination shall be entered in the minutes of the Commission and shall include a statement of:

- a) The time and place where such Examination will be held.
- b) The location where Applications may be obtained and the date by which Applications must be returned to the Commission.

SECTION 3: TYPE OF EXAMINATIONS

If an Orientation is conducted, Applicants shall attend the Orientation Program sponsored by the Commission. Failure to attend a required Orientation shall disqualify the Applicant from consideration. In addition, Applicants shall participate in Written and Oral Examinations and such other examinations as determined by the Commission as more particularly set forth in Section 4 below. No Examination shall contain questions regarding Applicants' political or religious opinions or affiliations.

SECTION 4: EXAMINATIONS - MINIMUM GRADE

The following Examinations are required and shall be conducted by the Commission. The sequence of testing may vary at the discretion of the Commission. Failure to achieve the minimum passing grade in any Examination disqualifies the Applicant from any further participation or consideration.

<u>Examinations</u>	<u>Minimum Passing</u>
Orientation	Attendance Mandatory
Written Examination	*
Oral Examination (Interview)	*
Background Investigation	Pass or Fail
Polygraph Examination	Pass or Fail
Psychological Examination	Pass or Fail
Medical Examination	Pass or Fail
PT Card	Pass or Fail

*To be announced by the Commission prior to conducting the Examination and may vary based upon the Examination of the Testing Agency used by the Commission.

SECTION 5: ORIGINAL APPOINTMENT - WRITTEN EXAMINATION

Information as to the type of Written Examination employed by the Commission will be provided as part of the Orientation Program. All Examination papers shall be and remain the property of the Commission and the grading thereof by the Commission, or any outside agency appointed by the Commission for grading, shall be final and conclusive and not subject to review by any other board or tribunal of any kind or description. Applicants who fail to achieve a passing grade will be notified and eliminated from all further consideration. Grading and scores shall not be available to the Applicant or anyone other than the Commission. Grading and scores are not subject to FOIA disclosure. The Written Examination shall not be required for a Lateral Transfer Applicant who is certified as a full-time police officer by ILETSB.

SECTION 6: ORIGINAL APPOINTMENT - ORAL EXAMINATION

All Commissioners shall participate in the Oral Examination, except wherein one Commissioner is absent due to illness or when matters of an emergency nature or government guidelines or regulations preclude a Commissioner's attendance. In no event shall less than two (2) Commissioners conduct the Oral Examination. Questions shall be asked of the Applicant that will enable the Commissioners to properly evaluate and grade the Applicant on knowledge, speech, ability to communicate, judgment, emotional stability, self-confidence, social skills and general fitness for the Position. On completion of each Oral Examination the Commissioners will discuss the Applicant's abilities using the traits listed above. Applicants who fail to successfully complete the Oral Examination will be notified and eliminated from all further consideration. The Commissioners may request Police Department Command Staff attendance during the Oral Examination and may consider Command Staff's input, at the Commission's sole discretion.

SECTION 7: INITIAL ELIGIBILITY REGISTER

The Commissioners will prepare an Initial Eligibility Register of all the Applicants who have successfully completed the initial sequence of Examinations. The Applicants will be listed in order based on their cumulative final score. In the event of a tie score, the placement of the tied Applicants' names on the Eligibility Register shall be determined by lot, in the presence of a quorum of the Commission in whatever manner the Commission deems appropriate.

The Eligibility Register is subject to change with the addition of the following:

- a) Five (5) Veteran Preference Points, as proscribed in Illinois Compiled Statutes, Chapter 65, Section 5/10-1-16 of the Act.
- b) Two and one half (2.5) Educational Preference Points for Applicants who have obtained an Associate's Degree in Criminal Justice or a related field.
- c) Five (5) Educational Preference Points for Applicants who have obtained a Bachelor's Degree.

Applicants applying for preference points shall submit a complete Application, including all supporting documentation, to receive the preference points, no more than fourteen (14) calendar days from the posting date of the original eligibility register. Failure to apply and provide bona fide proof within the fourteen (14) calendar days shall be deemed a waiver of any consideration of an Applicant's preference points.

The maximum number of preference points available to an Applicant shall be ten (10), even if the Applicant satisfies more than one criterion set forth in this Section.

SECTION 8: LATERAL TRANSFER

In addition to original appointments, the City may create a second Eligibility Register of Applicants who are currently employed as a full-time sworn officer of a Police Department in any municipality, county, university or State law enforcement agency, provided they are certified by the Illinois Law Enforcement Training Standards Board and are actively employed with a respective law enforcement agency within the State of Illinois.

Applicants must provide documentation to show their duties are qualified duties similar to those of a police officer in the City. This will be completed through a combination of employee evaluations, past and current assignments, and training documentation. Also, documentation must be provided that the applicant has fulfilled the requirements of the Illinois Police Training Act.

Applicants who meet the requirements set forth above shall complete the below process before an offer of employment. This process may include the following components at the discretion of the Commission or the City:

- Application and Experience Verification Documents
- Complete Background Check
- Oral Examination Interview (panel to be determined by the City and may involve Department Command Staff)
- Polygraph Examination
- Psychological Examination
- Medical Examination

A Lateral Transfer Applicant who meets the requirements and passes the Background Check and Oral Examination will be placed on a separate Eligibility Register. A candidate's placement on any Lateral Entry Eligibility Register shall be by alphabetical order of the last name.

When there is a vacant police officer position needing to be filled, the Chief of Police will notify the Commission and Chief Examiner if he wishes that vacancy be filled by a Lateral Transfer Applicant. The Chief will be provided with the files for each of the Lateral Transfer Applicants on the Eligibility Register and after reviewing, the Chief will notify the Chief Examiner if he wishes that one be hired. This decision may be based on the candidate's possession of certain knowledge, skills and abilities which were identified during the selection process, that make certain candidates more desirable for the position sought to be filled. The Chief Examiner will provide notice to the Commission and remove that person's name from the Eligibility Register.

The Commissioners and the City reserve the right to solicit applications at any time. There is no expiration date for the Lateral Entry Eligibility Register.

SECTION 9: FINAL ELIGIBILITY REGISTER

- a) The Commissioners will prepare a Final Eligibility Register, which shall include claimed Veteran Preference Points and Educational Preference Points, up to a maximum of ten (10) points. In the event of a tie score, the placement of the tied Applicant's names on the eligibility list shall be determined by lot, in the presence of a quorum of the Commission, in whatever manner the Commission deems appropriate.
- b) A dated copy of the Final Eligibility Register shall be sent to each person appearing thereon. This copy shall include the date of expiration of the Register two (2) years from the date of the Final Eligibility Register.
- c) Applicants shall be certified from the Eligibility List in descending order.
- d) Final eligibility shall be conditioned upon satisfactorily passing a Comprehensive Psychological Examination, a Polygraph Examination, Physical Ability Examination, Background Investigation and Medical Examination (which may include a test of the Applicant's vision, hearing, for the presence of communicable diseases as well as a test to screen for the use of drugs and/or narcotics).

SECTION 10: PROFESSIONAL EXAMINATIONS AND TESTS

- a) Each Applicant shall submit to a Psychological Examination by such psychologist or psychiatrist as the Commission may in writing designate. Such Examination shall be without expense to the Applicant. Failure of the Applicant to take or successfully complete such test shall eliminate him from further consideration.
- b) Each Applicant shall submit to a Polygraph Device Deceptive Examination, commonly known as a Lie Detector Test, at such time and place as the Commission may in writing designate. Such Examination shall be given without expense to the Applicant. Failure of the Applicant to take or successfully complete such Examination shall disqualify him to enter upon the duties of the Office for which the Application for Examination was filed.
- c) Each Applicant shall submit to a Medical Examination, including a drug screen and a physical ability exam, which shall be performed by a licensed physician or at his direction by his staff.

SECTION 11: PROBATIONARY APPOINTMENT

- a) All vacancies shall be filled by Applicants from the Final Eligibility Register in the order in which their names appear on the Register and having met all requirements previously listed.
- b) All original appointments shall be for a probationary period of sixteen (16) months, excluding any time absent due to a non-duty or duty-related disability.
- c) Any person who declines appointment shall be stricken from the Final Eligibility Register or reassigned a new position on the eligibility list in the sole and absolute discretion of the Commission. Reassignment can only occur where it is requested in writing by an applicant and is due to a military commitment or medical condition which renders acceptance unworkable. Any determination of the Commission not to grant reassignment shall be final and non-reviewable.
- d) Probationary employees may be summarily dismissed by the Commission for any reason and are not entitled to the protection afforded to other full-time employees by statute or these Rules.
- e) All Lateral Transfer Applicants shall be required to successfully complete a field training program and a 12-month probation period.

SECTION 12: CERTIFICATION

Final Certification of probationary police officers shall also be subject to successful completion of the Basic Training Course, as provided by the Illinois Law Enforcement Training and Standards Board, within the prescribed probationary period, unless the probationary police officer is a Lateral Transfer from another police agency, as provided for herein.

CHAPTER IV - PROMOTIONAL EXAMINATIONS

SECTION 1: GENERAL

The Commission, by its Rules, shall provide for promotion on the basis of ascertained merit and seniority in police service and Examination, and shall provide in all cases, where it is practicable, that vacancies shall be filled by promotion. All Examinations for promotion shall be competitive among such members of the next lower rank who submit to said Examination. The primary method of Examination, the rules governing the same and the method of Certification shall be the same as provided for Applications for original appointment. Probationary employees shall not be eligible to test for promotion. All promotions shall be made from the three (3) Applicants having the highest rating, and where there are less than three (3) names on the Promotional Eligibility Register, as originally posted, or remaining thereon after appointments have been made there from, appointments to fill existing vacancies shall be made from those names or name remaining on the Promotional Register. The method of Examination and the rules governing Examinations for Promotion are specified below. The Commission shall strike all names of Applicants from a promotional Eligible Register after they have remained thereon for no less than two (2) years and no more than three (3) years, provided that the Commission shall notify the appointing power that the names are stricken and such appointing power shall fill any existing vacancies before all names are stricken from the Promotional Eligible Register.

The Final Promotional Examination score shall be determined as referred in Section 2, as follows:

- a) Written Examination Score;
- b) Oral Examination Score;
- c) Department Merit and Efficiency Rating as Determined by the Chief of Police based on a scale of 1-10 (maximum of 10 points);
- d) Seniority – one (1) point per year, not to exceed ten (10) points, for each full year the Applicant has served after his or her initial appointment by this Commission, as an officer of the City of West Chicago;
- e) Veteran Preference Points, as prescribed in Illinois Compiled Statutes, Chapter 65, Section 5/10-1-16 of the Act;

- f) Two and one half (2.5) Educational Preference Points for Applicants who have obtained an Associate's Degree in Criminal Justice or a related field; and
- g) Five (5) Educational Preference Points for Applicants who have obtained a Bachelor's Degree.

The maximum number of Preference Points (e-g above) available shall be ten (10), even if the Applicant satisfies more than one criterion set forth in of this Section.

SECTION 2: TOTAL SCORE

An Applicant's total score shall consist of the combined scores of the merit/efficiency rating, Written Examination, Oral Examination, seniority, Veteran Preference Points, and Educational Preference Points. Applicants shall take rank upon a Promotional Eligibility Register in the order of their relative excellence as determined by their total score. In the event of a tie score, the placement of the tied Applicant's names on the Eligibility Register shall be determined by lot, in the presence of a quorum of the Commission, in whatever manner the Commission deems appropriate.

SECTION 3: PROMOTIONAL VACANCY

Upon notice from the City Administrator or his designee that a promotional vacancy exists, the Commission shall certify the Candidates eligibility for promotion in the manner specified in Section 1 of this Chapter IV.

Whenever a promotional vacancy exists, the City and/ or the Commission shall have the right to pass over any Candidate deemed eligible for promotion and listed on the Promotional Eligibility Register who has demonstrated substantial shortcomings in work performance or has engaged in misconduct affecting that person's ability to perform the duties of the promoted rank since the posting of the Promotional Eligibility Register. The City or the Commission shall document its reasons for the decision to pass over any such Candidate on the Promotional Eligibility Register, except as noted below.

The Commission shall, by its Rules, provide to the City three (3) promotional candidates having the highest rating. In making the selection the City shall not pass over the person having the highest rating for each promotion more than once and shall not pass over the person having the second highest rating for each promotion more than twice.

CHAPTER V - ORDER OF RANK, CLASSIFICATION AND OATH OF OFFICE

SECTION 1: RANK

The order of Rank in the Police Department shall be as determined by the City.

SECTION 2: CLASSIFICATION

The Commission shall classify such offices and positions only based upon job descriptions provided by the City.

SECTION 3: OATH OF OFFICE

Before entering duty, any person about to become a member of the Police Department shall take the following oath, before any person authorized to administer oaths in the State of Illinois:

“I _____, do solemnly swear or affirm that I will support the Constitution of the United States, and the Constitution of the State of Illinois, the resolutions and ordinances of the City of West Chicago, and the General Orders of the Police Department, and I will faithfully discharge the duties of the office of police officer according to the best of my ability.”

Signed _____

Subscribed and sworn to before me this ____ day of _____, 20__.

NOTARY PUBLIC

CHAPTER VI - HEARING OF CHARGES, SUSPENSIONS AND DISCHARGES

SECTION 1: HEARING OF CHARGES

- a) Hearings before the Commission are not common law proceedings. The provisions of the Code of Civil Procedure shall not apply to Hearings before the Commission.
- b) All Hearings shall be in accordance with the Open Meetings Act. At the time and place of hearing, both parties may be represented by counsel, if they so desire.
- c) All disciplinary and discharge proceedings before the Commission shall be recorded by a court reporter employed by the Commission.

- d) The Complainant or Appellant initiating any proceedings which call for a Hearing before the Commission shall have the burden of proof to establish by a preponderance of the evidence that cause for discipline exists or that a suspension, previously imposed by the Chief of Police, is unwarranted.
- e) Burden of Proof, as used herein, means that the Commission is persuaded by considering all the evidence in the case that the proposition on which a party has the burden of proof is more probably true than not true.
- f) The phrase "preponderance of evidence" is defined as, the greater weight of the evidence. That is to say, it rests with that evidence which, when fairly considered produces the stronger impression, has a greater weight, and is more convincing as to its truth when weighed against the evidence in opposition thereto.
- g) Cause is some substantial shortcoming which renders continuance in employment in any capacity to be detrimental to the discipline and efficiency of the public service and something which the law and sound public opinion recognize as cause for the officer to no longer occupy his position. The right to determine what constitutes cause is within the sole and exclusive discretion of the Commission.
- h) Counsel as used herein, means an individual who has been admitted to the Bar has a licensed attorney-at law, in good standing, in this State.
- i) All witnesses shall be sworn prior to testifying and the matter will be decided by the Commission solely on evidence presented at the Hearing.
- j) The Commission will first hear the witnesses either substantiating the charges which have been made against the Officer or in support of an appeal brought by a suspended Officer. Thereafter, the other party may present and examine those witnesses presented before the Commission. All parties shall have the right to cross-examine witnesses presented by the opposite party.
- k) No rehearing, reconsideration, modification, vacation, or alteration of a decision of the Commission shall be allowed.

SECTION 2: HEARING PROCEDURE

- a) **Charges:** In all cases, written Complaints shall be filed with the Secretary of the Commission with one hard copy setting forth a plain and concise statement of the facts upon which the Complaint is based and the General Order, Practice, Policy, Custom or usage claimed to have been violated and a certified copy with service by the Secretary to the Respondent and service by electronic copy on the Attorney for the Respondent.
- b) **Probable Cause:** The Commission shall have the right to, in its sole discretion, to determine whether to hold a Hearing to determine whether there is probable cause to move forward and hear the charges.

- c) **Notification of Hearing:** Upon the filing of a Complaint with the Secretary of the Commission, and upon the determination by the Commission of probable cause or entertaining said charge, the Secretary of the Commission shall notify all parties, within ten (10) calendar days, either by registered or certified mail, return receipt requested, or personally, of the time and place of the Hearing on the charges.
- d) **Continuances:** The matter of granting or refusing to grant a continuance of a Hearing is within the discretion of the Commission, and will only be granted for good cause shown.
- e) **Answer:** An answer to the charges shall be filed in writing no less than fourteen (14) days prior to Hearing.
- f) **Stipulations:** Parties may, on their own behalf or by Counsel, stipulate and agree in writing, or on the record, regarding relevant facts and/or evidence. The facts so stipulated shall be considered as evidence in the proceeding. An Officer may stipulate to guilt and request a Hearing in aggravation/mitigation. In the event an Officer has been suspended pending a Hearing and desires a continuance, it shall also be stipulated and agreed that no compensation shall be paid to said Officer during the period of said continuance.
- g) **Sufficiency of Charges-Objections:** Written Motions or Objections to the sufficiency of written charges shall be filed or made prior to or at the Hearing before the Commission. Failure to do so shall result in a waiver of said Motion or Objection.

SECTION 3: SUBPOENAS

- a) Any party to an Administrative Hearing may, no later than ten (10) days prior to the Hearing, make Application to the Commission by filing with it a written request for subpoenas for an individual to appear for a Hearing or have them produce books, papers, records, accounts and other documents as may be deemed by the Commission to be relevant to the Hearing. On the filing of such Application, subpoenas will be issued for the named persons. It shall be the responsibility of the party requesting the subpoena to affect proper service of said subpoena. Subpoenas may be served by any person 21 years of age or older designated by the party requesting the subpoenas. Application for subpoenas shall contain the names and addresses of the individuals to be subpoenaed, and the identity of any documents which are to be produced. Subpoenas will not be issued for anyone residing outside of the State of Illinois.
- b) Any request for continuance by reason of inability to serve subpoenas shall be filed with the Commission Secretary at least ten (10) days before the date set for such Hearing, provided, however, the Commission, in its discretion, may waive this Rule. Any motion for a continuance based on an inability to serve a subpoena or the unavailability of a served witness shall briefly summarize the anticipated

testimony of the witness to assist the Commission in determining whether the continuance is warranted.

SECTION 4: SERVICE

All papers required by these Rules to be served shall be delivered personally to the party designated or mailed by United States mail in an envelope properly addressed with postage prepaid to the designated party at the last known residence as reflected by the charges filed with the Commission Secretary, except as herein otherwise provided. Proof of service of any paper may be made by the certification of any person so mailing the paper or delivering the same to the designated party personally, or by filing a return receipt showing that a paper was mailed, by either registered or certified mail, return receipt requested, to a party's address where it was received by a named party. After service of a Complaint in a disciplinary matter the parties' attorneys, with the concurrence of the Commission's Attorney, may stipulate to further service by electronic service.

SECTION 5: FILING

All papers may be filed with the Commission by mailing them or delivering them personally to the Secretary of the Commission at the City of West Chicago, 475 Main Street, West Chicago, Illinois, 60185. For the purpose of these Rules, the filing date of any paper shall be the date it was received by the Commission, in the event the paper is delivered personally or by messenger. In the event a paper is forwarded by mail, then the filing date shall be the date which is postmarked on the envelope of such paper.

SECTION 6: FORMS OF PAPER

- a) All papers filed in any proceeding shall be typewritten, size twelve (12) point type, or printed and shall be on one side of the paper only.
- b) The lines shall be double spaced, except that long quotations may be single spaced and indented.
- c) All papers shall be not larger than 8½" by 11" with inside margins of not less than one inch.
- d) The original of all papers filed shall be signed in ink by the party filing the paper or by an officer, agent, or attorney thereof and copies thereof provided the opposing party or said party's counsel.
- e) If papers are filed by Counsel, the name, address, email address and phone number of Counsel shall appear thereon.

SECTION 7: COMPUTATION OF TIME

The time within which any act under these Rules is to be done begins on the first full City business day following receipt of any written document.

SECTION 8: SUSPENSIONS OF FIVE DAYS OR LESS

- a) The Chief of Police, after consultation with the City Administrator, shall have the right to suspend any Officer for a period not to exceed five (5) days, providing no charges on the same offense have been filed and are pending before the Commission, and shall promptly notify the Commission in writing of such suspension. Any Officer so suspended may appeal to the Commission for a review of the suspension, within five (5) days after receiving notice of such suspension, by filing Notice of such Appeal in writing with the Secretary of the Commission. The Notice of Appeal shall set forth the basis in fact or law for the Appeal which the Appellant intends to rely on at Hearing. The Notice may be amended upon written Motion, and with the Commission's approval. A Hearing shall be had upon such Appeal, and due notice given to the Chief of Police and to the Officer. The burden of establishing that a suspension is unwarranted shall be upon the Officer bringing the Appeal.
- b) Upon such Appeal, the Commission may sustain the action of the Chief of Police, reverse the action with instructions that the Officer receive pay for all or a portion of the period involved; suspend the Officer for a period of not more than thirty (30), days or discharge the Officer, if warranted by the evidence presented.

SECTION 9: DISCHARGE OR SUSPENSIONS IN EXCESS OF FIVE DAYS AFTER HEARING

- a) Discharge from office, or suspension from service in excess of five (5) days shall be in compliance with the Civil Service in Cities Act of the State of Illinois, being Division 1, §5/10-1-1 through 5/10-1-48, inclusive, of Chapter 65 of the Illinois Compiled Statutes.
- b) The Commission shall, within a reasonable time after the Hearing is completed, enter its findings and its ruling into the record of the Commission.

SECTION 10: FINDINGS AND DECISION

If an Officer is found guilty of the charges following a Hearing by the Commission, the Officer may be suspended for a period not exceeding thirty (30) days, without pay or terminated from employment with the City. The findings and decision of the Commission, following a Hearing of the charges, shall be preserved by the Secretary and notice of said finding and decision sent to the Officer involved and the Chief of Police. If the finding or decision is that an Officer is guilty of charges investigated, and discharge is ordered, such Order of Discharge shall become effective upon entry of the Commission's findings and determinations in its record.

SECTION 11: RULES - CONFLICT

Officers shall be governed by the Rules, as adopted by the Commission and the Departmental Rules and Regulations and such other Personnel Rules, as adopted by the City. In case of conflict thereof, these Rules shall govern.

SECTION 12: VIOLATION OF RULES AND REGULATIONS

All Officers shall be subject to the Rules and Regulations of the Police Department, any violation of such Rules may be cause for filing of charges before the Commission, a subsequent Hearing and action by the Commission on such charges.

SECTION 13: VIOLATION OF LAW

Any violation of the laws of the municipality or of any state or federal law, by any Officer, may be cause for the filing of charges against said Officer, except as herein otherwise provided.

CHAPTER VII- GENERAL

SECTION 1: POWERS AND DUTIES

The Commission shall have such other powers and duties as are given it by the Statutes of the State of Illinois.

SECTION 2: RULES IN CONFLICT

Any Chapters, Sections and/or subsections of the foregoing Rules for the operation of the Commission that are in conflict with the State Statute or with any amendments thereto that may hereafter be enacted are null and void to the extent of such inconsistency. This, however, does not invalidate any other Chapters, Sections and/or subsections of said Rules.

SECTION 3: LEAVE OF ABSENCE

Leaves of absence shall be granted by reason of military service or duty-related disability as specified in Illinois Compiled Statutes, Chapter 65, §5/10-1-46. If a leave of absence is granted by the Commission during a probationary period, such probationary period shall be tolled until the probationary employee returns from his leave of absence.

SECTION 4: CONDITIONS OF EMPLOYMENT AND POLITICAL RIGHTS AND ACTIVITIES

All employees certified under these Rules shall have those duties and rights prescribed in Illinois Compiled Statutes.

RESOLUTION NO. 22-R-0014

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE CERTAIN
CHANGES TO THE CIVIL SERVICE COMMISSION RULES**

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled, that the Mayor is hereby authorized to execute and the City Clerk is authorized to attest certain changes to the Civil Service Commission Rules, a copy of which is attached hereto as Exhibit "A."

APPROVED this 24th day of February 2022.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor Ruben Pineda

ATTEST:

Deputy City Clerk Valeria Perez

CITY OF WEST CHICAGO

Finance Committee Agenda Item Summary

ITEM TITLE:

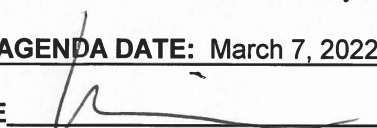
Resolution No. 22-R-0016 – Audit Engagement Letter with Lauterbach & Amen, LLP for fiscal years ending December 31, 2022 through December 31, 2024

AGENDA NO. 4.E.
FILE NO. _____

COMMITTEE AGENDA DATE: February 24, 2022

COUNCIL AGENDA DATE: March 7, 2022

STAFF REVIEW: Linda M. Martin

SIGNATURE 
APPROVED BY CITY ADMINISTRATOR
SIGNATURE _____

ITEM SUMMARY:

With the completion of the annual audit for the fiscal year ended December 31, 2021, the term of the current four-year engagement with Lauterbach & Amen, LLP will conclude. For each fiscal year that Lauterbach & Amen, LLP has audited the City's financial statements, the City has received the Certificate of Achievement for Excellence in Financial Reporting for its annual report.

In October 2021, the Governmental Accounting Standards Board issued Statement No. 98, Annual Comprehensive Annual Report (ACFR), officially changing the name comprehensive annual financial report to annual comprehensive financial report and the acronym to ACFR (formerly CAFR). The Government Finance Officers Association (GFOA) has directed that any reference to the report, as CAFR, be stopped immediately and refer to the report as "Annual Report" or ACFR. This policy change is the result of a new understanding that the acronym CAFR mimics the pronunciation of a deeply derogatory term and offensive racial slur often used in other parts of the world. GFOA has determined that there is a responsibility to act as part of its commitment to diversity, equity and inclusion.

In order for an ACFR to be considered for the Certificate of Achievement award, the ACFR is evaluated by the GFOA - Certificate of Achievement Program Special Review Committee. That Committee determines if the ACFR meets the program's high standards of financial reporting techniques, full disclosure and clear communication of financial position of the City, as measured by seventeen grading categories for which a grade is determined. Each ACFR submitted during the most recent four-year engagement with Lauterbach & Amen, LLP has received the highest grade available of "Proficient" for all seventeen grading categories.

Attached for your review is the engagement letter from Lauterbach & Amen, LLP that confirms the understanding of audit services to be provided for fiscal years ended December 31, 2022 through December 31, 2024, annual audit fees of \$43,000, \$43,870 and \$44,740, and single audit annual fees of \$4,000, \$4,080 and \$4,160 for the respective three years. The fee for auditing services for fiscal year ended December 31, 2021 is \$43,000; no increase in annual fee is being proposed for fiscal year December 31, 2022. Appropriate funds have been budgeted in the proposed three-year budget for fiscal years 2022, 2023 and 2024, and as presented within the attached engagement letter.

The City has had a good working relationship with Lauterbach & Amen, LLP, including technical assistance provided by Lauterbach & Amen with regard to other accounting and intergovernmental agreement matters. Therefore, staff recommends approval of the engagement letter with Lauterbach & Amen, LLP, as attached.

ACTIONS PROPOSED: Approve Resolution No.22-R-0016 authorizing the Mayor to sign a three-year Engagement Letter with Lauterbach & Amen, LLP for annual audit and single audit services, beginning with Fiscal Year 2022.

COMMITTEE RECOMMENDATION:



December 1, 2021

The Honorable Mayor
Members of the City Council
City of West Chicago, Illinois

We are pleased to confirm our understanding of the services we are to provide the City of West Chicago, Illinois for the years ended December 31, 2022, December 31, 2023, and December 31, 2024.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the City as of and for the years ended December 31, 2022, December 31, 2023, and December 31, 2024. Accounting standards generally accepted in the United States of America (GAAS) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the City's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the City's RSI in accordance with GAAS. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by U.S. generally accepted accounting principles (GAAP) and will be subjected to certain limited procedures but will not be audited: management's discussion and analysis, the budgetary comparison schedules, pension plan employer contribution schedules, changes in the employer's net pension liability schedules, pension plan investment return schedules, and schedule of changes in employer's total OPEB liability.

We have also been engaged to report on supplementary information other than RSI that accompanies the City's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and will provide an opinion on it in relation to the financial statements as a whole, in a report combined with our auditor's report on the financial statements: combining and individual fund statements and budgetary comparison schedules, and other information listed as supplemental schedules.

In connection with our audit of the basic financial statements, we will read the following other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report: introductory and statistical information.

Audit Scope and Objectives – Continued

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatement, or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Auditor's Responsibilities for the Audit of the Financial Statements – Continued

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, include tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry.

Audit Procedures – Internal Control

We will obtain an understanding of the City and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures – Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion.

Other Services

We will also assist in preparing the financial statements and required audit adjustments, if any, for the City in conformity with accounting principles generally accepted in the United States of America based on information provided by you. We will perform these services in accordance with applicable professional standards. The other services are limited to the financial statements previously defined. We, in our sole professional judgement, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America.

Responsibilities of Management for the Financial Statements - Continued

Management is responsible for making all financial records and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity accounting principles generally accepted in the United States of America. You agree to include our report on, the supplementary information in any document that contains, and indicates that we have reported on the supplementary information. You also agree to make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Engagement Administration, Fees, and Other

Our fees for the December 31, 2022, December 31, 2023, and December 31, 2024 audits will be as follows:

	December 31, 2022	December 31, 2023	December 31, 2024
Audit	\$43,000	\$43,870	\$44,740
Single Audit	\$4,000	\$4,080	\$4,160

The City agrees that during the term of this agreement and for a period of twelve months thereafter, the City shall not solicit, or arrange an employment contract with personnel of Lauterbach & Amen, LLP. Violation of this provision shall, in addition to other relief, require the City to compensate Lauterbach & Amen, LLP with one hundred percent of the solicited person's annual compensation.

Reporting

We will issue a written report upon completion of our audit of the City's financial statements. Our report will be addressed to the City Council of the City. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to the City of West Chicago, Illinois and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign below, and return it to us.

Cordially,

Lauterbach & Amen, LLP
LAUTERBACH & AMEN, LLP

RESPONSE:

This letter correctly sets forth the understanding of the City of West Chicago, Illinois.

By: _____

Title: _____

RESOLUTION NO. 22-R-0016

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN
AN ENGAGEMENT LETTER WITH LAUTERBACH & AMEN, LLP
FOR PROFESSIONAL AUDIT SERVICES FOR
FISCAL YEAR 2022 THROUGH 2024

BE IT RESOLVED by the City Council of the City of West Chicago, in
regular session assembled, that the Mayor is hereby authorized to sign an Engagement
Letter with Lauterbach & Amen, LLP, for the purpose of auditing the basic financial
statements of the City of West Chicago for the Fiscal Years ending December 31, 2022
through December 31, 2024, in substantially the form attached hereto and incorporated
herein as Exhibit "A".

ADOPTED this 7th day of March 2022.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor Ruben Pineda

ATTEST:

Interim City Clerk Valeria Perez