



PLANET DEPOS®  
We Make It Happen >> *Anywhere*™

---

## CHICAGO-AREA REALTIME

### Transcript of **FIRST STREET REDEVELOPMENT HEARING**

**Date:** January 20, 2015

**Case:** ST. CHARLES CITY COUNCIL MEETING

Planet Depos - Chicago Area Realtime

Phone: 888.433.3767

Fax: 888.503.3767

Email: [transcripts@planetdepos.com](mailto:transcripts@planetdepos.com)

Internet: [www.planetdepos.com](http://www.planetdepos.com)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

BEFORE THE CITY COUNCIL  
OF THE CITY OF ST. CHARLES

In Re: )  
Public Hearing Concerning )  
Amendment to First Street )  
Redevelopment Project Area )

REPORT OF PROCEEDINGS  
St. Charles, Illinois 60174  
January 20, 2015  
6:50 p.m.

Job No.: 74055A  
Pages: 1 - 17  
Reported by: Melanie L. Humphrey-Sonntag,  
CSR, RDR, CRR, CCP, FAPR  
Notary Public, Kane County, Illinois

FIRST STREET REDEVELOPMENT HEARING  
CONDUCTED ON TUESDAY, JANUARY 20, 2015

2

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

Report of proceedings held at the location of:

ST. CHARLES CITY HALL

2 East Main Street

P.O. 79847

St. Charles, Illinois 60174

(630) 377-4400

Before Melanie L. Humphrey-Sonntag, a  
Certified Shorthand Reporter, Registered Diplomate  
Reporter, and a Notary Public in and for the State of  
Illinois.

FIRST STREET REDEVELOPMENT HEARING  
CONDUCTED ON TUESDAY, JANUARY 20, 2015

3

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

PRESENT:

MR. RAYMOND ROGINA, Mayor;  
MR. DAN STELLATO, Alderman;  
MR. RONALD SILKAITIS, Alderman;  
MS. RITA ANNE PAYLEITNER, Alderman;  
MR. ARTHUR J. LEMKE, Alderman;  
MR. TODD BANCROFT, Alderman;  
MR. WILLIAM TURNER, Alderman;  
MR. JAMES E. MARTIN, Alderman;  
MS. JO KRIEGER, Alderman;  
MS. MAUREEN LEWIS, Alderman; and  
MR. ED BESSNER, Alderman.

ALSO PRESENT:

MS. NANCY GARRISON, City Clerk; and  
MR. JOHN MC GUIRK, City Attorney.

FIRST STREET REDEVELOPMENT HEARING  
CONDUCTED ON TUESDAY, JANUARY 20, 2015

4

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

P R O C E E D I N G S

MAYOR ROGINA: Good evening. I'd like to call this public hearing to order.

This public hearing is a hearing on the second amendment to the First Street Redevelopment Plan and Project Area.

Per the Tax Increment Allocation Development Act, the City Council is required to hold a public hearing considering any proposed amendments to the existing TIF redevelopment plan and project area.

This public hearing concerns the second amendment to the City's First Street Redevelopment Plan and Project Area.

Per State statute, notices of this hearing were published twice in the Kane County Chronicle, on December 23rd, 2014, and January 6th, 2015, and a Joint Review Board, JRB, was convened on December 16th, 2014.

That being said, I hereby convene the public hearing to consider the approval of an amendment to a redevelopment plan and project for the redevelopment project area known as the First Street Redevelopment Project Area.

Tonight we will take public comment from all interested persons concerning the approval of this

FIRST STREET REDEVELOPMENT HEARING  
CONDUCTED ON TUESDAY, JANUARY 20, 2015

5

1 matter. City Council may choose to close the public  
2 hearing if they feel enough information has been  
3 gathered. Once the public hearing is closed, the  
4 City Council must take action on the proposed amendments  
5 between 14 and 90 days after the date of the public  
6 hearing.

7 And with that, I'd have Nancy call the roll.

8 CLERK GARRISON: Stellato.

9 ALDERMAN STELLATO: Here.

10 CLERK GARRISON: Silkaitis.

11 ALDERMAN SILKAITIS: Here.

12 CLERK GARRISON: Payleitner.

13 ALDERMAN PAYLEITNER: Here.

14 CLERK GARRISON: Lemke.

15 (No response.)

16 CLERK GARRISON: Turner.

17 ALDERMAN TURNER: Here.

18 CLERK GARRISON: Bancroft.

19 ALDERMAN BANCROFT: Here.

20 CLERK GARRISON: Martin.

21 ALDERMAN MARTIN: Here.

22 CLERK GARRISON: Krieger.

23 ALDERMAN KRIEGER: Here.

24 CLERK GARRISON: Bessner.

FIRST STREET REDEVELOPMENT HEARING  
CONDUCTED ON TUESDAY, JANUARY 20, 2015

6

1 ALDERMAN BESSNER: Here.

2 CLERK GARRISON: Lewis.

3 ALDERMAN LEWIS: Here.

4 MAYOR ROGINA: At this time we will have a  
5 presentation from Kane, McKenna, and Associates, the  
6 City's consultants in this matter.

7 Gentlemen.

8 MR. RYCHLICKI: Thank you, Mr. Mayor, members  
9 of the City Council. Good evening.

10 I'm Bob Rychlicki with Kane, McKenna, and  
11 Associates; my colleague, Will Coblentz.

12 We're going to have a short presentation as it  
13 relates to the purpose of the amendments and the  
14 designation of the amended area and how you have  
15 satisfied the requirements under State law.

16 (Alderman Lemke joined the proceedings.)

17 MAYOR ROGINA: If I may, let the record  
18 reflect that Alderman Art Lemke has now joined us.

19 Proceed.

20 MR. COBLENTZ: I would just like to point out  
21 that this is the second amendment to the First Street TIF  
22 District.

23 The agenda for the presentation is we will go  
24 over the redevelopment project and plan, TIF mechanism,

FIRST STREET REDEVELOPMENT HEARING  
CONDUCTED ON TUESDAY, JANUARY 20, 2015

7

1 the factors qualifying the area, and key elements of the  
2 plan.

3 The area is approximately 11 acres in size.  
4 The TIF District will expire in 2025, no matter what  
5 action is taken tonight. The amendment to the area that  
6 is proposed is removing the properties east of  
7 First Street and adding properties on Main Street between  
8 Second and Third.

9 This area of the TIF was created in 2002. The  
10 first amendment happened in 2006 to expand the budget and  
11 correct some scrivener's errors. The rationale for the  
12 redevelopment is really the continuation of the original  
13 TIF plan and project, which is to encourage development  
14 in the downtown area. The City is focusing on the second  
15 amendment to continue those goals and focus on those  
16 achievements. The recession caused a setback in the  
17 original TIF plan, and the second amendment is seen as a  
18 way to pick up that original purpose.

19 The area meets all of the statutory  
20 requirements: It's 1 1/2 acres in size, it meets the  
21 but-for requirement, and we find that it qualifies  
22 underneath the conservation area.

23 MR. RYCHLICKI: Okay. I just want to point  
24 out again, as Will indicated, you know, this amendment



FIRST STREET REDEVELOPMENT HEARING  
CONDUCTED ON TUESDAY, JANUARY 20, 2015

8

1 did not happen in a vacuum. This continues City policy  
2 and City objectives as it relates to the First Street TIF  
3 by removing certain property, which will be in the TIF  
4 following this in terms of the Central Downtown TIF,  
5 adding some property, and repositioning the TIF as it  
6 relates to -- hopefully, as the economy improves -- to be  
7 able to take advantage of that.

8 Just a little primer or primer on TIF: It's  
9 not a new tax. As it relates to any taxpayers or owners  
10 within the room, it is not a new tax. It's not similar  
11 to a special service area or special assessment. It  
12 basically is the existing tax, but it's divided in a  
13 different way.

14 Property within the TIF -- same with property  
15 outside of the TIF -- is uniformly assessed. Property is  
16 then -- taxes are uniformly extended against that  
17 property.

18 What changes with the TIF is any increase in  
19 tax, whether it be through an expansion or increase in  
20 tax rate -- for whatever reason -- if it's over the  
21 base -- and that's going to be determined by the County  
22 Clerk's office in consultation with the Assessor's  
23 office.

24 Any increase over those base revenues go into

FIRST STREET REDEVELOPMENT HEARING  
CONDUCTED ON TUESDAY, JANUARY 20, 2015

9

1 another bucket, so to speak, that could be spent within  
2 the TIF district.

3 So if you were a property outside of the TIF  
4 and you were paying a hundred dollars in taxes and you  
5 had the exact same property inside of the TIF, you both  
6 would pay a hundred dollars in taxes.

7 What happens is, if \$20 of that was an  
8 increase due to -- an increase in taxes over the base  
9 revenues because of an improvement to the property, that  
10 increase is what the City would utilize as part of its  
11 TIF program.

12 Again, the building block with TIF is  
13 equalized assessed valuation. As the equalized assessed  
14 valuation increases over the base -- in this case, it  
15 would be -- the amended area would have the 2013 base;  
16 the other area, the base has not changed, nor has the  
17 determinative base changed for the First Street. But any  
18 increase, as that blue line indicates, is what the City  
19 would capture and utilize for economic development  
20 purposes within the TIF.

21 Again, as we found out over the last five or  
22 six years, you know, there are some pitfalls as it  
23 relates to the projections on the TIF; you know, to the  
24 extent that, if you had your way, in the long run you

FIRST STREET REDEVELOPMENT HEARING  
CONDUCTED ON TUESDAY, JANUARY 20, 2015

10

1 would want that blue line to continue to increase.

2 There may be some short dips or so, but the  
3 idea is that the blue line would continue to increase,  
4 and the City, when it turns the keys to that car over as  
5 the TIF has expired, the values have increased to the  
6 benefit not only of the City but the other taxing  
7 districts.

8 In order to qualify the TIF -- and, actually,  
9 this qualification only goes to that amended area, which  
10 is on the west side of the TIF. The other area has  
11 already been deemed to qualify.

12 In order to qualify, it can either be a  
13 conservation or blighted area. In this case, we made the  
14 findings of conservation area due primarily to the age of  
15 the buildings. The threshold factor relates to  
16 50 percent or more of the structures have to be 35 years  
17 old or greater, and we found that all of those buildings,  
18 as it related to age, was found to be in play.

19 And then there's 13 factors in the TIF Act,  
20 and you have to have 3 out of the 13. We identified  
21 five.

22 These are basically kind of a summary of the  
23 13 factors, and the 5 that we identified at Kane,  
24 McKenna -- in terms of consultation with the City

FIRST STREET REDEVELOPMENT HEARING  
CONDUCTED ON TUESDAY, JANUARY 20, 2015

11

1 staff -- identified the 5 factors that are in the plan  
2 and were discussed with the Joint Review Board on  
3 December 16th: Declining equalized assessed valuation or  
4 value, excessive coverage, obsolescence, deleterious  
5 layout, and deterioration.

6 So the minimum three factors are found as well  
7 as an additional two. And, again, in order to make the  
8 case for a conservation area, you first have to have the  
9 age threshold, which we've already done.

10 The next chart indicates the character of the  
11 area. You can see that, unfortunately, it hit the  
12 Trifecta in terms of five years, more than three -- you  
13 only need three but we had five -- and, also, decline  
14 behind the CPI.

15 In terms of excessive coverage, again, this is  
16 a factor we find in many older downtown areas; it's not  
17 exclusive to St. Charles. It has to do with the age of  
18 the buildings when they were developed and what their  
19 original purpose was.

20 And as you try to reconfigure or recalibrate  
21 the area for modern market uses, you know, issues that  
22 you find relate to access and egress, unloading and  
23 loading, as well as central or coordinated parking.

24 And, again, we found that, in terms of the age

FIRST STREET REDEVELOPMENT HEARING  
CONDUCTED ON TUESDAY, JANUARY 20, 2015

12

1 of the buildings -- again, 100 percent or all nine of the  
2 buildings were over 35 years old.

3 In terms of infrastructure for the buildings,  
4 whether it's HVAC, electrical, or layout, again, we found  
5 that the age in many cases was a detriment, and that's  
6 also reflected in some of the loss in value, as well.

7 Deleterious layout. Again, not uncommon in  
8 older downtown areas, based on the original layouts or  
9 design for many of the buildings and, again, trying to be  
10 more competitive with outlying areas in terms of either  
11 more available parking, different retail layouts, and  
12 coordination with the residential areas that buffer and  
13 are nearby the downtown.

14 The last factor identified was deterioration,  
15 and this was mainly found in many of the site  
16 improvements, although in the rear of some of the  
17 structures we did find some evidence of deterioration.

18 So in summary, the amended area was felt to  
19 qualify under the TIF Act as a conservation area.

20 And then we also amended certain portions of  
21 your existing TIF plan for First Street. We added some  
22 property, deleted some property.

23 The base EAV or the base is now amended to  
24 be -- it's estimated to be 4,191,829, which is a

FIRST STREET REDEVELOPMENT HEARING  
CONDUCTED ON TUESDAY, JANUARY 20, 2015

13

1 combination of the area by Walnut and Main, as well as  
2 the existing area that's left in the TIF, and that will  
3 be confirmed by the County Clerk's office once the City  
4 adopts the ordinances and files them.

5 We increased the EAV slightly in terms of the  
6 projected EAV based upon some of the deletion of  
7 properties as well as some of the additions, and the TIF  
8 budget was increased slightly to 33,750,000 over the  
9 previous amendment.

10 And, again, just to point out, the TIF budget  
11 is a maximum amount that's put in place over the  
12 23 years. The City does have the flexibility to  
13 reallocate items between -- or amounts between the  
14 line items as long as the comp -- or the budget item is  
15 not exceeded.

16 So as it relates to the process, we're about  
17 two-thirds of the way through it. All the notifications,  
18 as the Mayor described, have been in play for this public  
19 hearing.

20 You may not take any action tonight; however,  
21 you would get any public comment. And once the hearing  
22 is closed, you do have a meter running. You have to  
23 consider the adoption of the amended ordinances no sooner  
24 than 14 days after the close of the meeting -- or the

FIRST STREET REDEVELOPMENT HEARING  
CONDUCTED ON TUESDAY, JANUARY 20, 2015

14

1 public hearing, I should say -- and no more than 90 days.

2 Mr. Mayor, that concludes our presentation.

3 MAYOR ROGINA: Thank you. Thank you very  
4 much.

5 First of all, I'd like to ask the City Clerk,  
6 have there been any written comments filed with the  
7 Clerk's office?

8 CLERK GARRISON: We have one.

9 MAYOR ROGINA: Would you read that into the  
10 record, please.

11 CLERK GARRISON: On January 16th, 2015, to the  
12 St. Charles City Council.

13 "The addresses at 10 South Third Street,  
14 12 South Third Street, and 225 West Main Street are  
15 already within two separate special service area tax  
16 levies, SSA 1A and SSA 1B, and the City of St. Charles is  
17 considering an additional tax levy on the property. The  
18 property mentioned above doesn't appear to be in an  
19 appropriate zone for such an assessment. The inclusion  
20 of any property west of Route 31 should not fall within  
21 the zone of First Street. The First Street retail  
22 project zone is unfairly taxing properties west of  
23 Route 31.

24 "Do not include property west of Route 31 in

FIRST STREET REDEVELOPMENT HEARING  
CONDUCTED ON TUESDAY, JANUARY 20, 2015

15

1 this assessment. There are other ways to generate  
2 revenue. Don't burden those already burdened with  
3 Special Service Area Tax Levies SSA 1A and SSA 1B.

4 "Edward J. Seaman."

5 MAYOR ROGINA: Thank you.

6 That was the only comment; correct?

7 CLERK GARRISON: Yes.

8 MAYOR ROGINA: All right. Then at this time  
9 would any of the Aldermen like to make any comments for  
10 the record?

11 (No response.)

12 MAYOR ROGINA: Hearing none, at this time I'd  
13 like to ask if City staff has any additional comments to  
14 make.

15 (No response.)

16 MAYOR ROGINA: Thank you.

17 And at this time those wishing to comment  
18 should step forward to the microphone, state their name  
19 and address and the party they're representing for the  
20 record, and I will take public comment if there is any.

21 (No response.)

22 MAYOR ROGINA: Thank you.

23 Now I'll entertain a motion to close the  
24 public hearing.



FIRST STREET REDEVELOPMENT HEARING  
CONDUCTED ON TUESDAY, JANUARY 20, 2015

16

1 ALDERMAN STELLATO: Motion to close the public  
2 hearing.

3 ALDERMAN SILKAITIS: So moved.

4 ALDERMAN TURNER: Second.

5 MAYOR ROGINA: Moved and seconded.

6 All in favor signify by saying aye.

7 (Ayes heard.)

8 MAYOR ROGINA: Opposed?

9 (No response.)

10 MAYOR ROGINA: The motion's carried.

11 The first public hearing is now closed.

12 (Off the record at 7:04 p.m.)

13

14

15

16

17

18

19

20

21

22

23

24

FIRST STREET REDEVELOPMENT HEARING  
CONDUCTED ON TUESDAY, JANUARY 20, 2015

17

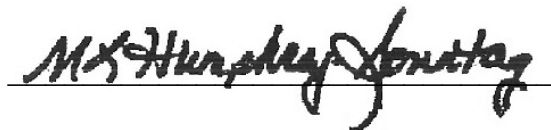
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

CERTIFICATE OF SHORTHAND REPORTER

I, Melanie L. Humphrey-Sonntag, Certified Shorthand Reporter No. 084-004299, CSR, RDR, CRR, CCP, FAPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 3rd day of February, 2015.

My commission expires: May 31, 2017



Notary Public in and for the  
State of Illinois

<p style="text-align: center;"><b>A</b></p> <p><b>able</b> 8:7</p> <p><b>access</b> 11:22</p> <p><b>achievements</b> 7:16</p> <p><b>acres</b> 7:3,20</p> <p><b>Act</b> 4:8 10:19 12:19</p> <p><b>action</b> 5:4 7:5 13:20</p> <p><b>added</b> 12:21</p> <p><b>adding</b> 7:7 8:5</p> <p><b>additional</b> 11:7 14:17 15:13</p> <p><b>additions</b> 13:7</p> <p><b>address</b> 15:19</p> <p><b>addresses</b> 14:13</p> <p><b>adoption</b> 13:23</p> <p><b>adopts</b> 13:4</p> <p><b>advantage</b> 8:7</p> <p><b>affixed</b> 17:17</p> <p><b>age</b> 10:14,18 11:9,17 11:24 12:5</p> <p><b>agenda</b> 6:23</p> <p><b>Alderman</b> 3:3,4,5,6,7,8,9,10 3:11,12 5:9,11 5:13,17,19,21 5:23 6:1,3,16,18 16:1,3,4</p> <p><b>Aldermen</b> 15:9</p> <p><b>Allocation</b></p>	<p>4:7</p> <p><b>amended</b> 6:14 9:15 10:9 12:18,20,23 13:23</p> <p><b>amendment</b> 1:7 4:5,12,19 6:21 7:5,10,15 7:17,24 13:9</p> <p><b>amendments</b> 4:9 5:4 6:13</p> <p><b>amount</b> 13:11</p> <p><b>amounts</b> 13:13</p> <p><b>ANNE</b> 3:5</p> <p><b>appear</b> 14:18</p> <p><b>appropriate</b> 14:19</p> <p><b>approval</b> 4:19,24</p> <p><b>approximately</b> 7:3</p> <p><b>area</b> 1:8 4:6,10,13,21 4:22 6:14 7:1,3 7:5,9,14,19,22 8:11 9:15,16 10:9,10,13,14 11:8,11,21 12:18,19 13:1,2 14:15 15:3</p> <p><b>areas</b> 11:16 12:8,10,12</p> <p><b>Art</b> 6:18</p> <p><b>ARTHUR</b> 3:6</p> <p><b>assessed</b> 8:15 9:13,13 11:3</p> <p><b>assessment</b> 8:11 14:19 15:1</p> <p><b>Assessor's</b> 8:22</p> <p><b>Associates</b></p>	<p>6:5,11</p> <p><b>Attorney</b> 3:16</p> <p><b>available</b> 12:11</p> <p><b>aye</b> 16:6</p> <p><b>Ayes</b> 16:7</p> <p style="text-align: center;"><b>B</b></p> <p><b>Bancroft</b> 3:7 5:18,19</p> <p><b>base</b> 8:21,24 9:8,14,15 9:16,17 12:23 12:23</p> <p><b>based</b> 12:8 13:6</p> <p><b>basically</b> 8:12 10:22</p> <p><b>benefit</b> 10:6</p> <p><b>Bessner</b> 3:12 5:24 6:1</p> <p><b>blighted</b> 10:13</p> <p><b>block</b> 9:12</p> <p><b>blue</b> 9:18 10:1,3</p> <p><b>Board</b> 4:17 11:2</p> <p><b>Bob</b> 6:10</p> <p><b>bucket</b> 9:1</p> <p><b>budget</b> 7:10 13:8,10,14</p> <p><b>buffer</b> 12:12</p> <p><b>building</b> 9:12</p> <p><b>buildings</b> 10:15,17 11:18 12:1,2,3,9</p> <p><b>burden</b> 15:2</p>	<p><b>burdened</b> 15:2</p> <p><b>but-for</b> 7:21</p> <p style="text-align: center;"><b>C</b></p> <p><b>C</b> 4:1</p> <p><b>call</b> 4:2 5:7</p> <p><b>capture</b> 9:19</p> <p><b>car</b> 10:4</p> <p><b>carried</b> 16:10</p> <p><b>case</b> 9:14 10:13 11:8 17:13</p> <p><b>cases</b> 12:5</p> <p><b>caused</b> 7:16</p> <p><b>CCP</b> 1:23 17:4</p> <p><b>central</b> 8:4 11:23</p> <p><b>certain</b> 8:3 12:20</p> <p><b>CERTIFICATE</b> 17:1</p> <p><b>Certified</b> 2:13 17:3</p> <p><b>certify</b> 17:7</p> <p><b>changed</b> 9:16,17</p> <p><b>changes</b> 8:18</p> <p><b>character</b> 11:10</p> <p><b>Charles</b> 1:2,14 2:3,6 11:17 14:12,16</p> <p><b>chart</b> 11:10</p> <p><b>choose</b> 5:1</p>	<p><b>Chronicle</b> 4:15</p> <p><b>City</b> 1:1,2 2:3 3:15,16 4:8 5:1,4 6:9 7:14 8:1,2 9:10 9:18 10:4,6,24 13:3,12 14:5,12 14:16 15:13</p> <p><b>City's</b> 4:12 6:6</p> <p><b>Clerk</b> 3:15 5:8,10,12,14 5:16,18,20,22 5:24 6:2 14:5,8 14:11 15:7</p> <p><b>Clerk's</b> 8:22 13:3 14:7</p> <p><b>close</b> 5:1 13:24 15:23 16:1</p> <p><b>closed</b> 5:3 13:22 16:11</p> <p><b>Coblentz</b> 6:11,20</p> <p><b>colleague</b> 6:11</p> <p><b>combination</b> 13:1</p> <p><b>comment</b> 4:23 13:21 15:6 15:17,20</p> <p><b>comments</b> 14:6 15:9,13</p> <p><b>commission</b> 17:20</p> <p><b>comp</b> 13:14</p> <p><b>competitive</b> 12:10</p> <p><b>concerning</b> 1:6 4:24</p> <p><b>concerns</b> 4:11</p> <p><b>concludes</b> 14:2</p> <p><b>confirmed</b></p>
--	---	---	---	---

13:3 <b>conservation</b> 7:22 10:13,14 11:8 12:19 <b>consider</b> 4:19 13:23 <b>considering</b> 4:9 14:17 <b>consultants</b> 6:6 <b>consultation</b> 8:22 10:24 <b>continuation</b> 7:12 <b>continue</b> 7:15 10:1,3 <b>continues</b> 8:1 <b>convene</b> 4:18 <b>convened</b> 4:17 <b>coordinated</b> 11:23 <b>coordination</b> 12:12 <b>correct</b> 7:11 15:6 17:8 <b>Council</b> 1:1 4:8 5:1,4 6:9 14:12 <b>counsel</b> 17:11 <b>County</b> 1:24 4:15 8:21 13:3 17:5 <b>coverage</b> 11:4,15 <b>CPI</b> 11:14 <b>created</b> 7:9 <b>CRR</b> 1:23 17:4 <b>CSR</b> 1:23 17:4 <hr/> <p style="text-align: center;"><b>D</b></p>	<b>D</b> 4:1 <b>DAN</b> 3:3 <b>date</b> 5:5 <b>day</b> 17:17 <b>days</b> 5:5 13:24 14:1 <b>December</b> 4:16,17 11:3 <b>decline</b> 11:13 <b>Declining</b> 11:3 <b>deemed</b> 10:11 <b>deleted</b> 12:22 <b>deleterious</b> 11:4 12:7 <b>deletion</b> 13:6 <b>described</b> 13:18 <b>design</b> 12:9 <b>designation</b> 6:14 <b>deterioration</b> 11:5 12:14,17 <b>determinative</b> 9:17 <b>determined</b> 8:21 <b>detriment</b> 12:5 <b>developed</b> 11:18 <b>development</b> 4:7 7:13 9:19 <b>different</b> 8:13 12:11 <b>Diplomate</b> 2:13 <b>dips</b>	10:2 <b>discussed</b> 11:2 <b>district</b> 6:22 7:4 9:2 <b>districts</b> 10:7 <b>divided</b> 8:12 <b>dollars</b> 9:4,6 <b>downtown</b> 7:14 8:4 11:16 12:8,13 <b>due</b> 9:8 10:14 <hr/> <p style="text-align: center;"><b>E</b></p> <b>E</b> 3:9 4:1,1 <b>east</b> 2:4 7:6 <b>EAV</b> 12:23 13:5,6 <b>economic</b> 9:19 <b>economy</b> 8:6 <b>ED</b> 3:12 <b>Edward</b> 15:4 <b>egress</b> 11:22 <b>either</b> 10:12 12:10 <b>electrical</b> 12:4 <b>elements</b> 7:1 <b>employed</b> 17:12 <b>encourage</b> 7:13 <b>entertain</b> 15:23 <b>equalized</b> 9:13,13 11:3	<b>errors</b> 7:11 <b>estimated</b> 12:24 <b>evening</b> 4:2 6:9 <b>evidence</b> 12:17 <b>exact</b> 9:5 <b>exceeded</b> 13:15 <b>excessive</b> 11:4,15 <b>exclusive</b> 11:17 <b>existing</b> 4:10 8:12 12:21 13:2 <b>expand</b> 7:10 <b>expansion</b> 8:19 <b>expire</b> 7:4 <b>expired</b> 10:5 <b>expires</b> 17:20 <b>extended</b> 8:16 <b>extent</b> 9:24 <hr/> <p style="text-align: center;"><b>F</b></p> <b>factor</b> 10:15 11:16 12:14 <b>factors</b> 7:1 10:19,23 11:1 11:6 <b>fall</b> 14:20 <b>FAPR</b> 1:23 17:5 <b>favor</b> 16:6 <b>February</b>	17:18 <b>feel</b> 5:2 <b>felt</b> 12:18 <b>filed</b> 14:6 <b>files</b> 13:4 <b>financial</b> 17:13 <b>find</b> 7:21 11:16,22 12:17 <b>findings</b> 10:14 <b>first</b> 1:7 4:5,12,21 6:21 7:7,10 8:2 9:17 11:8 12:21 14:5,21,21 16:11 <b>five</b> 9:21 10:21 11:12 11:13 <b>flexibility</b> 13:12 <b>focus</b> 7:15 <b>focusing</b> 7:14 <b>following</b> 8:4 <b>foregoing</b> 17:6,7 <b>forward</b> 15:18 <b>found</b> 9:21 10:17,18 11:6,24 12:4,15 <hr/> <p style="text-align: center;"><b>G</b></p> <b>G</b> 4:1 <b>GARRISON</b> 3:15 5:8,10,12,14 5:16,18,20,22 5:24 6:2 14:8,11
--	--	--	---	---

15:7 <b>gathered</b> 5:3 <b>generate</b> 15:1 <b>Gentlemen</b> 6:7 <b>go</b> 6:23 8:24 <b>goals</b> 7:15 <b>goes</b> 10:9 <b>going</b> 6:12 8:21 <b>Good</b> 4:2 6:9 <b>greater</b> 10:17 <b>GUIRK</b> 3:16	4:8 <b>hopefully</b> 8:6 <b>Humphrey-Son...</b> 1:22 2:12 17:3 <b>hundred</b> 9:4,6 <b>HVAC</b> 12:4	<b>interest</b> 17:13 <b>interested</b> 4:24 <b>issues</b> 11:21 <b>item</b> 13:14 <b>items</b> 13:13,14	<hr/> <b>L</b> <hr/> <b>L</b> 1:22 2:12 17:3 <b>law</b> 6:15 <b>layout</b> 11:5 12:4,7 <b>layouts</b> 12:8,11 <b>left</b> 13:2 <b>Lemke</b> 3:6 5:14 6:16,18 <b>levies</b> 14:16 15:3 <b>levy</b> 14:17 <b>Lewis</b> 3:11 6:2,3 <b>line</b> 9:18 10:1,3 13:14 <b>little</b> 8:8 <b>loading</b> 11:23 <b>location</b> 2:1 <b>long</b> 9:24 13:14 <b>loss</b> 12:6	3:2 4:2 6:4,8,17 13:18 14:2,3,9 15:5,8,12,16,22 16:5,8,10 <b>MC</b> 3:16 <b>McKenna</b> 6:5,10 10:24 <b>mechanism</b> 6:24 <b>meeting</b> 13:24 <b>meets</b> 7:19,20 <b>Melanie</b> 1:22 2:12 17:3 <b>members</b> 6:8 <b>mentioned</b> 14:18 <b>meter</b> 13:22 <b>microphone</b> 15:18 <b>minimum</b> 11:6 <b>modern</b> 11:21 <b>motion</b> 15:23 16:1 <b>motion's</b> 16:10 <b>moved</b> 16:3,5	
<hr/> <b>H</b> <hr/> <b>HALL</b> 2:3 <b>hand</b> 17:17 <b>happen</b> 8:1 <b>happened</b> 7:10 <b>happens</b> 9:7 <b>heard</b> 16:7 <b>hearing</b> 1:6 4:3,4,4,9,11 4:14,19 5:2,3,6 13:19,21 14:1 15:12,24 16:2 16:11 <b>held</b> 2:1 <b>hereunto</b> 17:16 <b>hit</b> 11:11 <b>hold</b>	<hr/> <b>I</b> <hr/> <b>idea</b> 10:3 <b>identified</b> 10:20,23 11:1 12:14 <b>Illinois</b> 1:14,24 2:6,15 17:6,24 <b>improvement</b> 9:9 <b>improvements</b> 12:16 <b>improves</b> 8:6 <b>include</b> 14:24 <b>inclusion</b> 14:19 <b>increase</b> 8:18,19,24 9:8,8 9:10,18 10:1,3 <b>increased</b> 10:5 13:5,8 <b>increases</b> 9:14 <b>Increment</b> 4:7 <b>indicated</b> 7:24 <b>indicates</b> 9:18 11:10 <b>information</b> 5:2 <b>infrastructure</b> 12:3 <b>inside</b> 9:5	<hr/> <b>J</b> <hr/> <b>J</b> 3:6 15:4 <b>JAMES</b> 3:9 <b>January</b> 1:15 4:16 14:11 <b>JO</b> 3:10 <b>Job</b> 1:20 <b>JOHN</b> 3:16 <b>joined</b> 6:16,18 <b>Joint</b> 4:16 11:2 <b>JRB</b> 4:17	<hr/> <b>K</b> <hr/> <b>Kane</b> 1:24 4:15 6:5,10 10:23 17:5 <b>key</b> 7:1 <b>keys</b> 10:4 <b>kind</b> 10:22 <b>know</b> 7:24 9:22,23 11:21 <b>known</b> 4:21 <b>Krieger</b> 3:10 5:22,23	<hr/> <b>M</b> <hr/> <b>Main</b> 2:4 7:7 13:1 14:14 <b>market</b> 11:21 <b>Martin</b> 3:9 5:20,21 <b>matter</b> 5:1 6:6 7:4 <b>MAUREEN</b> 3:11 <b>maximum</b> 13:11 <b>Mayor</b>	<hr/> <b>N</b> <hr/> <b>N</b> 4:1 <b>name</b> 15:18 <b>Nancy</b> 3:15 5:7 <b>nearby</b> 12:13 <b>need</b> 11:13 <b>neither</b> 17:11

<b>new</b> 8:9,10	8:9	6:5,12,23 14:2	1:16 16:12	7:12
<b>nine</b> 12:1	<hr/> <b>P</b> <hr/>	<b>previous</b> 13:9	<b>P.O</b> 2:5	<b>reduced</b> 17:10
<b>notarial</b> 17:17	<b>P</b> 4:1	<b>primarily</b> 10:14	<hr/> <b>Q</b> <hr/>	<b>reflect</b> 6:18
<b>Notary</b> 1:24 2:14 17:5,23	<b>Pages</b> 1:21	<b>primer</b> 8:8,8	<b>qualification</b> 10:9	<b>reflected</b> 12:6
<b>notices</b> 4:14	<b>parking</b> 11:23 12:11	<b>Proceed</b> 6:19	<b>qualifies</b> 7:21	<b>Registered</b> 2:13
<b>notifications</b> 13:17	<b>part</b> 9:10	<b>proceedings</b> 1:13 2:1 6:16 17:7,9,9	<b>qualify</b> 10:8,11,12 12:19	<b>relate</b> 11:22
<hr/> <b>O</b> <hr/>	<b>parties</b> 17:12	<b>process</b> 13:16	<b>qualifying</b> 7:1	<b>related</b> 10:18 17:12
<b>O</b> 4:1	<b>party</b> 15:19	<b>program</b> 9:11	<hr/> <b>R</b> <hr/>	<b>relates</b> 6:13 8:2,6,9 9:23 10:15 13:16
<b>objectives</b> 8:2	<b>pay</b> 9:6	<b>project</b> 1:8 4:6,10,13,20 4:21,22 6:24 7:13 14:22	<b>R</b> 4:1	<b>removing</b> 7:6 8:3
<b>obsolescence</b> 11:4	<b>paying</b> 9:4	<b>projected</b> 13:6	<b>rate</b> 8:20	<b>Report</b> 1:13 2:1
<b>office</b> 8:22,23 13:3 14:7	<b>Payleitner</b> 3:5 5:12,13	<b>projections</b> 9:23	<b>rationale</b> 7:11	<b>Reported</b> 1:22
<b>officer</b> 17:6	<b>percent</b> 10:16 12:1	<b>properties</b> 7:6,7 13:7 14:22	<b>RAYMOND</b> 3:2	<b>Reporter</b> 2:13,14 17:1,4
<b>Okay</b> 7:23	<b>persons</b> 4:24	<b>property</b> 8:3,5,14,14,15,17 9:3,5,9 12:22,22 14:17,18,20,24	<b>RDR</b> 1:23 17:4	<b>repositioning</b> 8:5
<b>old</b> 10:17 12:2	<b>pick</b> 7:18	<b>proposed</b> 4:9 5:4 7:6	<b>read</b> 14:9	<b>representing</b> 15:19
<b>older</b> 11:16 12:8	<b>pitfalls</b> 9:22	<b>public</b> 1:6,24 2:14 4:3,4 4:8,11,18,23 5:1 5:3,5 13:18,21 14:1 15:20,24 16:1,11 17:5,23	<b>reallocate</b> 13:13	<b>required</b> 4:8
<b>once</b> 5:3 13:3,21	<b>place</b> 13:11	<b>published</b> 4:15	<b>really</b> 7:12	<b>requirement</b> 7:21
<b>Opposed</b> 16:8	<b>plan</b> 4:5,10,12,20 6:24 7:2,13,17 11:1 12:21	<b>purpose</b> 6:13 7:18 11:19	<b>rear</b> 12:16	<b>requirements</b> 6:15 7:20
<b>order</b> 4:3 10:8,12 11:7	<b>play</b> 10:18 13:18	<b>purposes</b> 9:20	<b>reason</b> 8:20	<b>residential</b> 12:12
<b>ordinances</b> 13:4,23	<b>please</b> 14:10	<b>put</b> 13:11	<b>recalibrate</b> 11:20	<b>response</b> 5:15 15:11,15,21 16:9
<b>original</b> 7:12,17,18 11:19 12:8	<b>point</b> 6:20 7:23 13:10	<b>p.m</b>	<b>recession</b> 7:16	<b>retail</b> 12:11 14:21
<b>outcome</b> 17:14	<b>policy</b> 8:1		<b>reconfigure</b> 11:20	<b>revenue</b> 15:2
<b>outlying</b> 12:10	<b>portions</b> 12:20		<b>record</b> 6:17 14:10 15:10 15:20 16:12 17:8	<b>revenues</b> 8:24 9:9
<b>outside</b> 8:15 9:3	<b>PRESENT</b> 3:1,14		<b>redevelopment</b> 1:8 4:5,10,12,20 4:20,21 6:24	<b>Review</b> 4:17 11:2
<b>owners</b>	<b>presentation</b>			

<b>right</b> 15:8	<b>service</b> 8:11 14:15 15:3	<b>statute</b> 4:14	<b>three</b> 11:6,12,13	<b>unfortunately</b> 11:11
<b>RITA</b> 3:5	<b>set</b> 17:16	<b>statutory</b> 7:19	<b>threshold</b> 10:15 11:9	<b>uniformly</b> 8:15,16
<b>ROGINA</b> 3:2 4:2 6:4,17 14:3,9 15:5,8,12 15:16,22 16:5,8 16:10	<b>setback</b> 7:16	<b>Stellato</b> 3:3 5:8,9 16:1	<b>TIF</b> 4:10 6:21,24 7:4 7:9,13,17 8:2,3 8:4,5,8,14,15,18 9:2,3,5,11,12,20 9:23 10:5,8,10 10:19 12:19,21 13:2,7,10	<b>unloading</b> 11:22
<b>roll</b> 5:7	<b>short</b> 6:12 10:2	<b>stenographically</b> 17:10		<b>uses</b> 11:21
<b>RONALD</b> 3:4	<b>Shorthand</b> 2:13 17:1,4	<b>step</b> 15:18		<b>utilize</b> 9:10,19
<b>room</b> 8:10	<b>side</b> 10:10	<b>Street</b> 1:7 2:4 4:5,12,21 6:21 7:7,7 8:2 9:17 12:21 14:13,14,14,21 14:21	<b>time</b> 6:4 15:8,12,17	<hr/> <b>V</b> <hr/>
<b>Route</b> 14:20,23,24	<b>signify</b> 16:6	<b>structures</b> 10:16 12:17	<b>TODD</b> 3:7	<b>vacuum</b> 8:1
<b>run</b> 9:24	<b>Silkaitis</b> 3:4 5:10,11 16:3	<b>summary</b> 10:22 12:18	<b>tonight</b> 4:23 7:5 13:20	<b>valuation</b> 9:13,14 11:3
<b>running</b> 13:22	<b>similar</b> 8:10	<b>supervision</b> 17:11	<b>transcript</b> 17:8	<b>value</b> 11:4 12:6
<b>Rychlicki</b> 6:8,10 7:23	<b>site</b> 12:15	<hr/> <b>T</b> <hr/>	<b>Trifecta</b> 11:12	<b>values</b> 10:5
<hr/> <b>S</b> <hr/>	<b>six</b> 9:22		<b>true</b> 17:8	<hr/> <b>W</b> <hr/>
<b>S</b> 4:1	<b>size</b> 7:3,20	<b>take</b> 4:23 5:4 8:7 13:20 15:20	<b>try</b> 11:20	<b>Walnut</b> 13:1
<b>satisfied</b> 6:15	<b>slightly</b> 13:5,8	<b>taken</b> 7:5 17:7,9	<b>trying</b> 12:9	<b>want</b> 7:23 10:1
<b>saying</b> 16:6	<b>sooner</b> 13:23	<b>tax</b> 4:7 8:9,10,12,19 8:20 14:15,17 15:3	<b>Turner</b> 3:8 5:16,17 16:4	<b>way</b> 7:18 8:13 9:24 13:17
<b>scriveners</b> 7:11	<b>South</b> 14:13,14	<b>taxes</b> 8:16 9:4,6,8	<b>turns</b> 10:4	<b>ways</b> 15:1
<b>seal</b> 17:17	<b>speak</b> 9:1	<b>taxing</b> 10:6 14:22	<b>twice</b> 4:15	<b>west</b> 10:10 14:14,20,22 14:24
<b>Seaman</b> 15:4	<b>special</b> 8:11,11 14:15 15:3	<b>taxpayers</b> 8:9	<b>two</b> 11:7 14:15	<b>we're</b> 6:12 13:16
<b>second</b> 4:4,11 6:21 7:8 7:14,17 16:4	<b>spent</b> 9:1	<b>terms</b> 8:4 10:24 11:12 11:15,24 12:3 12:10 13:5	<b>two-thirds</b> 13:17	<b>we've</b> 11:9
<b>seconded</b> 16:5	<b>SSA</b> 14:16,16 15:3,3	<b>Thank</b> 6:8 14:3,3 15:5 15:16,22	<b>typewriting</b> 17:10	<b>WHEREOF</b> 17:16
<b>see</b> 11:11	<b>St</b> 1:2,14 2:3,6 11:17 14:12,16	<b>Third</b> 7:8 14:13,14	<hr/> <b>U</b> <hr/>	<b>WILLIAM</b> 3:8
<b>seen</b> 7:17	<b>staff</b> 11:1 15:13		<b>uncommon</b> 12:7	<b>wishing</b> 15:17
<b>separate</b> 14:15	<b>state</b> 2:14 4:14 6:15 15:18 17:6,24		<b>underneath</b> 7:22	<b>WITNESS</b> 17:16
			<b>unfairly</b> 14:22	<b>written</b> 14:6

<b>Y</b>	<b>2002</b>	4:16		
<b>years</b>	7:9	<b>6:50</b>		
9:22 10:16 11:12	<b>2006</b>	1:16		
12:2 13:12	7:10	<b>60174</b>		
	<b>2013</b>	1:14 2:6		
	9:15	<b>630</b>		
<b>Z</b>	<b>2014</b>	2:7		
<b>zone</b>	4:16,17			
14:19,21,22	<b>2015</b>	<u>7</u>		
	1:15 4:16 14:11	<b>7:04</b>		
<b>\$</b>	17:18	16:12		
<b>\$20</b>	<b>2017</b>	<b>74055A</b>		
9:7	17:20	1:20		
	<b>2025</b>	<b>79847</b>		
<b>0</b>	7:4	2:5		
<b>084-004299</b>	<b>225</b>	<u>9</u>		
17:4	14:14	<b>90</b>		
	<b>23</b>	5:5 14:1		
<b>1</b>	13:12			
<b>1</b>	<b>23rd</b>			
1:21 7:20	4:16			
<b>1A</b>	<u>3</u>			
14:16 15:3	<b>3</b>			
<b>1B</b>	10:20			
14:16 15:3	<b>3rd</b>			
<b>1/2</b>	17:17			
7:20	<b>31</b>			
<b>10</b>	14:20,23,24 17:20			
14:13	<b>33,750,000</b>			
<b>100</b>	13:8			
12:1	<b>35</b>			
<b>11</b>	10:16 12:2			
7:3	<b>377-4400</b>			
<b>12</b>	2:7			
14:14	<u>4</u>			
<b>13</b>	<b>4,191,829</b>			
10:19,20,23	12:24			
<b>14</b>	<u>5</u>			
5:5 13:24	<b>5</b>			
<b>16th</b>	10:23 11:1			
4:17 11:3 14:11	<b>50</b>			
<b>17</b>	10:16			
1:21	<u>6</u>			
	<b>6th</b>			
<b>2</b>				
2:4				
<b>20</b>				
1:15				