

AGENDA
ST. CHARLES CITY COUNCIL MEETING
RAYMOND P. ROGINA, MAYOR

TUESDAY, FEBRUARY 17, 2015 – 7:00 P.M.
CITY COUNCIL CHAMBERS
2 E. MAIN STREET

- 1. Call to Order.**
- 2. Roll Call.**
- 3. Invocation.**
- 4. Pledge of Allegiance.**
Presented by Boy Scout Pack 165 (Ferson Creek School).
- 5. Presentations:**
 - Recognition of TriCity Chargers – Jr. Pee Wee Level being awarded as National Champions – Head Coach John Golden.
- 6. Omnibus Vote. Items with an asterisk (*) are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.**
- *7. Motion to accept and place on file minutes of the regular City Council meeting held on February 2, 2015.**
- *8. Motion to approve and authorize issuance of vouchers from the Expenditure Approval List for the periods of 01/19/15 – 2/1/2015 in the amount of \$1,594,731.76.**

I. New Business

- A. Presentation of a recommendation by Mayor Rogina to appoint Mr. Larry Maholland to the St. Charles Visitors Cultural Commission.
- B. Motion to approve a **Resolution** Abating a Portion of the 2014 Property Tax Heretofore Levied for the City of St. Charles.
- C. Motion to approve an **Ordinance** Approving and adopting the Second Amendment to the First Street TIF Redevelopment Project Area.
- D. Motion to approve an **Ordinance** Designating the Second Amended First Street Redevelopment Project Area.
- E. Motion to approve an **Ordinance** Confirming Tax Increment Financing for the Second Amendment to the First Street TIF Redevelopment Project Area.
- F. Motion to approve an **Ordinance** Approving a Tax Increment redevelopment Plan and Redevelopment Project for the Central Downtown TIF.
- G. Motion to approve an **Ordinance** Designating a Tax Increment Redevelopment Plan and Redevelopment Project for the Central Downtown TIF.
- H. Motion to approve and **Ordinance** Adopting Tax Increment Redevelopment Plan and Redevelopment Project for the Central Downtown TIF.

II. Committee Reports

A. Government Operations

- *1.** Motion to accept and place on file minutes of the February 2, 2015 Government Operations Committee meeting.
- *2.** Motion to approve a proposal with Sikich LLP to perform the City's Financial Statement Audits for Fiscal Years 2015 through 2017.
- *3.** Motion to approve an **Ordinance** Amending Title 2, Chapter 2.24 "Board of Fire and Police Commissioners," Section 2.24.040 "Powers and Duties," and Section 2.24.060 "Rules and Regulations" of the St. Charles Municipal Code.

B. Government Services

None.

C. Planning and Development

- *1.** Motion to accept and place on file Plan Commission Resolution 1-2015 A Resolution Recommending Approval of a Map Amendment from RT-4 Traditional Single and Two Family Residential District to CBD-2 Mixed Use Business District, Special Use to Amend PUD Ordinance 2007-Z-4 and PUD Preliminary Plan for Heritage Green (Foxwood Square PUD, 309 S. 6th Ave.).
- *2.** Motion to approve an **Ordinance** Granting Approval of a Map Amendment, Amendment to Special Use for Planned Unit Development and PUD Preliminary Plan for Heritage Green (Foxwood Square PUD, 309 S. 6th Ave.).
- *3.** Motion to accept and place on file Plan Commission Resolution 2-2015 A Resolution Recommending Approval of an Application for a Special Use for a Drive-Through Facility for 1566 E. Main Street, Dunkin' Donuts (Kolbrook Design, Inc.).
- *4.** Motion to approve an **Ordinance** Granting Approval of Special Use for a Drive-Through Facility (1566 E. Main St. – Dunkin' Donuts).
- *5.** Motion to approve an **Ordinance** Amending Title 15 "Building and Construction" Section 15.101.150 "Permit and Inspection Fees" of the St. Charles Municipal Code.
- *6.** Motion to approve an **Ordinance** Amending Title 15 of the St. Charles Municipal Code, Entitled "Building Construction", Chapter 12.101 Administration, Enforcement, Fees, and Penalties, Section 15.101.50 "Permit and Inspection Fees".
- *7.** Motion to accept and place on file minutes of the February 9, 2015 Planning & Development Committee.

D. Executive Session

- Personnel
- Pending Litigation
- Probable or Imminent Litigation
- Property Acquisition
- Collective Bargaining
- Review of Minutes of Executive Sessions

E. Additional Items from Mayor, Council, Staff, or Citizens

F. Adjournment

**MINUTES FROM THE MEETING OF THE ST. CHARLES CITY COUNCIL
HELD ON MONDAY, FEBRUARY 2, 2015 – 7:00 P.M.
CITY COUNCIL CHAMBERS, IN THE CITY COUNCIL CHAMBERS
2 E. MAIN STREET ST. CHARLES, IL 60174**

1. Call To Order By Mayor Raymond Rogina At 7:01 P.M.

2. Roll Call.

Present: Stellato, Silkaitis, Payleitner, Lemke, Turner,
Bancroft, Martin, Krieger, Bessner, Lewis
Absent: None

3. Invocation – Alderman Rita Payleitner

4. Pledge of Allegiance.

5. Presentations:

- St. Charles Youth Commission 2015 Challenge Grant Awards – Chrmn. Nancy McFarland

St. Charles East Hope Club – Award \$1,000.00

For funding and support of their annual 5k run.

St. Charles North Honor Society – Award \$1,200.00

For funding and support of their annual “Kohl’s for Kids” endeavour.

The Sommer Family (Lisa, Joe, Joey & Nicky) – Award \$510.00

To support their soccer clubs, which are offered at extremely reasonable rates to help alleviate the financial burden for those who really want to learn and participate in the game of soccer.

St. Charles East Ping Pong Club – Award \$89.00

Funding for an Apple TV device to improve visual communication in “the dungeon”.

- Presentation of recognition of Police Commander Gatlin for his Graduation from the FBI National Academy
- Presentation of recognition of Deputy Chief of Police Dave Kintz for being appointed President of the Kane county Chiefs of Police Association.
- State Representative Steve Anderson 65th District

Representative Anderson presented the following:

It’s a pleasure to be here tonight. I wanted to introduce myself formally to you and offer the opportuntiy for communication. I wanted to accomplish three things tonight while speaking to you. First, about myself and my history. Second, our outreach plan. Third, to answer any questions you have. I have been on the job for 2.5 – 3 weeks now. I am now part of the Cities and Villages committee. My role has been a municiple attorney with a focus of local control. In my campaign, I stressed the importance of what local governments do. If your City shut down tomorrow, many people would notice immediately. On this committee, I will bring that vision to the State of Illinois. And also to protect the LGDF, the Local Government Distributive Fund, that you have the right to

this and I will fight so that continues.

We are in the process of setting up offices now, in Geneva. In order to serve all the constituents, I would like to have mobile office hours. I would like to have a mobile office here from time to time. I will be asking other Cities the same thing. I will also be setting up a variety Citizens Advocacy Groups to work on specific issues that are of concern to our communities. I hope to have a business climate enhancement committee, a senior committee, a veterans group. Specific issues to make sure I am doing what I am suppose to do. This is to reflect your values, wishes and goals. I don't have a telephone number yet, but do have an email, steve@staterep65.com. You can also reach me at the General Assembly website.

Mayor Rogina

You made a point to say you are supportive of the fact that we should maintain the local distribuion which is key to our budget and operating budget.

Mr. Anderson

What is often misconstrued is that some state representatives view this as a gift to municipalities. They have forgotten the history of LGDF which is it is a negotiated deal. This is the replacement of a local income tax. Springfield has a short memory sometimes. So now the argument is why should we continue this entitlement. It's not an entitlement.

Mayor Rogina/Chirs Minnick

It is very cruical to us. This is around three million dollars.

Alder. Lemke

The fact that we have done this uniformly is to our credit.

Mayor Rogina

Presented Representative Anderson mementos from the City of St. Charles.

6. Motion by Martin, seconded by Krieger to approve the Omnibus Vote.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,
Bancroft, Martin, Krieger, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED

- Alder. Martin expressed thanks to all for clearing the snow from recent storm. Best department in the State!

***7. Motion by Martin, seconded by Krieger to accept and place on file minutes of the regular City Council meeting held on January 20, 2015.**

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,
Bancroft, Martin, Krieger, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

***8. Motion by Martin, seconded by Krieger to approve and authorize issuance of vouchers from the Expenditure Approval List for the periods of 01/05/15 – 01/18/2015 in the amount of \$5,589,559.73.**

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,
Bancroft, Martin, Krieger, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

I. New Business

- A. Motion by Stellato, seconded by Turner to approve a recommendation by Mayor Rogina to Appoint Mrs. Carol Riordan to the St. Charles Tree Commission.
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,
Bancroft, Martin, Krieger, Bessner, Lewis
NAY: 0 ABSENT: 0
MOTION CARRIED
- B. Motion by Lemke, seconded by Turner to approve a **Resolution 2015-5** Abating a Portion of the 2014 Property Tax Heretofore Levied for the City of St. Charles.
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,
Bancroft, Martin, Krieger, Bessner, Lewis
NAY: 0 ABSENT: 0
MOTION CARRIED
- Chris Minnick
We had one bond issue that could not be included on the original abatement documentation that was heard by the Government Operations Committee and passed earlier this evening. In 2015, these bonds were passed and issued in December and were closed on today. We were not able to include the \$275,000 levy that was part of that ordinance on the original abatement documentation. Therefore we have to include this supplemental item this evening in order to be sure we get those property taxes abated and removed from the tax bills of our citizens. We will file both those resolutions this week, with DuPage and Kane Counties, assuming passing of this this evening. Sorry for the confusion, it is simply a timing difference between when we priced the bonds and when we did the abatement on the original documentation.

II. Committee Reports

- A. **Government Operations**
- *1. Motion by Martin, seconded by Krieger to accept and place on file minutes of the January 20, 2015 Government Operations Committee meeting.
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,
Bancroft, Martin, Krieger, Bessner, Lewis
NAY: 0 ABSENT: 0
MOTION CARRIED (Omnibus Vote)
2. Motion by Turner, seconded by Bancroft to approve a **Resolution 2015-6** Authorizing the Mayor and the City Clerk of the City of St. Charles to Approve the Award of a 2015 Ford F250 Truck 4x4 XL Trim with 7.5' Boss Superduty Snow Plow to Zimmerman Ford and Sell/Trade-in Replaced 2002 Ford F-350 SD Vehicle #1953.
ROLL CALL VOTE: AYE: Stellato, Payleitner, Lemke, Turner,
Bancroft, Martin, Krieger, Bessner, Lewis
NAY: 0 ABSENT: 0

ABSTAIN: Silkaitis

MOTION CARRIED

3. Motion by Turner, seconded by Bancroft to approve a **Resolution 2015-7** Authorizing the Mayor and the City Clerk of the City of St. Charles to Approve the Award of a 2015 Ford F250 Truck 4x4 XL Trim With 7.5' Boss Superduty Snow Plow to Zimmerman Ford and Sell/Trade-in Replaced 2003 Ford F-350 SD Vehicle #1985.

ROLL CALL VOTE: AYE: Stellato, Payleitner, Lemke, Turner,
Bancroft, Martin, Krieger, Bessner, Lewis

NAY: 0 ABSENT: 0

ABSTAIN: Silkaitis

MOTION CARRIED

- *4. Motion to Motion by Martin, seconded by Krieger to approve a Contract with Andres Medical Billing.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,
Bancroft, Martin, Krieger, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

- *5. Motion by Martin, seconded by Krieger to approve a **Resolution 2015-8** Abating a Portion of the Tax Heretofore Levied for the City of St. Charles, Kane and DuPage Counties, Illinois.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,
Bancroft, Martin, Krieger, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

B. Government Services

- *1 Motion by Martin, seconded by Krieger to approve a **Resolution 2015-9** Authorizing the Mayor and City Clerk of the City of St. Charles to approve a Contractual Services for the Police Facility Study to FGM Architects.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,
Bancroft, Martin, Krieger, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

- *2. Motion by Martin, seconded by Krieger to approve an Illinois Department of Transportation Resolution regarding Non-Routing Maintenance Work within the State Right of Way for 2015 and 2016.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,
Bancroft, Martin, Krieger, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

- *3. Motion by Martin, seconded by Krieger to Authorize the Mayor and City Clerk of the City of St. Charles to Execute an Agreement with Wide Open West for Placement of Fiber Optic Cables on City Owned Poles.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,
Bancroft, Martin, Krieger, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

- *4. Motion by Martin, seconded by Krieger to approve a **Resolution 2015-10** Authorizing the Mayor and City Clerk of the City of St. Charles Supporting the City of St. Charles Proposal to Host an IMEA Utility Scale Solar Installation.
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Martin, Krieger, Bessner, Lewis
NAY: 0 ABSENT: 0
MOTION CARRIED (Omnibus Vote)
- *5. Motion by Martin, seconded by Krieger to approve Public Water Main Easement between the City of St. Charles and the Q Center.
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Martin, Krieger, Bessner, Lewis
NAY: 0 ABSENT: 0
MOTION CARRIED (Omnibus Vote)
- *6. Motion by Martin, seconded by Krieger to approve a Temporary Construction Easement between the City of St. Charles and the Q Center.
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Martin, Krieger, Bessner, Lewis
NAY: 0 ABSENT: 0
MOTION CARRIED (Omnibus Vote)
- *7. Motion by Martin, seconded by Krieger to approve a **Resolution 2015-11** Authorizing the Director of Public Works to Execute Change Order No. 1 for the Red Gate Water Tower Project to CB&I Constructors, Inc.
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Martin, Krieger, Bessner, Lewis
NAY: 0 ABSENT: 0
MOTION CARRIED (Omnibus Vote)
- *8. Motion by Martin, seconded by Krieger to approve a **Resolution 2015-12** Authorizing the Director of Public Works to Execute Change Order No. 2 for the Illinois Street Siphon Rehabilitation Project to Mark Kresmery Construction, LLC.
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Martin, Krieger, Bessner, Lewis
NAY: 0 ABSENT: 0
MOTION CARRIED (Omnibus Vote)
- *9. Motion by Martin, seconded by Krieger to approve a **Resolution 2015-13** Authorizing the Director of Public Works to Execute Change Order No. 10 for the Biosolids Building Construction Project to Whittaker Construction & Excavating, Inc.
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Martin, Krieger, Bessner, Lewis
NAY: 0 ABSENT: 0
MOTION CARRIED (Omnibus Vote)
- *10. Motion by Martin, seconded by Krieger to approve a **Resolution 2015-14** Authorizing the Mayor and City Clerk of the City of St. Charles to Approve Addendum No. 2 for the Biosolids Building Construction Project to Trotter and Associates, Inc.
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Martin, Krieger, Bessner, Lewis
NAY: 0 ABSENT: 0
MOTION CARRIED (Omnibus Vote)

- *11. Motion by Martin, seconded by Krieger to approve a **Resolution 2015-15** to extend the Intergovernmental Agreement with the County of Kane for Animal Control Services for One Year.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,
Bancroft, Martin, Krieger, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

C. Planning and Development

1. Motion by Stellato, seconded by Silkaitis to approve an Ordinance Authorizing the Execution of a Boundary Agreement between The City of Geneva, Kane County, Illinois, and the City of St. Charles, Kane and DuPage Counties, Illinois.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner,
Bancroft, Martin, Krieger, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED

- **Alder. Payleitner**

Who makes the call for the government center to Annex.

- **Mayor Rogina**

I believe that it is the county.

- **Mark Koenen**

The Annexation is filed by the petitioner, they would be making the request.

D. No Executive Session

E. Additional Items from Mayor, Council, Staff, or Citizens

- **Peter Suhr**

Refuse service is delayed by one day. And thanks for the kind words regarding snow clean up.

- **Mayor Rogina**

Happy Birthday to Alder. Payleitner.

F. Adjournment

Motion By Bessner, seconded by Turner, to adjourn meeting

VOICE VOTE UNANIMOUS MOTION CARRIED

Meeting adjourned at 7:19 P.M.

Nancy Garrison, City Clerk

CERTIFIED TO BE A TRUE COPY OF ORIGINAL

Nancy Garrison, City Clerk

2/6/2015

**CITY OF ST CHARLES
COMPANY 1000
EXPENDITURE APPROVAL LIST**

1/19/2015 - 2/1/2015

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
112	ACCELERATED REHAB CENTERS LTD					
		79678	155.00	01/22/2015	2735	POST OFFER SCREENINGS
	ACCELERATED REHAB CENTERS LTD Total		<u>155.00</u>			
124	ADAMS EVIDENCE GRADE					
		82141	378.84	01/22/2015	0040375-IN	PD SUPPLIES
	ADAMS EVIDENCE GRADE Total		<u>378.84</u>			
138	AFFORDABLE OFFICE INTERIORS					
		81881	17,357.30	01/29/2015	42877	PW OFFICE FURNITURE/LABOR
	AFFORDABLE OFFICE INTERIORS Total		<u>17,357.30</u>			
139	AFLAC					
			8.10	01/23/2015	AHIC150123095216FD (	AFLAC Hospital Intensive Care
			54.23	01/23/2015	ADIS150123095216PW (	AFLAC Disability and STD
			174.45	01/23/2015	ADIS150123095216PD (	AFLAC Disability and STD
			26.21	01/23/2015	ADIS150123095216FN (	AFLAC Disability and STD
			25.20	01/23/2015	ADIS150123095216FD (	AFLAC Disability and STD
			108.29	01/23/2015	ACAN150123095216PW	AFLAC Cancer Insurance
			181.28	01/23/2015	ACAN150123095216PD	AFLAC Cancer Insurance
			24.92	01/23/2015	ACAN150123095216IS (	AFLAC Cancer Insurance
			15.42	01/23/2015	ACAN150123095216HR	AFLAC Cancer Insurance
			19.44	01/23/2015	AHIC150123095216PD (	AFLAC Hospital Intensive Care
			55.90	01/23/2015	AHIC150123095216PW	AFLAC Hospital Intensive Care
			27.89	01/23/2015	APAC150123095216FD	AFLAC Personal Accident
			16.32	01/23/2015	APAC150123095216FN	AFLAC Personal Accident
			102.08	01/23/2015	APAC150123095216PD	AFLAC Personal Accident
			16.20	01/23/2015	APAC150123095216PW	AFLAC Personal Accident
			13.57	01/23/2015	ASPE150123095216FN	AFLAC Specified Event (PRP)
			32.46	01/23/2015	ASPE150123095216PD	AFLAC Specified Event (PRP)
			17.04	01/23/2015	ASPE150123095216PW	AFLAC Specified Event (PRP)
			60.90	01/23/2015	AVOL150123095216FN	AFLAC Voluntary Indemnity
			158.49	01/23/2015	AVOL150123095216PD	AFLAC Voluntary Indemnity
			21.46	01/23/2015	AVOL150123095216PW	AFLAC Voluntary Indemnity

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	AFLAC Total		<u>1,159.85</u>			
140	CINTAS CORPORATION NO 2	79634	77.34	01/22/2015	F9400094310	SERVICE CALL
	CINTAS CORPORATION NO 2 Total		<u>77.34</u>			
145	AIR ONE EQUIPMENT INC	79626	389.36	01/22/2015	100521	FIRE DEPT UNIFORMS
	AIR ONE EQUIPMENT INC Total		<u>389.36</u>			
149	ALARM DETECTION SYSTEMS INC	79622	360.63	01/22/2015	144000-1027	MONTHLY BILLING CITY HALL
	ALARM DETECTION SYSTEMS INC Total		<u>360.63</u>			
156	A L EQUIPMENT COMPANY INC	81890	3,009.00	01/22/2015	165683	TACO MODEL PUMP
		81396	9,825.70	01/22/2015	165691	RENEAUX MANOR LIFT STATION
		81396	9,825.70	01/22/2015	165691	RENEAUX MANOR LIFT STATION
	A L EQUIPMENT COMPANY INC Total		<u>22,660.40</u>			
177	AL PIEMONTE CADILLAC INC	79565	784.50	01/29/2015	153436A	SVC V#1780 RO#50961
	AL PIEMONTE CADILLAC INC Total		<u>784.50</u>			
202	AMERICAN SOCIETY OF		85.00	01/29/2015	RSH19-15	MBRSHP RENEWAL - HERRA
	AMERICAN SOCIETY OF Total		<u>85.00</u>			
210	AMERICAN PUBLIC WORKS ASSOC		179.00	01/29/2015	679672-15-16	MEMBERSHIP CHRIS TIEDT
	AMERICAN PUBLIC WORKS ASSOC Total		<u>179.00</u>			
226	ANIXTER INC	82432	311.90	01/22/2015	28H-010697	LINEAR POWER SUPPLY CHARGEI
	ANIXTER INC Total		<u>311.90</u>			
246	AQUA BACKFLOW INC	79976	1,273.00	01/22/2015	2014-0278	MONTHLY BILLING
	AQUA BACKFLOW INC Total		<u>1,273.00</u>			
254	ARISTA INFORMATION SYSTEMS INC					

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		79933	5,361.43	01/22/2015	1330201501	POSTAGE SVCS DEC 2014
		79933	1,907.42	01/22/2015	18334	PRINTING SVCS DEC 2014
	ARISTA INFORMATION SYSTEMS INC Total		7,268.85			
279	ATLAS CORP & NOTARY SUPPLY CO					
			19.90	01/22/2015	440101	T BEAM = STAMP
			39.00	01/22/2015	011515TC	TRACEY CONTI NOTARY RENEWA
	ATLAS CORP & NOTARY SUPPLY CO Total		58.90			
282	ASSOCIATED TECHNICAL SERV LTD					
		82556	85.00	01/22/2015	25758	SERVICE TRACING SIGNAL LEADS
	ASSOCIATED TECHNICAL SERV LTD Total		85.00			
284	ILLINOIS BELL TELEPHONE CO					
			69.00	01/22/2015	010815	SUB 2 VLAN 247
			45.00	01/22/2015	010515	VLAN 248
	ILLINOIS BELL TELEPHONE CO Total		114.00			
285	AT&T					
			569.88	01/29/2015	4847336206	MONTHLY BILLING
	AT&T Total		569.88			
289	AURORA AREA SPRINGS					
		82444	2,934.67	01/22/2015	053944	FLEET DEPT RO 51497 VEH 1751
	AURORA AREA SPRINGS Total		2,934.67			
298	AWARDS CONCEPTS					
		79669	44.77	01/22/2015	I0347964	AWARDS SCOTT SANDERS
		79669	246.94	01/22/2015	I0347966	AWARDS SANDRA HANSEN
		79669	154.08	01/22/2015	I0348193	AWARDS JOHN HUVER
		79669	101.62	01/29/2015	I0348358	AWARDS ERIC CREIGHTON
	AWARDS CONCEPTS Total		547.41			
304	BACKGROUNDS ONLINE					
		79670	91.00	01/29/2015	445847	DEC 2014 BACKGROUND CHECKS
	BACKGROUNDS ONLINE Total		91.00			
312	BARCO PRODUCTS CO					
		82220	2,061.09	01/22/2015	121400413	MISC MATS FOR PUBLIC WORKS
	BARCO PRODUCTS CO Total		2,061.09			

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
338	AIRGAS NORTH CENTRAL		520.58	01/22/2015	9924240654	MONTHLY BILLING
	AIRGAS NORTH CENTRAL Total		520.58			
372	BLUFF CITY MATERIALS	81369	370.00	01/29/2015	363011	DUMPING CHARGES
	BLUFF CITY MATERIALS Total		370.00			
376	INTERNATIONAL CODE COUNCIL INC	82542	1,336.66	01/22/2015	INV0517816	CODE BOOKS - FD
	INTERNATIONAL CODE COUNCIL INC Total		1,336.66			
393	BRICOR CONSULTING		2,000.00	01/22/2015	FY2015	MTHLY CONSULT SERVICES FY 20
			2,000.00	01/22/2015	FY2015	MTHLY CONSULT SERVICES FY 20
			2,000.00	01/22/2015	FY2015	MTHLY CONSULT SERVICES FY 20
			2,000.00	01/22/2015	FY2015	MTHLY CONSULT SERVICES FY 20
			2,000.00	01/22/2015	FY2015	MTHLY CONSULT SERVICES FY 20
			2,000.00	01/22/2015	FY2015	MTHLY CONSULT SERVICES FY 20
			2,000.00	01/22/2015	FY2015	MTHLY CONSULT SERVICES FY 20
			2,000.00	01/22/2015	FY2015	MTHLY CONSULT SERVICES FY 20
			2,000.00	01/22/2015	FY2015	MTHLY CONSULT SERVICES FY 20
	BRICOR CONSULTING Total		18,000.00			
429	SEDGWICK CLAIMS	79674	500.00	01/29/2015	B1044957	UNEMPLOYMENT SERVICES
	SEDGWICK CLAIMS Total		500.00			
466	CCMSI	79672	4,506.00	01/29/2015	0086423-IN	4TH QTR SVCS
	CCMSI Total		4,506.00			
467	PAHCS II		1,733.01	01/29/2015	163568	DECEMBER POST OFFER TESTING
	PAHCS II Total		1,733.01			
508	WEST PAYMENT CENTER	79530	370.44	01/29/2015	831028046	MONTHLY BILLING
	WEST PAYMENT CENTER Total		370.44			
517	CINTAS CORPORATION					

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		79548	78.26	01/22/2015	344151155	WEEKLY UNIFORM FLEET DEPT
		79548	304.45	01/29/2015	344154622	FLEET DEPT UNIFORMS
	CINTAS CORPORATION Total		382.71			
530	CLEAN SWEEP ENVIRONMENTAL INC					
		81924	1,665.00	01/22/2015	12985	SNOW PLOWING 1/4/15
		81924	1,812.50	01/29/2015	12992	SNOW PLOW 1/6/15
		81924	1,967.50	01/29/2015	12994	SNOW PLOW 1/9/15
		81924	2,225.00	01/29/2015	13002	SNOW PLOW 1-12-15
	CLEAN SWEEP ENVIRONMENTAL INC Total		7,670.00			
561	COMBINED CHARITIES CAMPAIGN					
			15.00	01/23/2015	CCCA150123095216IS (	Combined Charities Campaign
			30.00	01/23/2015	CCCA150123095216PD	Combined Charities Campaign
			2.77	01/23/2015	CCCA150123095216PW	Combined Charities Campaign
			45.00	01/23/2015	CCCA150123095216FN	Combined Charities Campaign
			8.00	01/23/2015	CCCA150123095216HR	Combined Charities Campaign
	COMBINED CHARITIES CAMPAIGN Total		100.77			
563	CDW GOVERNMENT INC					
		82054	214.07	01/22/2015	RC94996	TOUGHBOOK WARRANTY - 3YR
		82315	685.89	01/22/2015	RP30743	UPG I YEAR
	CDW GOVERNMENT INC Total		899.96			
564	COMCAST OF CHICAGO INC					
			14.76	01/22/2015	011215PD	SVCS 1-19 THRU 2-18-15
			6.34	01/29/2015	011615	MONTHLY BILLING THRU 1/16/15
	COMCAST OF CHICAGO INC Total		21.10			
608	SCOTT CORYELL					
			13.80	01/22/2015	012715	PER DIEM 1-27-15
	SCOTT CORYELL Total		13.80			
639	CUMMINS NPOWER LLC					
		81465	19,166.48	01/29/2015	711-79924	GENERATOR MAINTENANCE
	CUMMINS NPOWER LLC Total		19,166.48			
666	DECKER SUPPLY CO INC					
		82338	1,278.00	01/29/2015	885386	MISC SUPPLIES
	DECKER SUPPLY CO INC Total		1,278.00			

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
725	DON MCCUE CHEVROLET					
		79559	124.76	01/22/2015	374177	FLEET DEPT VEH 1806 RO 51468
		79559	285.07	01/29/2015	454618	FLEET VEH 1806 RO 51542
	DON MCCUE CHEVROLET Total		409.83			
744	DRYDON EQUIPMENT INC					
		80040	34.35	01/22/2015	42614	MISC PARTS
	DRYDON EQUIPMENT INC Total		34.35			
750	DUKANE CONTRACT SERVICES					
		79618	2,334.00	01/22/2015	123098	SVCS JAN 2015
		79618	5,262.00	01/22/2015	123099	SVCS JAN 2015
		79618	5,676.00	01/22/2015	123100	SVCS JAN 2015
		79618	7,062.00	01/22/2015	123101	SVCS JAN 2015
		79618	1,591.00	01/22/2015	123119	SVCS JAN 2015
		79614	120.00	01/22/2015	123134	SVCS JAN 2015
		79711	978.00	01/29/2015	123162	MONTHLY CLEANING JAN 2015
	DUKANE CONTRACT SERVICES Total		23,023.00			
767	EAGLE ENGRAVING INC					
		79520	23.80	01/29/2015	2015-121	ENGRAVING FIRE DEPT
	EAGLE ENGRAVING INC Total		23.80			
776	HD SUPPLY WATERWORKS					
		82339	1,095.00	01/22/2015	D394524	INVENTORY ITEMS
	HD SUPPLY WATERWORKS Total		1,095.00			
789	HD SUPPLY POWER SOLUTIONS LTD					
		81774	105,007.84	01/30/2015	2702217-00	INVENTORY ITEMS
	HD SUPPLY POWER SOLUTIONS LTD Total		105,007.84			
790	ELGIN PAPER CO					
		82483	144.58	01/29/2015	573700	INVENTORY ITEMS
	ELGIN PAPER CO Total		144.58			
815	ENGINEERING ENTERPRISES INC					
		80724	176.00	01/29/2015	55548	SVCS THRU 11-20-14
	ENGINEERING ENTERPRISES INC Total		176.00			
858	FEDERAL EXPRESS CORP					
			21.40	01/29/2015	2-913-98533	SHIPPING - PD

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	FEDERAL EXPRESS CORP Total		<u>21.40</u>			
870	FIRE PENSION FUND					
			299.98	01/23/2015	FP1%150123095216FD	Fire Pension 1% Fee
			777.11	01/23/2015	FRP2150123095216FD	Fire Pension Tier 2
			15,174.39	01/23/2015	FRPN150123095216FD	Fire Pension
	FIRE PENSION FUND Total		<u>16,251.48</u>			
879	FIREGROUND SUPPLY INC					
		82561	75.00	01/29/2015	13606	EMBROIDERY FIRE DEPT
	FIREGROUND SUPPLY INC Total		<u>75.00</u>			
884	FISHER SCIENTIFIC					
		82448	1,456.84	01/29/2015	9638658	INVENTORY ITEMS
	FISHER SCIENTIFIC Total		<u>1,456.84</u>			
906	FORESTRY SUPPLIERS INC					
		82492	104.90	01/29/2015	693438-00	STAKES
	FORESTRY SUPPLIERS INC Total		<u>104.90</u>			
935	DOWNTOWN ST CHARLES					
			20,875.00	01/22/2015	FY 2015	AGREEMENT FY 2015
			20,875.00	01/22/2015	FY 2015	AGREEMENT FY 2015
			20,875.00	01/22/2015	FY 2015	AGREEMENT FY 2015
			20,875.00	01/22/2015	FY 2015	AGREEMENT FY 2015
			20,875.00	01/22/2015	FY 2015	AGREEMENT FY 2015
			20,875.00	01/22/2015	FY 2015	AGREEMENT FY 2015
			20,875.00	01/22/2015	FY 2015	AGREEMENT FY 2015
			20,875.00	01/22/2015	FY 2015	AGREEMENT FY 2015
	DOWNTOWN ST CHARLES Total		<u>167,000.00</u>			
938	BURTON CONSULTING					
		79681	3,333.34	01/22/2015	T0084474-82254	JANUARY 2015 CONSULTING FEE
	BURTON CONSULTING Total		<u>3,333.34</u>			
944	GALLS AN ARAMARK COMPANY					
		79535	214.97	01/29/2015	002970590	POLICE DEPT UNIFORMS
			-68.00	01/29/2015	2927359	PRODUCT RETURNED
	GALLS AN ARAMARK COMPANY Total		<u>146.97</u>			
989	GORDON FLESCH CO INC					

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			2,422.74	01/22/2015	IN11025054	MONTHLY BILLING THRU 1/31/15
	GORDON FLESCH CO INC Total		2,422.74			
1033	BRIAN HANSEN		175.00	01/29/2015	012615	SAFETY BOOTS REIMBURSEMENT
	BRIAN HANSEN Total		175.00			
1036	HARRIS BANK NA		1,365.00	01/23/2015	UNF 150123095216FD (	Union Dues - IAFF
	HARRIS BANK NA Total		1,365.00			
1078	HI-LINE UTILITY SUPPLY CO					
		82467	319.65	01/29/2015	1?G89880	INVENTORY ITEMS
	HI-LINE UTILITY SUPPLY CO Total		319.65			
1104	HOVING PIT STOP INC					
		79522	175.00	01/22/2015	100942	MONTHLY BILLING POLICE DEPT
		79683	9,096.36	01/22/2015	9171	STREET SWEEPING
	HOVING PIT STOP INC Total		9,271.36			
1106	CAPITAL ONE NATIONAL ASSOC					
		82454	127.73	01/22/2015	011315	COFFEE SUPPLIES FINANCE
		82494	39.96	01/22/2015	011315A	INVENTORY ITEMS
		82538	288.67	01/22/2015	011315B	INVENTORY ITEMS
			-456.36	01/22/2015	011315REBATE	REBATE PO82454,82494,82538
		82550	120.19	01/22/2015	501420058000	WELLNESS VENDING MACHINE ITE
		82567	298.98	01/22/2015	501623371000	32" TV AND MOUNT BRACKET
	CAPITAL ONE NATIONAL ASSOC Total		419.17			
1113	HUFF & HUFF INC					
		82036	1,743.02	01/22/2015	0696821	INSTALL SAMPLE WELLS
	HUFF & HUFF INC Total		1,743.02			
1129	ILLINOIS ASSOC OF HISTORIC					
			50.00	01/29/2015	010515	2015 MEMBERSHIP RENWAL
	ILLINOIS ASSOC OF HISTORIC Total		50.00			
1133	IBEW LOCAL 196					
			154.18	01/23/2015	UNE 150123095216PW	Union Due - IBEW
			570.12	01/23/2015	UNEW150123095216PW	Union Due - IBEW - percent

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	IBEW LOCAL 196 Total		<u>724.30</u>			
1136	ICMA RETIREMENT CORP					
			341.80	01/23/2015	012315	ICMA PAYROLL
			140.29	01/23/2015	C401150123095216CA (	401A Savings Plan Company
			484.85	01/23/2015	C401150123095216CD (	401A Savings Plan Company
			430.46	01/23/2015	C401150123095216FD (	401A Savings Plan Company
			473.63	01/23/2015	C401150123095216FN (	401A Savings Plan Company
			223.53	01/23/2015	C401150123095216HR (	401A Savings Plan Company
			334.15	01/23/2015	C401150123095216IS 0	401A Savings Plan Company
			673.85	01/23/2015	C401150123095216PD (	401A Savings Plan Company
			685.35	01/23/2015	C401150123095216PW	401A Savings Plan Company
			140.29	01/23/2015	E401150123095216CA (	401A Savings Plan Employee
			484.85	01/23/2015	E401150123095216CD (	401A Savings Plan Employee
			430.46	01/23/2015	E401150123095216FD (	401A Savings Plan Employee
			502.16	01/23/2015	E401150123095216FN (	401A Savings Plan Employee
			223.53	01/23/2015	E401150123095216HR (	401A Savings Plan Employee
			334.15	01/23/2015	E401150123095216IS 0	401A Savings Plan Employee
			673.85	01/23/2015	E401150123095216PD (	401A Savings Plan Employee
			656.82	01/23/2015	E401150123095216PW	401A Savings Plan Employee
			1,346.15	01/23/2015	ICMA150123095216CA (	ICMA Deductions - Dollar Amt
			1,658.00	01/23/2015	ICMA150123095216CD (	ICMA Deductions - Dollar Amt
			1,525.00	01/23/2015	ICMA150123095216FD (	ICMA Deductions - Dollar Amt
			1,292.31	01/23/2015	ICMA150123095216FN (	ICMA Deductions - Dollar Amt
			770.00	01/23/2015	ICMA150123095216HR (	ICMA Deductions - Dollar Amt
			150.00	01/23/2015	ICMA150123095216IS 0	ICMA Deductions - Dollar Amt
			10,652.71	01/23/2015	ICMA150123095216PD (	ICMA Deductions - Dollar Amt
			5,223.47	01/23/2015	ICMA150123095216PW	ICMA Deductions - Dollar Amt
			202.82	01/23/2015	ICMP150123095216CA (	ICMA Deductions - Percent
			407.84	01/23/2015	ICMP150123095216CD (	ICMA Deductions - Percent
			1,815.35	01/23/2015	ICMP150123095216FD (	ICMA Deductions - Percent
			690.96	01/23/2015	ICMP150123095216FN (	ICMA Deductions - Percent
			1,756.59	01/23/2015	ICMP150123095216IS 0	ICMA Deductions - Percent
			1,456.84	01/23/2015	ICMP150123095216PD (	ICMA Deductions - Percent
			1,490.55	01/23/2015	ICMP150123095216PW	ICMA Deductions - Percent
			125.00	01/23/2015	ROTH150123095216FD	Roth IRA Deduction
			292.30	01/23/2015	ROTH150123095216HR	Roth IRA Deduction
			415.00	01/23/2015	ROTH150123095216PD	Roth IRA Deduction
			576.67	01/23/2015	ROTH150123095216PW	Roth IRA Deduction

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			10.00	01/23/2015	RTHA150123095216CD	Roth 457 - Dollar Amount
			50.00	01/23/2015	RTHA150123095216FD	Roth 457 - Dollar Amount
			60.00	01/23/2015	RTHA150123095216HR	Roth 457 - Dollar Amount
			1,325.94	01/23/2015	RTHA150123095216IS	Roth 457 - Dollar Amount
			1,022.31	01/23/2015	RTHA150123095216PW	Roth 457 - Dollar Amount
			136.42	01/23/2015	RTHP150123095216FD	Roth 457 - Percent
			87.57	01/23/2015	RTHP150123095216PD	Roth 457 - Percent
			24.52	01/23/2015	RTHP150123095216PW	Roth 457 - Percent
	ICMA RETIREMENT CORP Total		41,798.34			
1138	IL COUNTIES RISK MGMNT TRUST		350,704.00	01/30/2015	RCB000000013146	GENERAL AND EXCESS LIABILITY
	IL COUNTIES RISK MGMNT TRUST Total		350,704.00			
1171	ILLINOIS STATE POLICE		63.00	01/22/2015	012015	TWO PRINT FEES/LIQUOR LICENS
	ILLINOIS STATE POLICE Total		63.00			
1185	ILLINOIS MUNICIPAL LEAGUE		20.00	01/29/2015	0025449-IN	NETWORK MANAGER POSTING
	ILLINOIS MUNICIPAL LEAGUE Total		20.00			
1221	MCALLISTER EQUIPMENT CO					
		82313	74.14	01/22/2015	VP17636	MANUAL OPS MAINTENANCE
	MCALLISTER EQUIPMENT CO Total		74.14			
1223	INITIAL IMPRESSIONS EMBROIDERY					
		79536	15.00	01/22/2015	N53708	ST CHARLES POLICE LOGOS
		79536	8.60	01/22/2015	N53718	POLICE LOGOS
	INITIAL IMPRESSIONS EMBROIDERY Total		23.60			
1237	INTERNATIONAL ASSOC OF CHIEFS		450.00	01/29/2015	012715	KEEGAN-HUFFMAN-KINTZ-DUES
	INTERNATIONAL ASSOC OF CHIEFS Total		450.00			
1240	INTERSTATE BATTERY SYSTEM OF					
		82314	743.85	01/22/2015	10057755	INVENTORY ITEMS
		82447	363.90	01/22/2015	10057756	INVENTORY ITEMS
		82476	791.65	01/29/2015	60308576	INVENTORY ITEMS
	INTERSTATE BATTERY SYSTEM OF Total		1,899.40			

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1263	ISFSI	82478	600.00	01/29/2015	101251	INCIDENT SAFETY OFFICER TRAIN
	ISFSI Total		<u><u>600.00</u></u>			
1309	J&S NEWPORT ENT LP		32.66	01/22/2015	011515	DEC 2014 PRISONER FOOD CHRGS
	J&S NEWPORT ENT LP Total		<u><u>32.66</u></u>			
1311	JULIE INC	79858	5,693.04	01/29/2015	2015-1477	SEMI ANNUAL AMT DUE
	JULIE INC Total		<u><u>5,693.04</u></u>			
1316	KANE COUNTY CHIEF OF POLICE		200.00	01/22/2015	012115	MEMB=SH-DK-JG-EM-JK-SS
	KANE COUNTY CHIEF OF POLICE Total		<u><u>200.00</u></u>			
1320	ALAN KANE		241.86	01/29/2015	012015	SAFETY BOOTS REIMBURSEMENT
	ALAN KANE Total		<u><u>241.86</u></u>			
1324	KANE MCKENNA & ASSOCIATES	81206	3,800.00	01/22/2015	12870	ST CHARLES DN TIF BILLING DEC
		81202	3,306.25	01/22/2015	12871	TIF BILLING DEC 2014
	KANE MCKENNA & ASSOCIATES Total		<u><u>7,106.25</u></u>			
1327	KANE COUNTY FAIR		382.13	01/22/2015	FY 2015	MANION PROPERTY DEBT PAYMENT
			382.13	01/22/2015	FY 2015	MANION PROPERTY DEBT PAYMENT
			382.13	01/22/2015	FY 2015	MANION PROPERTY DEBT PAYMENT
			382.13	01/22/2015	FY 2015	MANION PROPERTY DEBT PAYMENT
			382.13	01/22/2015	FY 2015	MANION PROPERTY DEBT PAYMENT
			382.13	01/22/2015	FY 2015	MANION PROPERTY DEBT PAYMENT
			382.13	01/22/2015	FY 2015	MANION PROPERTY DEBT PAYMENT
			382.13	01/22/2015	FY 2015	MANION PROPERTY DEBT PAYMENT
			382.13	01/22/2015	FY 2015	MANION PROPERTY DEBT PAYMENT
			382.13	01/22/2015	FY 2015	MANION PROPERTY DEBT PAYMENT
	KANE COUNTY FAIR Total		<u><u>3,821.30</u></u>			
1412	JOHN LAMB		283.00	01/22/2015	020315	REIMB RENEWALS = WEF & AWWA

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	JOHN LAMB Total		<u>283.00</u>			
1429	LAURA LAUDADIO		48.66	01/22/2015	011615	SNACKS FOR LASERFICHE KICKOI
	LAURA LAUDADIO Total		<u>48.66</u>			
1463	LINA	79680	9,267.20	01/29/2015	011315	MONTHLY PREMIUM REPORT
	LINA Total		<u>9,267.20</u>			
1485	FRANCISCO LOPEZ		155.00	01/22/2015	011215	SAFETY BOOT REIMBURSEMENT
	FRANCISCO LOPEZ Total		<u>155.00</u>			
1489	LOWES					
		80281	225.82	01/22/2015	96785	MISC WATER DEPT SUPPLIES
		82585	1,998.98	01/29/2015	76741	REFRIDGERATORS FOR PW
		82246	48.89	01/22/2015	71266	CEDAR MAILBOX POSTS
			-37.96	01/22/2015	16259	CRED IN#S 01345 & 01344
		79638	15.90	01/22/2015	09324	FIRE DEPT SUPPLIES
		80281	11.32	01/29/2015	02774	MISC SUPPLIES WATER DEPT
		79510	3.30	01/29/2015	02738D	WHITE WOOD PUTTY
		79510	75.99	01/29/2015	02711A	BILSELL CLEANVIEW PUBLIC SEF
		79510	19.94	01/22/2015	02459	SOAP DISPENSER
		80281	227.02	01/29/2015	02265B	BTU KEROSENE
		80281	28.36	01/29/2015	02186B	MISC TOOLS
		79510	66.20	01/29/2015	02184A	CONCRETE MIX
		79638	22.31	01/22/2015	02126	FIRE DEPT SUPPLIES
		79696	43.59	01/22/2015	02087B	WW SUPPLIES
		79696	47.47	01/22/2015	02086	WW SUPPLIES
	LOWES Total		<u>2,797.13</u>			
1534	MARTIN IMPLEMENT SALES INC	82460	599.00	01/29/2015	M01389	HONDA SNOW BLOWER
	MARTIN IMPLEMENT SALES INC Total		<u>599.00</u>			
1566	TIM MCCARTHY		325.00	01/22/2015	121214	REIMBURSEMENT CLASS
	TIM MCCARTHY Total		<u>325.00</u>			
1582	MCMaster CARR SUPPLY CO					

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		82497	110.96	01/29/2015	20452042	SQUEEZE HANDLE RETRIEVER
		82473	140.06	01/29/2015	20354148	RECHARGEABLE BATTERY
		82125	390.91	01/22/2015	18230856	SHELVES/WORKBENCH
	MCMaster CARR SUPPLY CO Total		641.93			
1585	MEADE ELECTRIC COMPANY INC					
		80081	1,588.00	01/22/2015	667782	MONTHLY TRAFFIC SIGNAL MAINT
		82568	1,289.59	01/29/2015	667939	EMERGENCY KNOCK DOWNS
	MEADE ELECTRIC COMPANY INC Total		2,877.59			
1588	THOMAS M MEDERNACH					
			225.50	01/22/2015	011915	JEAN REIMBURSEMENT
	THOMAS M MEDERNACH Total		225.50			
1590	MEDICAL SCREENING SERVICES INC					
			99.00	01/29/2015	0308794-IN	MONTHLY BILLING
	MEDICAL SCREENING SERVICES INC Total		99.00			
1600	MENDEL PLUMBING & HEATING INC					
		82311	1,053.75	01/22/2015	W19580	SVC 1405 S 7TH AVE
		82311	1,789.20	01/22/2015	W19578	SVC 10 STATE AVE
		82216	5,090.00	01/22/2015	W19568	SVC 200 DEVEREAUX WAY
		82334	283.50	01/22/2015	W19831	200 DEVEREAUX WAY REPAIR
	MENDEL PLUMBING & HEATING INC Total		8,216.45			
1604	METRO TANK AND PUMP COMPANY					
		82540	461.86	01/22/2015	12152	SERVICE CALL 9-23-14
		80670	1,890.00	01/22/2015	12367	DISCONNECT ELEC @ PEDESTAL
		82210	1,130.00	01/29/2015	12396	LINE AND LEAK DETECTOR TESTS
	METRO TANK AND PUMP COMPANY Total		3,481.86			
1607	SPOK INC					
		82637	146.84	01/29/2015	Y1601839A	PAGERS WW/WATER
	SPOK INC Total		146.84			
1613	METROPOLITAN ALLIANCE OF POL					
			880.00	01/23/2015	UNP 150123095216PD (	Union Dues - IMAP
			99.00	01/23/2015	UNPS150123095216PD	Union Dues-Police Sergeants
	METROPOLITAN ALLIANCE OF POL Total		979.00			
1629	MIDWEST DRIVESHAFT INC					

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		82453	365.00	01/22/2015	79028	REPAIR VEH 1788 RO 51487
	MIDWEST DRIVESHAFT INC Total		365.00			
1637	FLEETPRIDE INC					
			164.46	01/22/2015	63776524	WRONG PRODUCT CREDIT TO FOI
		79550	34.11	01/22/2015	65969811	FLEET DEPT SUPPLIES
			-181.22	01/22/2015	65994422	CREDIT INVOICE 63776524
	FLEETPRIDE INC Total		17.35			
1643	MILSOFT UTILITY SOLUTIONS INC					
		79587	59.60	01/22/2015	20144683	MONTHLY BILLING DEC 2014
	MILSOFT UTILITY SOLUTIONS INC Total		59.60			
1651	MNJ TECHNOLOGIES DIRECT INC					
		82433	166.90	01/22/2015	0003367707	HP BLACK LASERJET
		82319	542.71	01/29/2015	0003368385	APPLIE I PAD AIR VERIZON
		82457	53.03	01/29/2015	0003368580	BROTHER BLACK TONER CARTRIL
		82528	38.44	01/29/2015	0003369323	BROTHER TAPE CARTRIDGE
		82527	293.12	01/29/2015	0003369324	REPLACEMENT BATTERY CARTRII
		82528	57.35	01/29/2015	0003369830	EPSON INK CARTRIDGE
	MNJ TECHNOLOGIES DIRECT INC Total		1,151.55			
1668	FERGUSON ENTERPRISES INC					
		82498	243.05	01/29/2015	1901526	INVENTORY ITEMS
		82514	85.74	01/29/2015	1901529	INVENTORY ITEMS
	FERGUSON ENTERPRISES INC Total		328.79			
1686	NAPA AUTO PARTS					
		79560	1.12	01/29/2015	457665	MISC PARTS FLEET DEPT
		79560	15.62	01/29/2015	457864	SVC V#1704 RO#51625
	NAPA AUTO PARTS Total		16.74			
1704	NCPERS IL IMRF					
			8.00	01/23/2015	NCP2150123095216PD	NCPERS 2
			24.00	01/23/2015	NCP2150123095216PW	NCPERS 2
	NCPERS IL IMRF Total		32.00			
1737	NORTH EAST MULTI REGIONAL TRNG					
			492.00	01/22/2015	190771	BASIC BACKGROUND INVSTGTN
	NORTH EAST MULTI REGIONAL TRNG Total		492.00			

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1745	NICOR		728.32	01/28/2015	1829 0 JAN 21 2015	MONTHLY BILLING THRU 1/20/15
			90.24	01/28/2015	4606 2 JAN 21 2015	MONTHLY BILLING THRU 1/20/15
			58.13	01/30/2015	4625 3 JAN 05 2015	BILLING THRU 1-2-15
			4,173.14	01/28/2015	7652 0 JAN 21 2015	MONTHLY BILLING THRU 1/20/15
			24,864.96	01/31/2015	8317 9 JAN 22 2015	MONTHLY BILLING THRU 1-19-15
			1,462.85	01/30/2015	9226 2 JAN 21 2015	BILLING THRU 1-30-15
			3,136.01	01/28/2015	0929 6 JAN 26 2015	BILLING THRU 1/21/15
			234.49	01/30/2015	1000 1 JAN 9 2015	BILLING THRU 1-8-15
			1,174.82	01/30/2015	1000 4 JAN 13 2015	BILLING THRU 1-12-15
			563.89	01/28/2015	1000 4 JAN 21 2015	MONTHLY BILLING THRU 1-20-15
			183.17	01/30/2015	1000 8 JAN 13 2015	BILLING THRU 01-12-15
			347.32	01/30/2015	1000 9 JAN 29 2015	BILLING THRU 1-28-15
	NICOR Total		37,017.34			
1747	COMPASS MINERALS AMERICA INC					
		82148	2,905.93	01/22/2015	71274527	COARSE ROCK SALT
		82419	2,411.98	01/29/2015	71284698	BULK COARSE ROCK #7518
	COMPASS MINERALS AMERICA INC Total		5,317.91			
1756	NORTH CENTRAL LABORATORIES					
		79584	231.05	01/29/2015	349714	MISC CHEMICALS
	NORTH CENTRAL LABORATORIES Total		231.05			
1769	OEI PRODUCTS INC					
		82499	1,132.95	01/29/2015	3948	INVENTORY ITEMS
	OEI PRODUCTS INC Total		1,132.95			
1775	RAY O'HERRON CO					
		79538	1,465.80	01/22/2015	1500726-IN	POLICE DEPT UNIFORMS
		79538	1,129.61	01/22/2015	1500729-IN	MISC POLICE DEPT UNIFORMS
		79538	140.37	01/22/2015	1500802-IN	POLICE DEPT UNIFORMS
		79538	74.69	01/29/2015	1501289-IN	MISC POLICE DEPT UNIFORMS
		79538	199.99	01/29/2015	1501534-IN	POLICE DEPT UNIFORMS
		79538	68.49	01/29/2015	1502066-IN	POLICE DEPT UNIFORMS
	RAY O'HERRON CO Total		3,078.95			
1797	PACE SUBURBAN BUS					
		80888	3,899.20	01/29/2015	360467	SEPT 2014 BILLING

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	PACE SUBURBAN BUS Total		<u>3,899.20</u>			
1802	PARENT PETROLEUM	82463	162.12	01/29/2015	873124	CASTROL TRANS OIL
	PARENT PETROLEUM Total		<u>162.12</u>			
1814	PATTEN INDUSTRIES INC	79552	1,240.96	01/29/2015	TM500335524	SERVICE CALL AND LABOR
	PATTEN INDUSTRIES INC Total		<u>1,240.96</u>			
1836	DARIN PETERSON		172.41	01/29/2015	012615	SAFETY BOOTS REIMBURSEMENT
	DARIN PETERSON Total		<u>172.41</u>			
1861	POLICE PENSION FUND		1,712.08	01/23/2015	PLP2150123095216PD	Police Pension Tier 2
			17,007.26	01/23/2015	PLPN150123095216PD	Police Pension
	POLICE PENSION FUND Total		<u>18,719.34</u>			
1890	LEGAL SHIELD		28.98	01/23/2015	PPLS150123095216FD	Pre-Paid Legal Services
			199.08	01/23/2015	PPLS150123095216PD	Pre-Paid Legal Services
			12.31	01/23/2015	PPLS150123095216PW	Pre-Paid Legal Services
	LEGAL SHIELD Total		<u>240.37</u>			
1898	PRIORITY PRODUCTS INC	79553	20.49	01/29/2015	851102	FLEET DEPT SUPPLIES
		82529	9.90	01/29/2015	851196	VINYL HOOK TERMINALS
	PRIORITY PRODUCTS INC Total		<u>30.39</u>			
1900	PROVIDENT LIFE & ACCIDENT		26.76	01/23/2015	POPT150123095216FD	Provident Optional Life
	PROVIDENT LIFE & ACCIDENT Total		<u>26.76</u>			
1940	RADCO COMMUNICATIONS INC	82226	4,202.30	01/29/2015	80478	PER QUOTES#13566 & #13567A
	RADCO COMMUNICATIONS INC Total		<u>4,202.30</u>			
1945	JOSEPH R RAMOS		275.00	01/22/2015	110-8-011415	12/18/14 ADM ADJ HEARING

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	JOSEPH R RAMOS Total		<u>275.00</u>			
1946	RANDALL PRESSURE SYSTEMS INC	79562	288.07	01/22/2015	223001-1214	DECEMBER MONTHLY BILLING
	RANDALL PRESSURE SYSTEMS INC Total		<u>288.07</u>			
1953	RBS PACKAGING INC	82501	486.00	01/29/2015	2028348	INVENTORY ITEMS
	RBS PACKAGING INC Total		<u>486.00</u>			
2010	RIGGS BROS INC	82541	525.00	01/29/2015	121522	REMOVE AND INSTALL SEATS
	RIGGS BROS INC Total		<u>525.00</u>			
2032	POMPS TIRE SERVICE INC	82259	999.50	01/22/2015	640027348	INVENTORY ITEMS
	POMPS TIRE SERVICE INC Total		<u>999.50</u>			
2034	RONDO ENTERPRISES TRUCK &	82555	47.95	01/22/2015	68831	SVC V#1926 RO#51570
	RONDO ENTERPRISES TRUCK & Total		<u>47.95</u>			
2037	ROTARY CLUB OF ST CHARLES		340.00	01/22/2015	2965	2ND/3RD QTR DUES C MINICK
	ROTARY CLUB OF ST CHARLES Total		<u>340.00</u>			
2067	SAUBER MFG CO	82324	7,456.00	01/29/2015	PSI167474	TRANSFER KNAPHEIDE SVC BODY
	SAUBER MFG CO Total		<u>7,456.00</u>			
2091	SCHOLLMAYER LANDSCAPING INC	81923	1,890.00	01/22/2015	3623	SNOW PLOWING 1-3-15
		81923	2,142.00	01/22/2015	3624	SNOW PLOW 1-4-15
		81923	2,520.00	01/29/2015	3625	SNOW PLOWING AND SALTING JAI
		81923	315.00	01/29/2015	3660	SNOW REMOVAL 1/8/15
		81923	1,960.75	01/29/2015	3661	SNOW REMOVAL 1/9/15
		81923	2,000.25	01/29/2015	3662	SNOW REMOVAL 1-12-15
	SCHOLLMAYER LANDSCAPING INC Total		<u>10,828.00</u>			
2102	SEAGRAVE FIRE APPARATUS LLC	79564	139.91	01/22/2015	0089102	SVC E102/1751

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		79564	305.14	01/22/2015	0089141	SVC E103/1962
		79564	156.43	01/22/2015	0089078	FLEET SVC E103/1962
		79564	415.60	01/22/2015	0089079	FLEET SVC E103/1962
	SEAGRAVE FIRE APPARATUS LLC Total		1,017.08			
2109	SECRETARY OF STATE		95.00	01/29/2015	012615	DUPLICATE TITLE FEE
	SECRETARY OF STATE Total		95.00			
2123	SERVICE MECHANICAL INDUSTRIES					
		79794	3,957.00	01/29/2015	R37568	PREVENTIVE MAINTENANCE
		79794	1,309.00	01/29/2015	R37569	PREVENTATIVE MAINTENANCE
		79794	1,747.00	01/29/2015	R37570	PREVENTATIVE MAINTENANCE
		79794	1,376.00	01/29/2015	R37571	PREVENTATIVE MAINTENANCE
		79794	2,427.00	01/29/2015	R37572	PREVENTATIVE MAINTENANCE
		81230	2,945.62	01/22/2015	S51121	SERVICE CALL 200 DEVEREAUX W
		81230	312.09	01/22/2015	S51261	SERVICE CALL 200 DEVEREAUX W
		82458	616.51	01/22/2015	S51288	SERVICE CALL POLICE DEPT
		82458	128.25	01/22/2015	S51380	SERVICE CALL FS #3
	SERVICE MECHANICAL INDUSTRIES Total		14,818.47			
2136	MARLIN SHEETS		13.80	01/22/2015	012715	PER DIEM 1-27-15
	MARLIN SHEETS Total		13.80			
2163	SKYLINE TREE SERVICE &					
		81921	3,060.00	01/29/2015	2007	SNOW PLOWING 1/4, 1/6, 1/9
		81921	1,020.00	01/29/2015	2053	SNOW REMOVAL 1/12/15
	SKYLINE TREE SERVICE & Total		4,080.00			
2169	CLARK BAIRD SMITH LLP		1,106.25	01/22/2015	010515	LEGAL BILLING DEC 2014
	CLARK BAIRD SMITH LLP Total		1,106.25			
2214	ST CHARLES CHAMBER OF COMMERCE					
		82638	700.00	01/29/2015	55967	CHARLEMAGNE AWARDS DINNER
	ST CHARLES CHAMBER OF COMMERCE Total		700.00			
2219	ST CHARLES EAST HIGH SCHOOL		1,000.00	01/22/2015	011215HC	YOUTH GRANT AWARD
			89.00	01/22/2015	011215PPC	YOUTH COMMISSION GRANT AWA

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	ST CHARLES EAST HIGH SCHOOL Total		<u>1,089.00</u>			
2226	ST CHARLES NORTH HIGH SCHOOL		1,200.00	01/22/2015	011215HS	YOUTH COMMISSION GRANT AWA
	ST CHARLES NORTH HIGH SCHOOL Total		<u>1,200.00</u>			
2228	CITY OF ST CHARLES		76.64	01/31/2015	3-31-31065-6-1-1214	BILLING THRU 1-3-15
			108.00	01/31/2015	3-31-31067-2-1-1214	MONTHLY BILLING THRU 1-3-15
			78.29	01/31/2015	3-31-31068-0-2-1214	MONTHLY BILLING THRU 1-3-15
	CITY OF ST CHARLES Total		<u>262.93</u>			
2229	SOURCE ONE	79601	48.95	01/29/2015	386755	OFFICE SUPPLIES - PW
	SOURCE ONE Total		<u>48.95</u>			
2235	STEINER ELECTRIC COMPANY	79664	46.92	01/22/2015	S004915538.001	MISC ELECT SUPPLIES
		82515	127.16	01/22/2015	S004921649.001	INVENTORY ITEMS
		82504	633.04	01/29/2015	S004925742.001	INVENTORY ITEMS
		79664	42.76	01/29/2015	S004925784.001	ELECTRIC DEPT SUPPLEIS
		82593	14.78	01/29/2015	S004931885.001	INVENTORY ITEMS
		82426	1,769.68	01/22/2015	S004914550-001	INVENTORY ITEMS
	STEINER ELECTRIC COMPANY Total		<u>2,634.34</u>			
2240	STEWART SPREADING	82320	22,124.60	01/22/2015	10914	DEWATERING OF BIOSOLIDS
	STEWART SPREADING Total		<u>22,124.60</u>			
2241	JEFF STENGLER		81.94	01/29/2015	012115	CARHART BIB OVERALLS
	JEFF STENGLER Total		<u>81.94</u>			
2248	STORINO RAMELLO & DURKIN	79845	5,850.00	01/22/2015	65969	MONTHLY BILLING FIRST ST TIF
			250.00	01/22/2015	65972	LEGAL BILLING DEC 2014
	STORINO RAMELLO & DURKIN Total		<u>6,100.00</u>			
2250	STREICHERS	79539	132.99	01/22/2015	I1130732	UNIFORMS POLICE DEPT

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	STREICHERS Total		<u>132.99</u>			
2255	SUBURBAN LABORATORIES INC	80280	587.00	01/22/2015	119150	WATER LAB TESTING
	SUBURBAN LABORATORIES INC Total		<u>587.00</u>			
2258	SUBURBAN BUILDING OFFICIALS		125.00	01/29/2015	031441	REGISTRATION S HERRA
			125.00	01/29/2015	030714	REGISTRATION T MEDERNACH
	SUBURBAN BUILDING OFFICIALS Total		<u>250.00</u>			
2295	MICHAEL TANNENBAUM		141.99	01/22/2015	011915	JEAN REIMBURSEMENT
	MICHAEL TANNENBAUM Total		<u>141.99</u>			
2297	JEFF TARRO		485.46	01/22/2015	011915	REIMB PUBLIC ED SUPPLIES
	JEFF TARRO Total		<u>485.46</u>			
2300	TEMCO MACHINERY INC	79566	568.79	01/22/2015	AG43075	SVC ENGINE 101
		79566	212.85	01/22/2015	AG43088	MISC SUPPLIES FLEET DEPT
	TEMCO MACHINERY INC Total		<u>781.64</u>			
2301	GENERAL CHAUFFERS SALES DRIVER		148.50	01/23/2015	UNT 150123095216CD (	Union Dues - Teamsters
			121.00	01/23/2015	UNT 150123095216FN (	Union Dues - Teamsters
			2,350.50	01/23/2015	UNT 150123095216PW (	Union Dues - Teamsters
	GENERAL CHAUFFERS SALES DRIVER Total		<u>2,620.00</u>			
2302	TEAM SALES	82605	165.00	01/29/2015	17427	CLOTHING SETS - PD
	TEAM SALES Total		<u>165.00</u>			
2314	3M VHS0733	81567	324.00	01/29/2015	TP18337	INVENTORY ITEMS
	3M VHS0733 Total		<u>324.00</u>			
2316	THOMPSON AUTO SUPPLY INC	79963	119.54	01/22/2015	1-358091	NOTCH BELT
		82519	6.86	01/22/2015	2-288184	INVENTORY ITEMS

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		82578	73.70	01/29/2015	2-288835	INVENTORY ITEMS
		82583	13.62	01/29/2015	2-288838	INVENTORY ITEMS
		82599	17.98	01/29/2015	2-289084	INVENTORY ITEMS
	THOMPSON AUTO SUPPLY INC Total		231.70			
2327	TK SEALCOATING INC					
		81922	4,796.14	01/29/2015	2014-611	SNOW REMOVAL
		81922	3,430.36	01/29/2015	2014-612	SNOW REMOVAL
	TK SEALCOATING INC Total		8,226.50			
2363	TROTTER & ASSOCIATES INC					
		78941	2,005.75	01/22/2015	10837	PROJECT BILLING THRU 12/31/14
		78280	6,092.00	01/22/2015	10842	PROJECT BILLING THRU 12/31/14
		80201	9,056.75	01/22/2015	10860	PROJECT BILLING THRU 12/31/14
		77584	11,233.00	01/22/2015	10863	PROJECT BILLING THRU 12/31/14
		81316	973.00	01/22/2015	10870	PROJECT BILLING DEC 2014
	TROTTER & ASSOCIATES INC Total		29,360.50			
2383	UNITED STATES POSTAL SERVICE					
			4,000.00	01/22/2015	6116619-0115	POSTAGE METER REIMBURSEMENT
	UNITED STATES POSTAL SERVICE Total		4,000.00			
2403	UNITED PARCEL SERVICE					
			195.24	01/29/2015	0000650961025	WEEKLY SHIPPING CHARGES
			454.52	01/29/2015	0000650961035	WEEKLY SHIPPING
	UNITED PARCEL SERVICE Total		649.76			
2404	HD SUPPLY FACILITIES MAINT LTD					
		82437	602.72	01/22/2015	532235	ASCO SOLENOID REPAIR KIT
	HD SUPPLY FACILITIES MAINT LTD Total		602.72			
2410	VALLEY LOCK CO					
		82464	390.50	01/29/2015	57465	REPAIR LOCK
	VALLEY LOCK CO Total		390.50			
2413	VALLEY FIRE PROTECTION SERVICE					
		82459	695.00	01/29/2015	104145	SERVICE CALL 10 STATE AVE
	VALLEY FIRE PROTECTION SERVICE Total		695.00			
2429	VERIZON WIRELESS					
			7,570.32	01/22/2015	9738263176	SVCS 12-4-14 THRU 1-3-15

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	VERIZON WIRELESS Total		<u>7,570.32</u>			
2444	XEROX CORPORATION	82523	4,220.00	01/22/2015	1109294	FIREHOUSE SOFTWARE THRU 1-1
	XEROX CORPORATION Total		<u>4,220.00</u>			
2457	JL WAGNER & SONS	81532	797.00	01/22/2015	0012672-IN	REPAIR ROOF DRAINS - CH
	JL WAGNER & SONS Total		<u>797.00</u>			
2458	ERIN WAITES		100.00	01/22/2015	010915	SAFETY BOOT REIMBURSEMENT
	ERIN WAITES Total		<u>100.00</u>			
2463	WALMART COMMUNITY	82579	19.60	01/29/2015	04327	INVENTORY ITEMS
	WALMART COMMUNITY Total		<u>19.60</u>			
2470	WAREHOUSE DIRECT	80014	25.12	01/22/2015	2557437-0	CREAMERS FINANCE DEPT
		79818	19.81	01/29/2015	2563387-0	POLICE DEPT OFFICE SUPPLIES
		79952	44.67	01/29/2015	2565262-0	MISC OFFICE SUPPLIES
		79930	50.04	01/29/2015	2566933-0	OFFICE SUPPLIES
		79952	45.40	01/29/2015	2570337-0	OFFICE SUPPLIES CITY HALL
		79952	32.97	01/22/2015	2558203-0	FOLDERS
		79602	164.62	01/22/2015	2559937-0	OFFICE SUPPLIES PUBLIC WORKS
		79602	13.42	01/22/2015	2559937-1	PUBLIC WORKS OFFICE SUPPLIES
		79569	123.28	01/22/2015	2561332-0	FIRE DEPT OFFICE SUPPLIES
		79818	24.23	01/22/2015	2562047-0	OFFICE SUPPLIES POLICE DEPT
	WAREHOUSE DIRECT Total		<u>543.56</u>			
2473	WASCO TRUCK REPAIR CO	79652	43.50	01/29/2015	129740	TRUCK TESTING
		79652	182.00	01/29/2015	129745	TRUCK TESTING
		79652	96.50	01/29/2015	129748	TRUCK TESTING
	WASCO TRUCK REPAIR CO Total		<u>322.00</u>			
2477	WASCO LAWN & POWER INC	80037	30.17	01/29/2015	188467	MISC FUEL PARTS
	WASCO LAWN & POWER INC Total		<u>30.17</u>			

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2478	WATER PRODUCTS AURORA	82442	1,184.04	01/22/2015	0254925	INVENTORY ITEMS
	WATER PRODUCTS AURORA Total		<u>1,184.04</u>			
2485	WILLS BURKE KELSEY ASSOC LTD	80506	617.84	01/29/2015	14745	PROJECT BILLING THRU 12-31-14
	WILLS BURKE KELSEY ASSOC LTD Total		<u>617.84</u>			
2495	WEST SIDE TRACTOR SALES CO	82530	107.60	01/29/2015	N14245	INVENTORY ITEMS
	WEST SIDE TRACTOR SALES CO Total		<u>107.60</u>			
2506	EESCO	82344	273.97	01/29/2015	551147	INVENTORY ITEMS
		82203	1,728.00	01/22/2015	563186	INVENTORY ITEMS
	EESCO Total		<u>2,001.97</u>			
2523	WILTSE GREENHOUSE LANDSCAPING	80817	320.00	01/22/2015	010115	MONTHLY SNOW PLOW 2 OF 4
		80817	290.00	01/22/2015	010115A	JANUARY SNOW PLOW 2 OF 4
	WILTSE GREENHOUSE LANDSCAPING Total		<u>610.00</u>			
2527	WILLIAM FRICK & CO	82192	45.68	01/22/2015	483351	INVENTORY ITEMS
	WILLIAM FRICK & CO Total		<u>45.68</u>			
2545	GRAINGER INC	82317	900.00	01/22/2015	9629382129	SELF HEALING CUTTING MAT
		82475	65.48	01/29/2015	9635345789	SOAP DISPENSER
		82416	1,478.30	01/29/2015	9635350227	SALVAGE DRUM
		82509	120.00	01/29/2015	9636289622	INVENTORY ITEMS
	GRAINGER INC Total		<u>2,563.78</u>			
2631	ZIMMERMAN FORD INC	79555	8,886.37	01/22/2015	S43-1214	MONTHLY BILLING DEC 2014
			499.84	01/29/2015	S43-1214A	DECEMBER BILLING FLEET DEPT
	ZIMMERMAN FORD INC Total		<u>9,386.21</u>			
2637	ILLINOIS DEPT OF REVENUE		459.43	01/23/2015	ILST150123095216CA 0	Illinois State Tax
			1,412.55	01/23/2015	ILST150123095216CD 0	Illinois State Tax

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
			562.80	01/23/2015	ILST150123095216HR 0	Illinois State Tax
			1,073.39	01/23/2015	ILST150123095216IS 0	Illinois State Tax
			7,302.34	01/23/2015	ILST150123095216PD 0	Illinois State Tax
			9,853.47	01/23/2015	ILST150123095216PW (	Illinois State Tax
			5,714.78	01/23/2015	ILST150123095216FD 0	Illinois State Tax
			1,658.96	01/23/2015	ILST150123095216FN 0	Illinois State Tax
	ILLINOIS DEPT OF REVENUE Total		28,037.72			
2638	INTERNAL REVENUE SERVICE					
			1,007.51	01/23/2015	FICA150123095216CA (	FICA Employee
			2,658.81	01/23/2015	FICA150123095216CD (	FICA Employee
			464.97	01/23/2015	FICA150123095216FD (	FICA Employee
			3,113.43	01/23/2015	FICA150123095216FN (	FICA Employee
			1,078.46	01/23/2015	FICA150123095216HR (	FICA Employee
			2,105.86	01/23/2015	FICA150123095216IS 0	FICA Employee
			2,139.64	01/23/2015	FICA150123095216PD (	FICA Employee
			18,000.13	01/23/2015	FICA150123095216PW (	FICA Employee
			1,007.51	01/23/2015	FICE150123095216CA (	FICA Employer
			2,512.75	01/23/2015	FICE150123095216CD (	FICA Employer
			444.88	01/23/2015	FICE150123095216FD (	FICA Employer
			2,954.84	01/23/2015	FICE150123095216FN (	FICA Employer
			1,078.46	01/23/2015	FICE150123095216HR (	FICA Employer
			2,105.86	01/23/2015	FICE150123095216IS 0	FICA Employer
			2,139.64	01/23/2015	FICE150123095216PD (	FICA Employer
			18,324.87	01/23/2015	FICE150123095216PW (	FICA Employer
			1,567.65	01/23/2015	FIT 150123095216CA 0	Federal Withholding Tax
			5,182.11	01/23/2015	FIT 150123095216CD 0	Federal Withholding Tax
			22,275.10	01/23/2015	FIT 150123095216FD 0	Federal Withholding Tax
			5,900.76	01/23/2015	FIT 150123095216FN 0	Federal Withholding Tax
			2,225.85	01/23/2015	FIT 150123095216HR 0	Federal Withholding Tax
			3,712.19	01/23/2015	FIT 150123095216IS 0	Federal Withholding Tax
			25,977.81	01/23/2015	FIT 150123095216PD 0	Federal Withholding Tax
			35,294.30	01/23/2015	FIT 150123095216PW 0	Federal Withholding Tax
			235.64	01/23/2015	MEDE150123095216CA	Medicare Employee
			621.82	01/23/2015	MEDE150123095216CD	Medicare Employee
			2,509.50	01/23/2015	MEDE150123095216FD	Medicare Employee
			728.13	01/23/2015	MEDE150123095216FN	Medicare Employee
			252.21	01/23/2015	MEDE150123095216HR	Medicare Employee
			492.51	01/23/2015	MEDE150123095216IS (	Medicare Employee

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
			3,375.28	01/23/2015	MEDE150123095216PD	Medicare Employee
			4,209.74	01/23/2015	MEDE150123095216PW	Medicare Employee
			235.64	01/23/2015	MEDR150123095216CA	Medicare Employer
			587.67	01/23/2015	MEDR150123095216CD	Medicare Employer
			2,504.83	01/23/2015	MEDR150123095216FD	Medicare Employer
			690.99	01/23/2015	MEDR150123095216FN	Medicare Employer
			252.21	01/23/2015	MEDR150123095216HR	Medicare Employer
			492.51	01/23/2015	MEDR150123095216IS	Medicare Employer
			3,375.28	01/23/2015	MEDR150123095216PD	Medicare Employer
			4,285.70	01/23/2015	MEDR150123095216PW	Medicare Employer
	INTERNAL REVENUE SERVICE Total		188,123.05			
2639	STATE DISBURSEMENT UNIT					
			440.93	01/22/2015	00000003715012309521E	IL Child Support Amount 1
			347.26	01/22/2015	00000006415012309521E	IL Child Support Amount 1
			465.36	01/22/2015	00000006415012309521E	IL Child Support Amount 2
			795.70	01/22/2015	00000013515012309521E	IL Child Support Amount 1
			600.00	01/22/2015	00000019115012309521E	IL Child Support Amount 1
			1,661.54	01/22/2015	00000020215012309521E	IL CS Maintenance 1
			545.00	01/22/2015	00000020615012309521E	IL Child Support Amount 1
			580.00	01/22/2015	00000029215012309521E	IL Child Support Amount 1
			369.23	01/22/2015	00000048615012309521E	IL Child Support Amount 1
			334.16	01/22/2015	00000116315012309521E	IL Child Support Amount 1
	STATE DISBURSEMENT UNIT Total		6,139.18			
2643	DELTA DENTAL					
			4,461.83	01/20/2015	012015	DENTAL CLAIMS
			3,445.00	01/26/2015	012615	DELTA DENTAL CLAIMS
	DELTA DENTAL Total		7,906.83			
2648	HEALTH CARE SERVICE CORP					
			78,621.43	01/20/2015	012015	MEDICAL CLAIMS
	HEALTH CARE SERVICE CORP Total		78,621.43			
2663	LOU'S GLOVES INC					
		82510	300.00	01/29/2015	007916	NITRILE EXAM GLOVES LARGE
	LOU'S GLOVES INC Total		300.00			
2664	FOX VALLEY BUICK GMC INC					
			38,544.89	01/22/2015	011915	SALES TX INCNTIVE JUN14-SEP14

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	FOX VALLEY BUICK GMC INC Total		<u><u>38,544.89</u></u>			
2674	VIKING CHEMICAL CO	27	3,218.10	01/22/2015	266874	CHLORINE
	VIKING CHEMICAL CO Total		<u><u>3,218.10</u></u>			
2683	CONTINENTAL AMERICAN INSURANCE		59.89	01/23/2015	ACCG150123095216FD	AFLAC Accident Plan
			34.94	01/23/2015	ACCG150123095216FN	AFLAC Accident Plan
			7.48	01/23/2015	ACCG150123095216HR	AFLAC Accident Plan
			17.48	01/23/2015	ACCG150123095216IS	AFLAC Accident Plan
			208.54	01/23/2015	ACCG150123095216PD	AFLAC Accident Plan
			78.06	01/23/2015	ACCG150123095216PW	AFLAC Accident Plan
	CONTINENTAL AMERICAN INSURANCE Total		<u><u>406.39</u></u>			
2740	C H HAGER EXCAVATING INC					
		81929	855.00	01/29/2015	115	SNOW PLOW 1-4-15
		81929	810.00	01/29/2015	116	SNOW PLOW 1-6-15
		81929	855.00	01/29/2015	117	SNOW PLOW 1-9-14
		81929	922.50	01/29/2015	118	SNOW PLOW 1/12/15
	C H HAGER EXCAVATING INC Total		<u><u>3,442.50</u></u>			
2756	RXBENEFITS, INC.		37,543.97	01/22/2015	33657	PRESCRIPTION CLAIMS
	RXBENEFITS, INC. Total		<u><u>37,543.97</u></u>			
2769	GENWORTH LIFE INSURANCE COMPAN		61.46	01/23/2015	LTCI150123095216CA	Long Term Care Insurance
			94.71	01/23/2015	LTCI150123095216HR	Long Term Care Insurance
	GENWORTH LIFE INSURANCE COMPAN Total		<u><u>156.17</u></u>			
2778	CLIENT FIRST CONSULTING GROUP	82224	13,000.00	01/22/2015	4830	IT CONSULTING BILLING
	CLIENT FIRST CONSULTING GROUP Total		<u><u>13,000.00</u></u>			
2832	RR DONNELLEY	82351	490.77	01/22/2015	899755228	TAX FORMS 1099/W2
	RR DONNELLEY Total		<u><u>490.77</u></u>			
2883	ADVANCED DISPOSAL SERVICES	82046	1,490.00	01/22/2015	T00001143886	REFUSE SUPPLIES

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	ADVANCED DISPOSAL SERVICES Total		<u>1,490.00</u>			
2894	HAVLICEK ACE HARDWARE LLC	82511	201.00	01/29/2015	30104/1	INVENTORY ITEMS
	HAVLICEK ACE HARDWARE LLC Total		<u>201.00</u>			
2920	CITYSOURCED INC		5,700.00	01/22/2015	INV-0275	MAINTENANCE THRU 1-30-16
	CITYSOURCED INC Total		<u>5,700.00</u>			
2963	RAYNOR DOOR AUTHORITY	80254	657.00	01/29/2015	106507	DOOR REPAIR PW DOOR E
		80272	1,219.00	01/22/2015	106509	DOOR REPAIR FS #2
	RAYNOR DOOR AUTHORITY Total		<u>1,876.00</u>			
2974	HOSCHEIT MCGUIRK MCCracken &		1,000.00	01/22/2015	A25059-1-1214	LEGAL SERVICE THRU DEC 2014
			3,320.00	01/22/2015	A25059-2-1214	LEGAL SERVICE THRU DEC 2014
			1,220.00	01/22/2015	A25059-3-1214	LEGAL SERVICE THRU DEC 2014
			480.00	01/22/2015	A25059-6-1214	LEGAL SERVICE THRU DEC 2014
		79521	580.00	01/22/2015	A25059-7-1214	SVCS DECEMBER 2014
		79827	3,730.00	01/22/2015	A25059-8-1214	LEGAL BILLING DECEMBER 2014
		79850	50.00	01/22/2015	A25059-8-1214A	LEGAL BILLING DECEMBER 2014
		80584	60.00	01/22/2015	A25059-8-1214B	LEGAL BILLING DECEMBER 2014
	HOSCHEIT MCGUIRK MCCracken & Total		<u>10,440.00</u>			
3002	JET SERVICES INC	79524	130.00	01/29/2015	99006936	MONTHLY BILLING JAN 2015
	JET SERVICES INC Total		<u>130.00</u>			
3013	COUNTRYSIDE INDUSTRIES INC	79842	6,755.00	01/29/2015	23604	TURF RESTORATION
	COUNTRYSIDE INDUSTRIES INC Total		<u>6,755.00</u>			
3065	EMERALD MARKETING	80875	900.00	01/22/2015	889	OCT/NOV 2014 ISSUE
		80875	900.00	01/22/2015	890	DEC/JAN 2015 ISSUE
		80875	900.00	01/22/2015	893	FEB/MAR 2015 ISSUE
	EMERALD MARKETING Total		<u>2,700.00</u>			
3102	RUSH TRUCK CENTERS OF ILLINOIS					

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
		79557	7.00	01/22/2015	96322782	VISOR RO 51484 VEH 1943
		79557	58.70	01/22/2015	96322798	SVC V#1943 RO#51516
		79557	87.36	01/22/2015	96322808	VEH 1996 HORN/VALVE
		79557	80.03	01/22/2015	96332096	RO 51508 VEH 1906
		79557	235.56	01/22/2015	96332105	SVC V#1996 RO#51511
		79557	191.82	01/29/2015	96346760	FLEET PARTS VEH 1941 RO 51518
		79557	89.40	01/29/2015	96356156	SVC V#1943 RO#51516
		79557	331.29	01/29/2015	96358828	VEH 1797 RO 51493
		79557	255.78	01/29/2015	96360945	FLEET VEH 1941 RO 51530
		79557	345.78	01/29/2015	96378276	SVC V#1943 RO#51516
		79557	10.05	01/29/2015	96380914	SVC V#1828 RO#51588
		79557	452.39	01/29/2015	96410031	SVC V#1943 RO#51516
	RUSH TRUCK CENTERS OF ILLINOIS Total		2,145.16			
3107	DR SUDS LLC					
		79593	40.00	01/22/2015	10025	DEC CAR WASHES POLICE DEPT
	DR SUDS LLC Total		40.00			
3116	CRAWFORD MURPHY & TILLY INC					
		80626	6,624.24	01/29/2015	103348	PROJECT BILLING THRU 12-31-14
	CRAWFORD MURPHY & TILLY INC Total		6,624.24			
3127	SHI INTERNATIONAL CORP					
		82308	354.62	01/22/2015	B02879951	ACROBAT WINDOWS
	SHI INTERNATIONAL CORP Total		354.62			
3132	GLENN STEARNS CH 13 TRUSTEE					
			976.50	01/23/2015	000000554150123095216	Bankruptcy-Verhaeghe
	GLENN STEARNS CH 13 TRUSTEE Total		976.50			
3148	CORNERSTONE PARTNERS					
		81925	1,756.95	01/29/2015	CP01864	SNOW PLOWING 1/4/15
		81925	1,785.00	01/29/2015	CP01914	SNOW PLOW 1/6/15
	CORNERSTONE PARTNERS Total		3,541.95			
3153	CALL ONE					
			3,846.34	01/22/2015	1010-9872-0000-JAN2015	SVCS 1-15 TO 2-14-15
	CALL ONE Total		3,846.34			
3158	CTC MACHINE SERVICE INC					
		82449	285.00	01/29/2015	16260	REPAIR PUMP

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
	CTC MACHINE SERVICE INC Total		<u>285.00</u>			
3241	NICHOLAS SHERIDAN		60.00	01/29/2015	012315	CDL RENEWAL AND UPGRADE
			127.35	01/29/2015	012715	JEAN REIMBURSEMENT
	NICHOLAS SHERIDAN Total		<u>187.35</u>			
3257	ROBERT HALF INTERNATIONAL INC					
		82167	780.00	01/22/2015	42088433	CONSULTING THRU 1/2/15
		82167	945.36	01/29/2015	42136594	HELP DESK CONSULTANT
	ROBERT HALF INTERNATIONAL INC Total		<u>1,725.36</u>			
3263	MCCI LLC					
		82549	9,487.50	01/22/2015	00005860	PROJECT BILLING DATA CONVRSI
	MCCI LLC Total		<u>9,487.50</u>			
3268	LAW OFFICES OF GARY M VANEK PC					
			864.50	01/22/2015	010515	DECEMBER BILLING 2014
	LAW OFFICES OF GARY M VANEK PC Total		<u>864.50</u>			
3276	DIGITY MEDIA LLC					
			820.00	01/29/2015	011315	RESTAURANT WEEK 2015 AD
	DIGITY MEDIA LLC Total		<u>820.00</u>			
3278	POLICE RECORDS & INFORMATION					
			145.00	01/22/2015	2111	CRUNE STATS 4-14-15
	POLICE RECORDS & INFORMATION Total		<u>145.00</u>			
99900010	CHILD CARE RESOURCE					
			50.00	01/29/2015	072215	2015 CLASS TYNAN/BEAM JUL 201
	CHILD CARE RESOURCE Total		<u>50.00</u>			
99900044	LISA SOMMER					
			510.00	01/22/2015	011215	YOUTH COMMISSION GRANT AWA
	LISA SOMMER Total		<u>510.00</u>			
99900045	OLD SECOND NATIONAL BANK					
			100.00	01/22/2015	012015	DONATION - VASQUEZ MEMORIAL
	OLD SECOND NATIONAL BANK Total		<u>100.00</u>			
99900045	TRINITARIAN SISTERS					

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>PO NUMBER</u>	<u>AMOUNT</u>	<u>DATE</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
			25.00	01/22/2015	011615	MEMORIAL DONATION
	TRINITARIAN SISTERS Total		<u>25.00</u>			
99900045:	ASPCA		25.00	01/29/2015	012115	MEMORIAL DONATION
	ASPCA Total		<u>25.00</u>			
		<u>Grand Total:</u>	<u>1,594,731.76</u>			

The above expenditures have been approved for payment:

Chairman, Government Operations Committee


Date

Vice Chairman, Government Operations Committee

Date

Finance Director

Date

	AGENDA ITEM EXECUTIVE SUMMARY						
	Title:	Presentation of a Recommendation by Mayor Rogina to Appoint Mr. Larry Maholland to the St. Charles Visitors Cultural Commission					
	Presenter:	Mayor Rogina					
<i>Please check appropriate box:</i>							
	Government Operations				Government Services		
	Planning & Development			X	City Council (02/17/15)		
Estimated Cost:	N/A		Budgeted:	YES		NO	
If NO, please explain how item will be funded:							
Executive Summary:							
<p>By virtue of this memorandum I request your favorable consideration to appoint the following recommendation to the St. Charles Visitors Cultural Commission:</p> <p>Mr. Larry Maholland, 1750 Forest Ridge Road, St. Charles who will fill the vacancy on the Visitors Cultural Commission with a term expiration of 4/30/17.</p>							
Attachments: <i>(please list)</i>							
Bio							
Recommendation / Suggested Action <i>(briefly explain):</i>							
Presentation of a Recommendation by Mayor Rogina to Appoint Mr. Larry Maholland to the St. Charles Visitors Cultural Commission.							
<i>For office use only:</i>		<i>Agenda Item Number:</i> IA					

	AGENDA ITEM EXECUTIVE SUMMARY					
	Title:		Resolution Abating a portion of the 2014 property tax heretofore levied for the City of St. Charles			
	Presenter:		Chris Minick, Finance Director			
<i>Please check appropriate box:</i>						
	Government Operations				Government Services	
	Planning & Development			X	City Council (02/17/2015)	
	Public Hearing					
Estimated Cost:		NA		Budgeted:	YES	NO
If NO, please explain how item will be funded:						
Executive Summary:						
<p>At the last meeting of the City Council, the property tax abatement for the City's outstanding General Obligation Bonds was approved. However, General Obligation Bond Series 2007B was inadvertently omitted from the abatement. Therefore, we need to adopt the attached resolution abating the levy year 2014 property tax levy for General Obligation Bond Series 2007B.</p>						
Attachments: <i>(please list)</i>						
Abatement Resolution						
Recommendation / Suggested Action <i>(briefly explain):</i>						
Motion to Approve the Resolution Abating a Portion of the 2014 property tax heretofore levied for the City of St. Charles						
<i>For office use only:</i>		<i>Agenda Item Number: 1B</i>				

City of St. Charles, Illinois
Resolution No. 2015 - _____

**A Resolution Abating a Portion of the Tax Heretofore Levied for the
City of St. Charles, Kane and DuPage Counties, Illinois.**

**Presented and Passed by the
City Council on _____**

WHEREAS, the City Council of the city of St. Charles, Kane and DuPage Counties,
Illinois, did on the 1st day of December, 2014, adopt an Ordinance entitled:

**"ANNUAL TAX LEVY ORDINANCE" of the City of St.
Charles, Kane and DuPage Counties, Illinois";**

and

WHEREAS, a duly certified copy of said Ordinance was filed with the County Clerks of
Kane and DuPage Counties, Illinois, in 2014; and

WHEREAS, revenue the city of St. Charles has received from other sources will be
sufficient to pay expenditures without any funds for debt service purposes being levied as set
forth in said Annual Tax Levy Ordinance;

NOW, THEREFORE, Be It Resolved by the City Council of the city of St. Charles,
Kane and DuPage Counties, Illinois, as follows:

Section 1. That the tax heretofore levied in said Annual Tax Levy Ordinance, such tax
being levied to pay the city's annual debt service expenditures for general obligation bonds, be
abated by that amount representing revenue the city has received from other sources which will
be sufficient to pay expenditures for said general obligation bonds. The purposes for which such
tax was so levied in said ordinance and the amount so levied for each purpose, the amount of

such tax so levied which is to be abated for each purpose, and the remainder of such tax so levied which is to be extended for each purpose are as follows:

PURPOSE OF LEVY	TAX LEVIED IN SAID ORDINANCE	AMOUNT TO BE ABATED	REMAINDER OF LEVY TO BE EXTENDED
GO Bond Series 2007 B	<u>\$143,945</u>	<u>\$143,945</u>	<u>\$0</u>

Section 2. That forthwith upon the passage of this Resolution the City Clerk shall file a certified copy of this Resolution with the County Clerks to ascertain the rate necessary to produce the remainder of the tax heretofore levied and as shown herein above and to extend the same for collection on the tax books against all of the taxable property situated within the city in connection with other taxes levied in 2014 for general corporate purposes and other purposes shown above, and for 2014 such annual tax shall be computed, extended and collected in the same manner as now or hereinafter provided by law for the computation, extension and collection of taxes for general corporate purposes and other purposes shown above, and when collected such taxes shall be used solely for the purpose of paying each of aforementioned specific purposes.

Section 3. That this Resolution shall be in full force and effect forthwith upon its passage.

NOW THEREFORE, be it resolved by the Mayor and City Council of the City of St. Charles, Kane and DuPage Counties, Illinois.

PRESENTED to the City Council of the City of St. Charles, Illinois this
____ day of February, 2015.

PASSED by the City Council of the City of St. Charles, Illinois, the
____ day of February, 2015.

APPROVED by the Mayor of the City of St. Charles, Illinois this
____ day of February, 2015.

Raymond P. Rogina, Mayor

ATTEST:

CITY CLERK

COUNCIL VOTE:

Ayes:

Nays:

Absent:

Abstain:



AGENDA ITEM EXECUTIVE SUMMARY

Title:	<p>An Ordinance Approving and Adopting the Second Amendment to the First Street TIF Redevelopment Project Area</p> <p>An Ordinance Designating the Second Amended First Street Redevelopment Project Area</p> <p>An Ordinance Confirming Tax Increment Financing for the Second Amendment to the First Street TIF Redevelopment Project Area</p>
Presenter:	Rita Tungare, Director of Community & Economic Development

Please check appropriate box:

<input type="checkbox"/>	Government Operations	<input type="checkbox"/>	Government Services
<input type="checkbox"/>	Planning & Development	<input checked="" type="checkbox"/>	City Council – New Business (2/17/15)
Estimated Cost:	N/A	Budgeted:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

If NO, please explain how item will be funded:

Executive Summary:

The City has hired Kane McKenna and Associates to conduct the required eligibility study and draft the second amendment to the “First Street TIF Redevelopment Plan and Project”. The purpose of this study and plan were to consider the feasibility of amending the First Street TIF. Upon determination that this area met the eligibility requirements for the proposed amendments, the process was started to formally approve and establish this new TIF District. Per the Tax Increment Allocation Redevelopment Act, Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1 et seq. (the “TIF Act”), as amended. The following required procedural steps have been completed:

- An ordinance proposing the amendments to the TIF District was approved on November 17, 2014.
- A Joint Review Board (JRB) was convened on December 16, 2014 to consider the second amendment to the “First Street TIF Redevelopment Plan and Project”. The JRB recommended approval of the redevelopment plan and project. The vote was 8-aye to 0-nay.
- A Public Hearing in front of the City Council, to consider the second amendment to the “First Street TIF Redevelopment Plan and Project”, was convened and closed on January 20, 2015.
- The required waiting period of no less than 14 days and no longer than 90 days to approve the amendments has been observed.

At this point, all necessary statutory requirements of the TIF Act have been fulfilled, and Staff has placed the necessary ordinances on the City Council agenda to approve the second amendment to the “First Street TIF Redevelopment Project and Plan” and designate the area for tax increment redevelopment financing.

Attachments: *(please list)*

- An Ordinance Approving and Adopting the Second Amendment to the First Street TIF Redevelopment Project Area.
- An Ordinance Designating the Second Amended First Street Redevelopment Project Area.
- An Ordinance Confirming Tax Increment Financing for the Second Amendment to the First Street TIF Redevelopment Project Area.

Recommendation / Suggested Action *(briefly explain):*

Motions to approve the following ordinances:

- An Ordinance Approving and Adopting the Second Amendment to the First Street TIF Redevelopment Project Area.
- An Ordinance Designating the Second Amended First Street Redevelopment Project Area.
- An Ordinance Confirming Tax Increment Financing for the Second Amendment to the First Street TIF Redevelopment Project Area.

For office use only

Agenda Item Number: 1C-E

City of St. Charles
Ordinance No. 2015-M-__

**An Ordinance Approving and Adopting the Second Amendment to
the First Street TIF Redevelopment Project Area**

WHEREAS, the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois (the "City"), determines that it is desirable and in the best interest of the citizens of the City of St. Charles, Kane and DuPage Counties, Illinois (the "City"), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed Second Amendment to the First Street TIF Redevelopment Project Area (the "Plan and Project") within the municipal boundaries of the City within the redevelopment project area (the "Area") described in Section 2(a) of this Ordinance, which Area constitutes in the aggregate more than one and one-half acres; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the City of St. Charles (the "Corporate Authorities") called a public hearing relative to the Plan and Project and the designation of the Area as a redevelopment project area under the Act on January 20, 2015; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on November 21, 2014, by publication on December 23, 2014, and January 6, 2015, and by certified mail to taxpayers and residents within the Area on January 5, 2015; and

WHEREAS, the City has heretofore convened a joint review board on December 16, 2014 as required by and in all respects in compliance with the provisions of the Act; and

WHEREAS, the Corporate Authorities have reviewed the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that could cause the Area to be a "Conservation Area" as defined in the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the amendment of the proposed Plan and Project; and

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

WHEREAS, the Corporate Authorities have reviewed the proposed Second Amendment to the Plan and Project and also the existing comprehensive plan for development of the City as a whole to determine whether the proposed amendment to the Plan and Project conform to the comprehensive plan of the City

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the City Council of the City of St. Charles, Kane and DuPage County, Illinois, in the exercise of its home rule powers, as follows:

1. That the foregoing recital clauses to this Ordinance are adopted as findings of the Corporate Authorities of the City of St. Charles and are incorporated herein by specific reference.
2. That the Corporate Authorities hereby make the following findings:
 - a. The Area is legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.
 - b. There exist conditions that cause the Area to be subject to designation as a redevelopment project area under the Act and to be classified as a Conservation Area as defined in Section 11-74.4-3(b) of the Act.
 - c. The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the amendment to the Plan.
 - d. The Plan and Project, as amended, conform to the comprehensive plan for the development of the City.
 - e. The parcels of real property in the proposed amended Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the proposed Plan and Project improvements are included in the proposed Area.
 - f. The estimated date for final completion of the Second Amended Redevelopment Project Plan and Project is December 31, 2025 and it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the Plan and Project shall be retired by such date.
3. That the amended Plan and Project, which were the subject matter of the public hearing held on January 20, 2015, is hereby adopted and approved. A copy of the amended Plan and Project is set forth in Exhibit D attached hereto and incorporated herein as if set out in full by this reference.
4. 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.

5. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the City Council and approval as provided by law.

6. This Ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law; or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the City of St. Charles that to the extent that the terms of this ordinance should be inconsistent with non-preemptive state law, said terms shall supersede said state law to the extent of said inconsistency.

7. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PRESENTED to the City Council of the City of St. Charles, Illinois this 17th day of February, 2015.

PASSED by the City of Council of the City of St. Charles, Illinois on this 17th day of February, 2015.

APPROVED by the Mayor of the City of St. Charles, Illinois this Illinois this 17th day of February, 2015.

Raymond P. Rogina, Mayor

Attest:

Nancy Garrison, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: _____

APPROVED AS TO FORM:

City Attorney

DATE: _____

List of Exhibits

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

EXHIBIT D – Second Amended South River Road Tax Increment Plan and Project

EXHIBIT A

LEGAL DESCRIPTION

Beginning at the southeast corner of Block 48 in the Original Town of St. Charles, recorded May 8, 1837, in Book 19, page 2; thence northeasterly, 324 feet along the northerly line of Illinois Route 64 (Main Street) to the southeast corner of Block 45 in said subdivision; thence southeasterly, 80 feet to the northeast corner of Block 44 in said subdivision; thence northeasterly, along the southerly line of Illinois Route 64 (Main Street) to the westerly line of 1st Street, according to the plat recorded January 25, 1844, in Book 4, page 342; thence southeasterly, 59.15 feet along said right-of-way to an angle point in said line; thence southeasterly, 37.52 feet along said right-of-way to the easterly extension of the north line of Lot 13 in the Amended Phase II First Street Redevelopment Subdivision, recorded July 8, 2008, as Document No. 2008K056095; thence South 78 degrees 29 minutes 30 seconds West, 12.31 feet along said extension to the northeast corner of said Lot 13; thence South 11 degrees 54 minutes 23 seconds East, 441.52 feet along the east line of Lots 13 and 3 in said subdivision to a curve in said line; thence southwesterly, 44.24 feet along said curve having a radius of 28.00 feet, the chord of said curve bears South 33 degrees 21 minutes 37 seconds West, 39.78 feet to the southerly line of said Lot 3; thence South 78 degrees 37 minutes 37 seconds West along said southerly line to the northerly extension of the westerly line of Lot 6 in Phase I of First Street Redevelopment Subdivision, recorded March 29, 2007, as Document No. 2007K035551; thence South 11 degrees 13 minutes 55 seconds East, along said extension and said westerly line to a jog in said westerly line; thence North 78 degrees 20 minutes 40 seconds East, 41.90 feet along said jog; thence South 11 degrees 39 minutes 20 seconds East, 197.00 feet along said westerly line to the southwest corner of said Lot 6; thence North 78 degrees 35 minutes 36 seconds East, 84.96 feet along the south line of said Lot 6 to the southeast corner thereof; thence South 11 degrees 30 minutes 41 seconds East, 25.00 feet along an east line of Lot 5 in said subdivision to the northeast corner of Lot 14 thereof; thence South 78 degrees 35 minutes 36 seconds West, 66.48 feet along the north line of said Lot 14 to the northwest corner thereof; thence South 11 degrees 17 minutes 02 seconds East, 231.95 feet along the west line of Lots 14 and 7 in said subdivision to the southwest corner of said Lot 7; thence North 78 degrees 42 minutes 53 seconds East along the south line of said Lot 7 and the easterly extension thereof to the westerly line of Brownstone, recorded January 2, 2001, as Document No. 2001K000149; thence southeasterly, along said westerly line to the southwest corner thereof; thence northeasterly, 128.91 feet along the northerly line of Prairie Street; thence continuing northeasterly along the northerly line of Prairie Street, being a curve to the right having a radius of 340.0 feet, to the intersection with the northwesterly extension of the westerly line of Parcel 10 in said Brownstone; thence southeasterly, along said extension and said westerly line, to the south corner of said Parcel 10; thence southwesterly, along the southwesterly extension of the easterly line of said Parcel 10, to the southwesterly line of Illinois Route 31 (Geneva Road); thence northwesterly, along said right-of-way line to an angle point in said line as described in Warranty Deed recorded as Document No. 97K057468; thence northwesterly along said right-of-way line to the northeast corner of Block 43 in the Original Town of St. Charles; thence southwesterly, 132 feet along the southerly line of Walnut Street, to the northeast corner of Lot 2 in said Block 43; thence northwesterly, 192 feet along the southeasterly extension of the easterly line of Lot 6

and the easterly line of Lot 6 in Block 44 of said subdivision, to the northeast corner of said Lot 6; thence southwesterly, 192 feet along the north line of Lots 6 and 5 and the westerly extension thereof, to the southeast corner of Lot 4 in Block 49 in said subdivision; thence northwesterly, 212 feet along the easterly line of said Lot 4 and the northerly extension thereof, to the Point of Beginning.

EXHIBIT B

GENERAL STREET LOCATION

The Redevelopment Project Area is generally bounded by South 3rd Street on the west, South 2nd Street on the east, Walnut Street on the south and Main Street on the north.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA



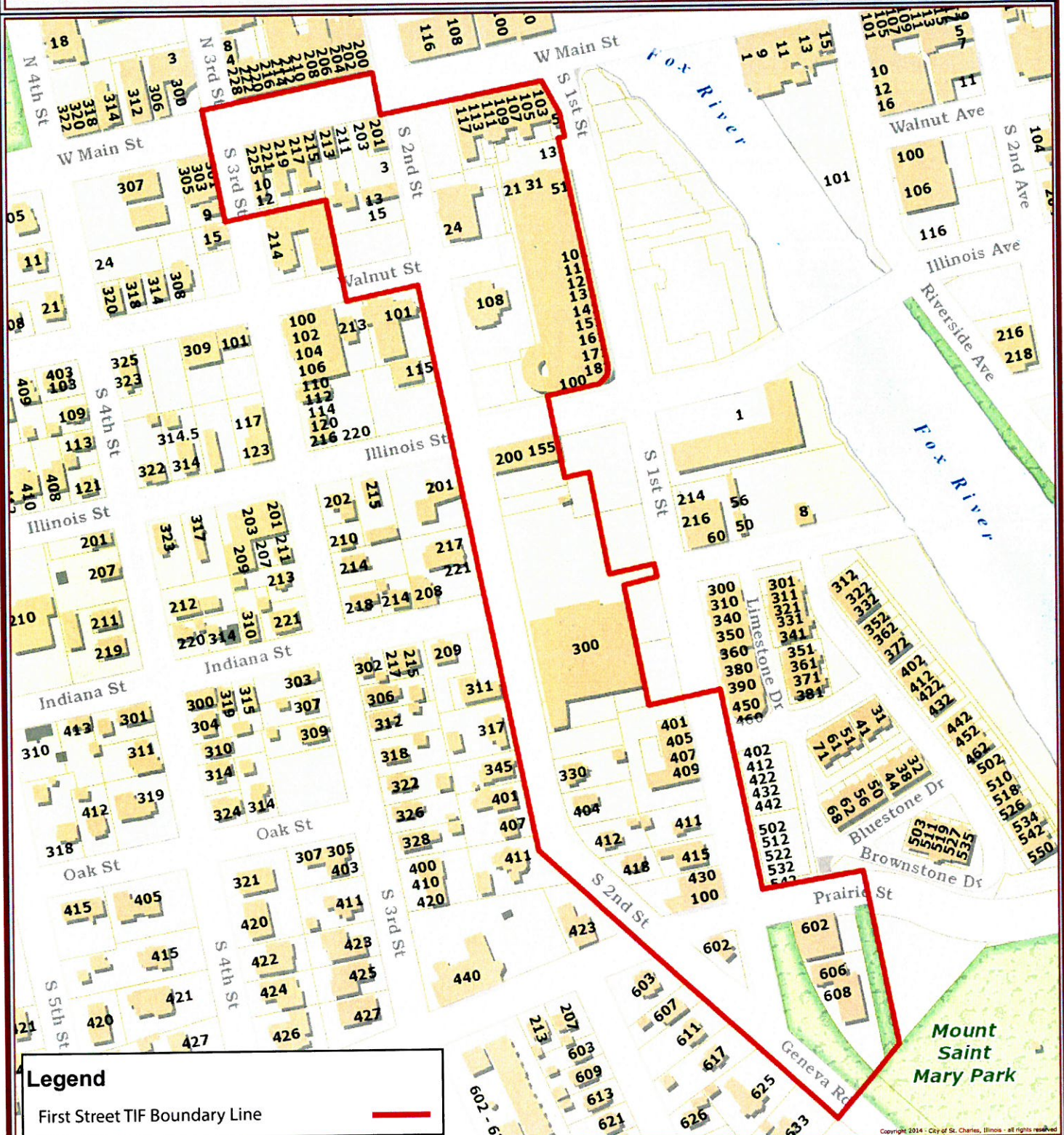
City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984
Phone: 630-377-4400 Fax: 630-377-4440 www.stcharlesil.gov

Precision GIS

RAYMOND ROGINA
MARK KOENEN

Mayor
City Administrator



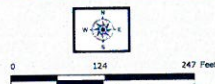
Legend

First Street TIF Boundary Line



Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Coordinate System: Illinois State Plane East
Projection: Transverse Mercator
North American Datum 1983

Printed on: September 26, 2014 10:59 AM



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EXHIBIT D

REDEVELOPMENT PLAN AND PROJECT

CITY OF ST. CHARLES, ILLINOIS

**SECOND AMENDMENT TO THE FIRST STREET
TIF REDEVELOPMENT PLAN**

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

Prepared for: City of St. Charles, Illinois

Prepared by: Kane, McKenna and Associates, Inc.

Original TIF Plan – March 2002
First Amendment – January 2006
Draft Second Amendment – December 2014

**SECOND AMENDMENT TO THE FIRST STREET
REDEVELOPMENT PLAN & PROJECT**

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Exhibit D	Legal Description for TIF District as Amended	
Exhibit E	TIF Qualification Report, Second Amendment to The First Street Redevelopment Project Area	

I. INTRODUCTION

In 2002, the City of St. Charles (the “City”) adopted the *First Street Redevelopment Plan and Project* (the “Original TIF Plan,” attached as Exhibit A. In 2006 the City amended the Original TIF Plan, (the “First Amendment”) that Plan is attached as Exhibit B. The Original First Street TIF, (the “Original TIF District,” “Original Redevelopment Project Area,” or “Original RPA”) was primarily bordered by Main Street on the north, the Fox River on the west, Prairie Street on the south, and South 2nd Street on the west.

The purpose of this report is to update and amend the Original TIF Plan principally by removing all property located east of South 1st Street from the TIF District and adding the property located on the block located northwest of the Original TIF. The additional block is bordered by Main Street on the north, Walnut Street on the south, South 3rd Street on the west and South 2nd Street on the east. These new boundaries constitute the First Street TIF District, Second Amendment (the “Second Amendment,” “TIF District,” “Redevelopment Project Area,” or “RPA”). A secondary goal is to re-state and update some of the goals and objectives from the Original TIF Plan and the First Amendment.

The City is pursuing the proposed amendment as part of its strategy to promote the continued revitalization of key under-utilized properties located west of the Fox River and south of Main Street. The City sees this area as a key economic and cultural space for the community and believes that continued investment within the area is necessary to ensure its success. The City believes that these goals are consistent with the Comprehensive Plan and the principles which guide the City’s development and planning processes.

Kane, McKenna and Associates, Inc. (KMA) has been retained by the City to assist the City in drafting this amendment to the Plan.

Objectives

The City’s general economic development objectives are to enhance commercial, retail, and mixed use opportunities within the City, including the First Street TIF District, as amended.

- 1) Continue efforts to provide the assistance required to eliminate conditions detrimental to successful redevelopment of the downtown area of the City.
- 2) Keep the City’s economic development principles aligned with the comprehensive plan and other community development plans and goals.

TIF Mechanism

The use of TIF relies upon induced private redevelopment in the TIF District to create higher real estate values that would otherwise decline without such investment. By so doing, it could result in increased property taxes compared to the previous land use (or lack of use). In this way, the existing tax base for all tax districts would be protected and a portion of future increased taxes pledged to attract the requisite private investment.

Housing Impact Study

It is found, and certified by the City, in connection to the process required for the amendment of this Plan and Project pursuant to 65 ILCS Sections 5/11-74.4-3(n)(5) and 5/11-74.4-5(c) of the TIF Act, that this Plan and Project will not result in the displacement of 10 or more inhabited residential units. Therefore, this Plan and Project does not include a housing impact study. If at a later time the City does decide to dislocate more than ten (10) inhabited residential units, this Plan would have to be amended and a housing impact study would be completed.

II. THE PROPOSED FIRST TIF DISTRICT, SECOND AMENDMENT

The purpose of this report is to amend the TIF Plan principally by removing all properties located east of South 1st Street from the TIF District, First Amendment and adding properties located along 200 block of Main Street and the 10 block of South 2nd Street. A secondary goal is to re-state certain goals from the Original TIF Plan and the TIF Plan, as Amended.

The TIF District, pursuant to the Second Amendment, is generally bounded by Main Street on the north, Prairie Street on the south, South 2nd Street and South 3rd Street on the west, and South 1st Street on the east.

The Original TIF Plan attached as Exhibit A provides a boundary map and legal description of the Original TIF District.

The First Amendment attached as Exhibit B provides a corrected legal description of the Original TIF District and provides an updated and increased budget for redevelopment projects.

III. AMENDMENTS TO THE TIF PLAN

In this section, amendments to the First Amendment are presented. Collectively, the amendatory language and revised exhibits comprise the “Second Amendment.”

Section 1, Executive Summary: Amendments

Page 1, paragraph 2 - Amend paragraph to read as follows – “The First Street RPA contains 33 buildings, 55 tax parcels and is approximately 11.24 square acres, excluding right of ways, in size.”

Section 1, Objectives: Amendments

Page 2, point number 8 – Amend the sentence to read as follows – “Support the goals and objectives of other overlapping plans, including the 2013 Comprehensive Plan, 2014 Strategic Plan, 2007 Economic Development Plan, 2003 St. Charles Bicycle and Pedestrian Facilities Plan, 2002 River Corridor Master Plan, and 2000 Downtown Strategy Plan.”

Section 2, Introduction: Amendments

Page 6, paragraph 2 - Amend the paragraph to read as follows - “The community context of the RPA is detailed on Map 1 (at the time of the original TIF Plan).”

Page 6, paragraph 3 - Amend the paragraph to read as follows - “The RPA contains 33 buildings, 55 tax parcels and it approximately 11.24 square acres in size, excluding right of ways. The RPA is generally bounded by West Main Street on the north, Prairie Street on the south, South Second Street on the west, and South First Street on the east.”

Page 6, paragraph 4 - Amend the first sentence to read as follows – “Map 2 details the boundaries of the RPA, at the time of the original TIF Plan, including...”

Page 6, paragraph 5 – Amend the paragraph to read as follows - “Appendix 1 contains the legal description of the RPA at the time of the original TIF Plan.”

Page 7, Map 1 – Amend the title of the map to read as follows – “City of St. Charles: First Street RPA at the Time of the Original TIF Plan”

Page 8, Map 2 – Amend the title of the map to read as follows – “City of St. Charles: First Street RPA at the Time of the Original TIF Plan”

Page 9, subsection “Existing Land Use” – Amend the subsection title to read as follows – “Existing Land Use at the Time of Original TIF Plan”

Page 10, Map 3 – Amend the title of the map to read as follows – “City of St. Charles: First Street RPA at the Time of the Original TIF Plan”

Section 3, Eligibility Analysis

Page 16, Map 3, - Amend the title of the map to read as follows – “City of St. Charles: First Street RPA at the Time of the Original TIF Plan”

Section 4, Redevelopment Project and Plan

Page 20, paragraph 2 – Amend the paragraph to read as follows – “The Redevelopment Plan identifies tools for the City to: support the establishment and improvement of the RPA as a cohesive mixed-use corridor consistent with the City’s 2013 Comprehensive Plan, 2014 Strategic Plan, 2007 Economic Development Plan, 2003 St. Charles Bicycle and Pedestrian Facilities Plan, 2002 River Corridor Master Plan, 2000 Downtown Strategy Plan, Chicago Metropolitan Agency for Planning Go To 2040 Plan, and Kane County 2040 Plan; support other improvements that serve the redevelopment interests of the local community and the City; and assist existing businesses to expand and improve their places of business, and/or mechanisms as set forth in the Redevelopment Plan.”

Page 22, point number 8 – Amend the sentence to read as follows – “Support the goals and objectives of other overlapping plans, including the 2013 Comprehensive Plan, 2014 Strategic Plan, 2007 Economic Development Plan, 2003 St. Charles Bicycle and Pedestrian Facilities Plan, 2002 River Corridor Master Plan, and 2000 Downtown Strategy Plan.”

Page 24, paragraph 1 – Amend the last sentence to read as follows – “The proposed objectives are compatible with the City’s 2013 Comprehensive Plan, 2014 Strategic Plan, 2007 Economic Development Plan, 2003 St. Charles Bicycle and Pedestrian Facilities Plan, 2002 River Corridor Master Plan, and 2000 Downtown Strategy Plan for the future improvement and redevelopment of the First Street TIF District as amended.”

Page 24, subsection “Housing Impact and Related Matters” – Strike the second paragraph.

Page 25, Map 4, - Amend the title of the map to read as follows – “City of St. Charles: First Street RPA at the Time of the Original TIF Plan”

Section 5, Financial Plan

Page 28, subsection, “Estimated Redevelopment Project Costs,” – Amend the table entitled “Table 2: Estimated TIF Eligible Costs” to read as follows:

Table 2
RPA Project Cost Estimates

Program Actions/Improvements	Estimated Costs
Land Acquisition and Relocation	\$11,750,000
Site Preparation, Including Environmental Remediation, Demolition, and Site Grading	\$2,000,000
Utility Improvements (Including Water, Storm, Sanitary Sewer, Service of Public Facilities, and Road Improvements)	\$3,000,000
Public Improvements/Facilities and Parking Structures	\$13,000,000
Rehabilitation of Existing Structures	\$1,000,000
Interest Costs Pursuant to the Act	\$250,000
Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting, and Marketing)	\$1,500,000
Job Training	\$500,000
Statutory School and Library District Payments	\$750,000
TOTAL ESTIMATED TIF BUDGET	\$33,750,000

Page 31, subsection, “Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area,” – Amend the second sentence to read as follows: “The base EAV of all taxable parcels in the RPA is approximately \$4,191,829.”

Other Amendments

Figures 1, 2, and 3 of the Original TIF Plan – Amended as attached hereto as Exhibit C. The TIF District boundary maps, existing land use map, and intended land use map are replaced by the maps enclosed herein.

Appendix B of the Original TIF Plan (Legal Description) – Amended as attached hereto as Exhibit D.

Section 3 of the Original TIF Plan – Amended as attached hereto as Exhibit E.

Preliminary Draft
12/16/14

Exhibit A
Original TIF Plan & Qualification Report

First Street Redevelopment Project Area
Tax Increment Financing District
Eligibility Study, Redevelopment Plan and Project

City of St. Charles

Adopted on March 18, 2002

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Appendix 1: Boundary and Legal Description
Appendix 2: Eligibility Factors By Block Tables
Appendix 3: Summary of EAV by PIN

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S. B. Friedman & Company
Suite 820, 221 N. LaSalle Street
Chicago, IL 60601-1302
Phone: 312/424-4250; Fax: 312/424-4262
Contact Person: Stephen B. Friedman
SBF@FriedmanCo.com

1. Executive Summary

In June 2001, *S. B. Friedman & Company* was engaged by the City of St. Charles (the “City”) to conduct a Tax Increment Financing Eligibility Study and prepare a Redevelopment Plan and Project (the “Redevelopment Plan”). This report details the eligibility factors found within the First Street Redevelopment Project Area (the “RPA”) Tax Increment Financing (“TIF”) District in support of its designation as a “conservation area” within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the “Act”). This report also contains the Redevelopment Plan and Project for the First Street RPA.

The First Street RPA is located wholly within St. Charles Township, in downtown St. Charles and contains approximately 22 acres of land. It consists of sixty-two (62) tax parcels with thirty-nine (39) buildings (not including ancillary structures such as garages). One (1) of the sixty-two (62) parcels is vacant and ten (10) are improved as parking lots or rights-of-way.

Determination of Eligibility

This report concludes that the RPA is eligible for TIF designation as a “conservation area” because 50% or more of the structures in the area have an age of 35 years or more and because the following four (4) eligibility factors for improved land have been found to be present to a major extent:

- Deterioration;
- Deleterious Land Use or Layout;
- Obsolescence; and
- Lack of Growth in EAV;

The factors are defined under the Act at 65 ILCS 5/11-74.4-3 (a) and (b). Additionally, three other eligibility factors are present to a minor extent and demonstrate that the RPA is in a state of gradual decline through disinvestment. Left unchecked, these conditions could accelerate the decline of the area and, combined with those factors that have been documented to be present to a major extent, could lead to more widespread and intensive disinvestment. These factors are:

- Excessive Land Coverage;
- Inadequate Utilities; and
- Lack of Community Planning.

Redevelopment Plan Goal, Objectives, and Strategies

The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the RPA as a conservation area; to provide the direction and mechanisms necessary to stimulate the redevelopment of vacant and underutilized parcels; and to establish the RPA as a cohesive and vibrant mixed-use corridor that provides a comprehensive range of commercial and retail uses to the surrounding residential community, while accommodating residential and institutional uses where appropriate. Redevelopment of the RPA will strengthen the economic base and improve the image of the City as a whole. The City’s “Priority Survey” of St. Charles residents over the last several years has consistently shown that one of the most important priorities for the City of St. Charles

should be to maintain an attractive and vital downtown.

Rehabilitation and redevelopment of the RPA are to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use tax increment financing, as well as other funding sources, to reinforce and encourage further private investment.

Objectives. Twelve (12) broad objectives support the overall goal of area-wide revitalization of the RPA. These include:

1. Foster the development of the First Street corridor as an auto- and pedestrian-friendly retail corridor that enhances the overall quality of life of City residents and serves as an appropriate gateway to the downtown district of the City of St. Charles;
2. Provide resources for streetscaping and landscaping to visually link diverse land uses and create a cohesive and integrated identity for a mixed-use First Street corridor that is attractive to pedestrian traffic;
3. Reinforce a downtown identity through such improvements as gateway features, signage, and other public and private improvements;
4. Facilitate the development of new public facilities, parks, and open space in appropriate locations throughout the RPA as needed and in accordance with the Redevelopment Plan, including the creation of a continuous pedestrian loop along the Fox River between Main Street and Prairie Street and the development of pedestrian connections between First Street and the Fox River;
5. Facilitate the provision of adequate on- and off-street parking for visitors, employees, and customers of the RPA;
6. Facilitate the assembly, preparation, and marketing of vacant and underutilized sites for rehabilitation and/or new retail, commercial, institutional, and residential development, and provide for corrective actions to address environmental problems to permit development and redevelopment, as needed or appropriate;
7. Foster the improvement and/or creation of the public infrastructure where needed, including sidewalks, streets, curbs, gutters, underground water and sanitary systems, and stormwater detention of adequate capacity to facilitate the rehabilitation of properties within the RPA as well as the construction of new retail, commercial, residential, and mixed-use development where appropriate;
8. Support the goals and objectives of other overlapping plans, including the *Downtown St. Charles Strategy Plan, 2000* (prepared for the City of St. Charles by the Downtown Professionals Network), and the First Street Business District. Coordinate available federal, state, and local resources to further the goals of this redevelopment plan;

9. Promote a comprehensive development plan that includes a detailed parking and traffic plan that will address potential access/curb-cut consolidation, on-street parking, and the creation of pedestrian links to the Fox River;
10. Strengthen the economic well-being of the RPA and the City of St. Charles by providing resources for rehabilitated and new commercial, residential, and mixed-use development in the RPA, as appropriate;
11. Provide opportunities for women-owned, minority-owned, and locally owned businesses to share in the job and construction opportunities associated with the redevelopment of the RPA; and
12. Support job training programs and increase employment opportunities, including welfare to work programs, for individuals working in area businesses.

Strategies. Redevelopment and rehabilitation of specific sites within the RPA will be supported in order to stimulate private investment and enhance the RPA. Development of vacant and underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites. These objectives will be implemented through four (4) specific and integrated strategies. These include:

1. **Implement Public Improvements.** A series of public improvements throughout the RPA may be designed and implemented to help define and create an identity for the area and sub-areas, prepare sites for anticipated private investment, and create a more conducive environment for retail, commercial, residential, and institutional development.

Public improvements may include the construction of public parking facilities, streetscaping, new or improved street and sidewalk lighting, new or improved sidewalks and streets, new or improved underground infrastructure, stormwater detention of adequate capacity, the creation of parks, trails, and open space, and other public improvements consistent with the Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

2. **Facilitate Property Assembly, Demolition, and Site Preparation.** Sites may be acquired and assembled by the City to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential developers and will streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Redevelopment Plan.

To meet the goals, policies or objectives of this Redevelopment Plan, the City may acquire and assemble other property throughout the RPA. Land assemblage by the City may be done by purchase, exchange, donation, lease, or eminent domain, and may be for the purposes of

(a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the City may require written development agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

3. **Encourage Private Sector Activities and Support Rehabilitation and New Development.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Redevelopment Plan.
4. **Assist Existing Businesses and Property Owners.** The City may provide assistance to support existing businesses and property owners in the RPA. This may include financial and other assistance for building rehabilitation, facade improvements, leasehold improvements, and new construction of private facilities such as plazas and other pedestrian amenities.

Required Findings

The required conditions for the adoption of a Redevelopment Plan and Project are found to be present within the study area.

First, the City is required to evaluate whether or not the study area has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a tax increment financing district.

New investment that occurred in the study area in the past five years mostly consists of renovations to three buildings: 24 S. Second Street, 111-113 W. Main Street, and 200 S. Second Street. A significant amount of the renovation that has occurred has been undertaken with public assistance through the City's facade treatment program. Taken as a whole, the study area has not been subject to widespread growth and development through investment by private enterprise.

The study area is located entirely within St. Charles Township. From 1995 through 2000 (the last year for which data is available), the growth of equalized assessed valuation ("EAV," which is the value of property from which property taxes are based) in the study area has increased at a rate less than that of the City as a whole. The compound annual growth rate of EAV for the study area was **26%** less than that of the City as a whole between 1995 and 2000.

As another method to examine the scope of new investment in the study area, *S. B. Friedman & Company* examined building permit data provided by the City of St. Charles Building Department. Specifically, we examined building permit data for the period from 1996 through 2000 which revealed that 25 permits were issued within the study area totaling approximately \$916,341, with

no permits issued for new construction, and three permits issued for demolition. However, over 77% of the total value of these permits was due to the remodeling of only three of the 36 buildings in the study area. Excluding these three buildings the total value of permits issued over the five-year period was only \$208,886. On average over our five-year study period, privately initiated permits amounted to approximately \$183,268 per year of total private investment, or less than 2% of the total St. Charles Township Assessor's estimate of market value of all property within the study area. At this rate, it would take the private market a substantial amount of time to replace the current Assessor's market value of the study area.

The impact on surrounding properties of the property investment on which building permits were issued has been isolated and minimal. These investments and existing property improvements have not stimulated widespread new private investment in the study area as a whole. Public investment through the City's facade improvement program (a 50% matching program) totaled approximately \$200,000 (or about 20% the total value of building permits issued). Several buildings in the RPA have remained vacant for over a year.

Second, the City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the study area.

Without the support of public resources, the redevelopment objectives for the study area most likely would not be realized. The area-wide improvements and development assistance resources needed to redevelop and revitalize the study area as a mixed-use commercial district are extensive and costly, and the private market on its own, has shown little ability to absorb all of these costs. Public resources to assist with site preparation, environmental remediation, and public infrastructure improvements are needed to leverage private investment and facilitate area-wide redevelopment consistent with the City's Comprehensive Plan. TIF funds can be used to fund site assembly and preparation, environmental remediation, infrastructure improvements, and building rehabilitation. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur.

Third, the study area includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed improvements.

Finally, the proposed land uses described in this Redevelopment Plan are consistent with the Comprehensive Plan of the City of St. Charles and the *Downtown St. Charles Strategy Plan*. The redevelopment opportunities identified in earlier area planning initiatives will be supported substantially and their implementation facilitated through the creation of the Redevelopment Plan.

2. Introduction

The Study Area

This document serves as the eligibility study (“Eligibility Study”) and Redevelopment Plan and Project for the First Street Redevelopment Project Area. The RPA is located in the southwest quadrant of the City of St. Charles (the “City”), in Kane County (the “County”). In June 2001, *S. B. Friedman & Company* was engaged by the City to conduct a study of certain properties in this area to determine whether the area containing these properties would qualify for status as a “blighted area” and/or “conservation area” under the Act.

The community context of the RPA is detailed on Map 1.

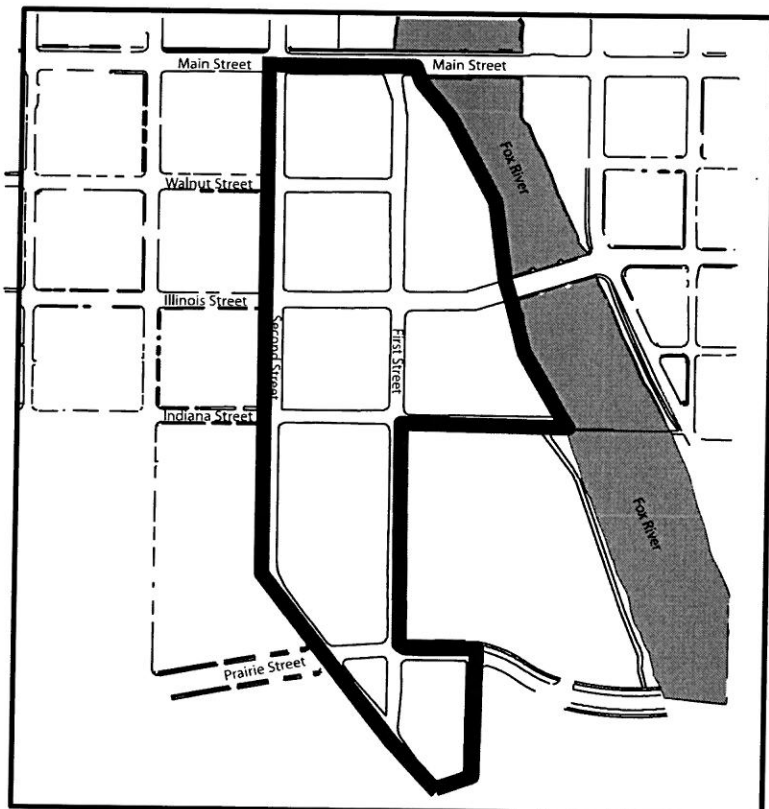
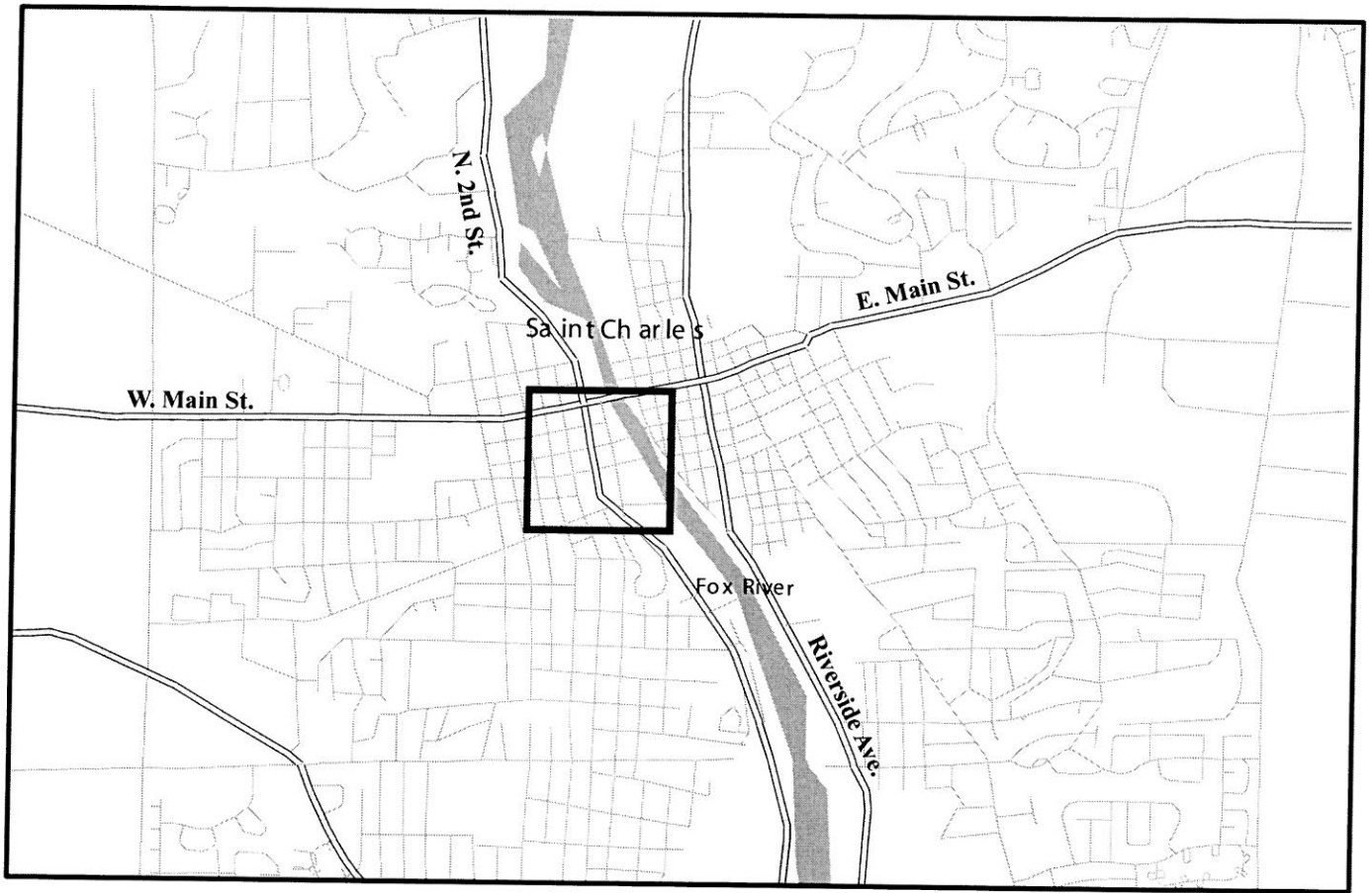
The RPA consists of 62 tax parcels with approximately 39 buildings and contains approximately 22 acres of land. Of the 62 tax parcels, one is vacant. The RPA is generally bounded by Main Street (Route 64) on the north, Second Street (Route 31) on the west, and the Fox River on the east, approximately as far south as Prairie Street (except that the area east of First Street, between Indiana Street and Prairie Street has been excluded).

Map 2 details the boundaries of the RPA including only those contiguous parcels of real property that are expected to benefit substantially from the Redevelopment Plan improvements discussed herein. The boundaries encompass a mixed-use area containing commercial, residential, and public/institutional uses. As a whole, the area suffers from a poor configuration of existing land uses and layouts that has resulted in the under-utilization of property, deteriorated buildings and associated infrastructure, and a lack of growth and investment. Similar observations prompted the identification of First Street as the largest development corridor with the most opportunity for change in the *Downtown St. Charles Strategy Plan, 2000*. Without a comprehensive approach to address these issues, the RPA could continue its decline, thereby discouraging future development opportunities. The redevelopment plan addresses these issues by providing resources for improvements to the area’s infrastructure and public facilities and for the assemblage and marketing of vacant land and under-utilized sites. These area-wide improvements will benefit all of the property within the RPA.

Appendix 1 contains the legal description of the RPA.

The Eligibility Study covers events and conditions that exist and that were determined to support the designation of the RPA as a “conservation area” under the Act at the completion of our research on August 31, 2001 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

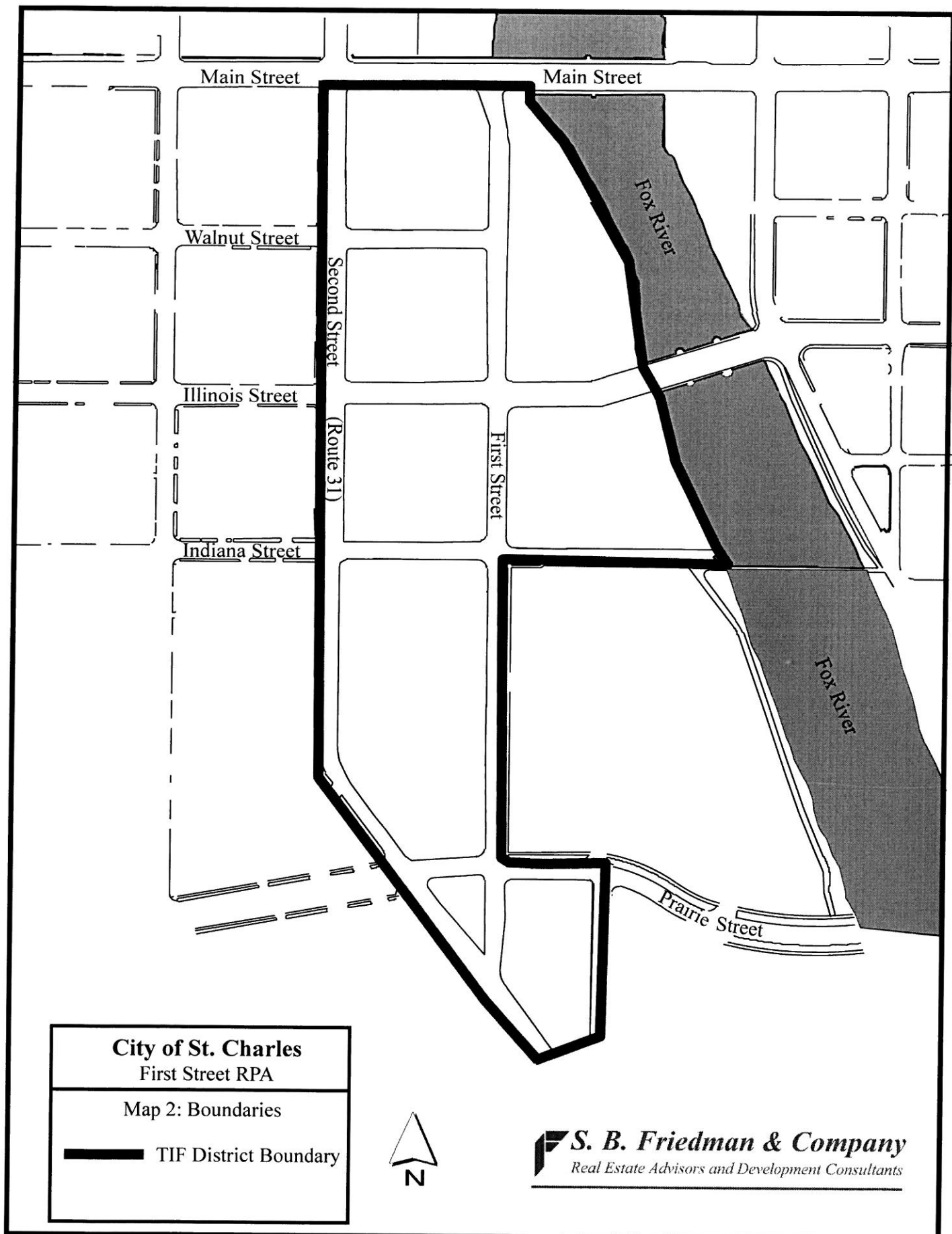
This Eligibility Study and Redevelopment Plan summarizes the analysis and findings of the consultant’s work, which, unless otherwise noted, is solely the responsibility of *S. B. Friedman & Company*. The City is entitled to rely on the findings and conclusions of the Redevelopment Plan in designating the RPA as a redevelopment project area under the Act. *S. B. Friedman & Company* has prepared this Redevelopment Plan with the understanding that the City would rely (1) on the



City of St. Charles
First Street RPA

Map 1: Community Context

— TIF District Boundary



findings and conclusions of the Redevelopment Plan in proceeding with the designation of the RPA and the adoption and implementation of the Redevelopment Plan, and (2) on the fact that *S. B. Friedman & Company* has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the RPA, so that the Redevelopment Plan will comply with the Act and so that the RPA can be designated as a redevelopment project area in compliance with the Act.

Existing Land Use

Based upon *S. B. Friedman & Company's* research, four (4) predominant land uses have been identified within the RPA:

- Commercial;
- Residential;
- Vacant Land; and
- Industrial.

Existing predominant land use patterns in the RPA are shown in Map 3. This map represents predominant land use in the area. The predominant land use displayed is not necessarily the only land use present on a given parcel. Some of the parcels within the RPA contain more than one land use.

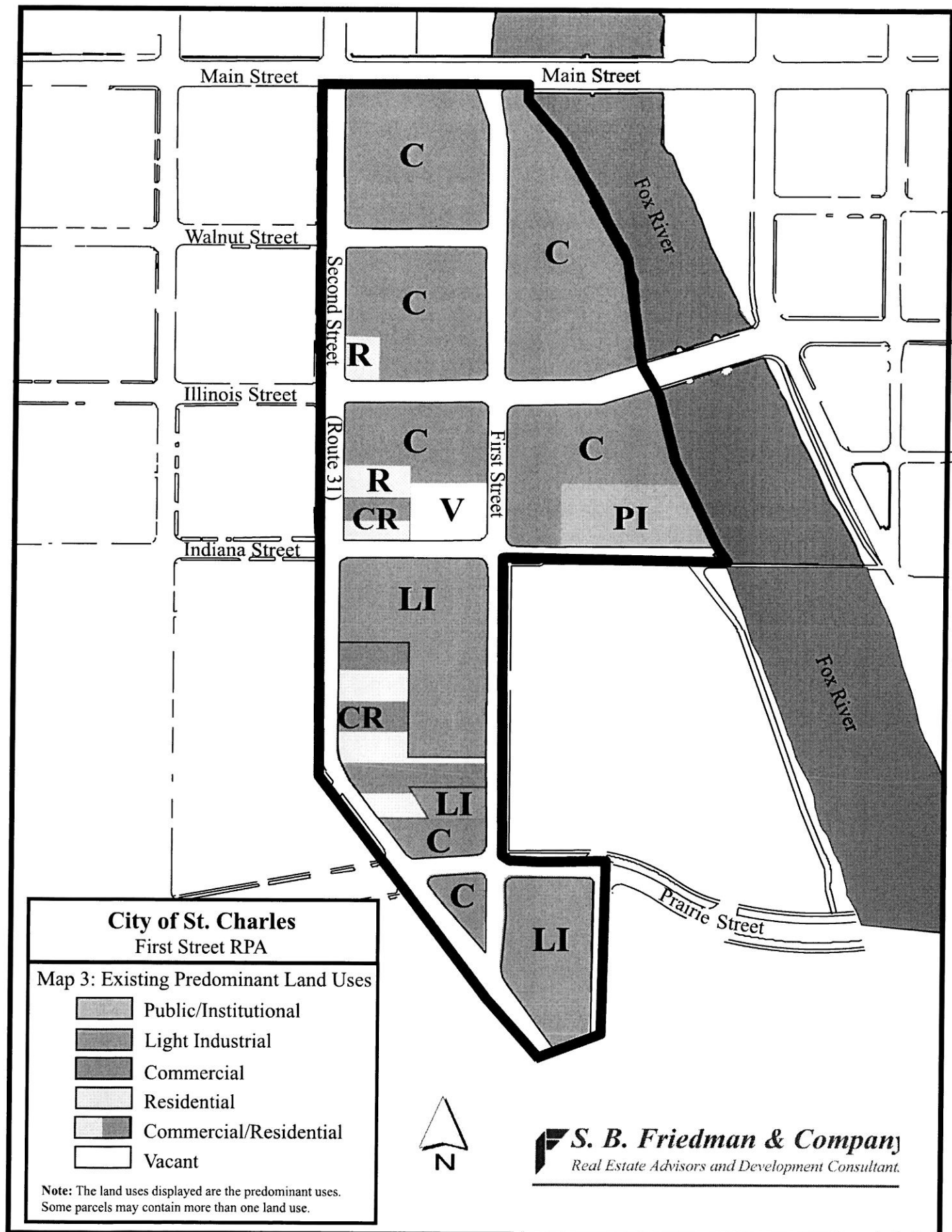
Overall, the RPA consists primarily of a mix of commercial and residential land uses. Commercial uses are concentrated in the north end of the corridor. Residential uses are located mostly along Second Street (Route 31), south of Indiana Street.

Commercial. Commercial and retail uses are found throughout the RPA and do not have adequate parking and provision for loading and service. Commercial uses are interspersed with residential uses south of Indiana Street, and in some cases are part of a single-family residential structure. Obsolescence of several commercial structures has contributed to their long-term vacancy.

Residential. Several single-family residential properties are within the RPA, located mostly along the east side of Second Street, and interspersed with other land uses. Some of these structures also contain commercial uses.

Vacant Land. There is only one parcel of vacant land within the RPA, at the northwest corner of Indiana Street and First Street. The *Downtown St. Charles Strategy Plan, 2000* also identifies the presence of excessive surface lots, and underutilized land in general, throughout the RPA.

Industrial. Several light industrial uses exist within the RPA, located mostly in the southern half of the RPA, especially around the intersection of First Street and Prairie Street. These uses were found to have inadequate buffering from other uses and instances of environmental concern. Most of the property in the RPA south of Indiana Street is zoned as a Limited Manufacturing District (M1), a designation encompassing uses which are often incompatible within the context of the surrounding downtown.



3. Eligibility Analysis

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Based upon the conditions found within the RPA at the completion of *S. B. Friedman & Company's* research, it has been determined that the RPA meets the eligibility requirements of the Act as a blighted area. The following outlines the provisions of the Act to establish eligibility.

Under the Act, two (2) primary avenues exist to establish eligibility for an area to permit the use of tax increment financing for area redevelopment: declaring an area as a “blighted area” and/or a “conservation area.”

“Blighted areas” are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. “Conservation areas” are those improved areas which are deteriorating and declining and soon may become blighted if the deterioration is not abated.

The statutory provisions of the Act specify how a district can be designated as a “blighted” and/or “conservation area” district based upon an evidentiary finding of certain eligibility factors listed in the Act. These factors are identical for each designation.

According to the Act, “blighted areas” must have a combination of five (5) or more of these eligibility factors acting in concert which threaten the health, safety, morals, or welfare of the proposed district. “Conservation areas” must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors which are detrimental to the public safety, health, morals, or welfare and which could result in such an area becoming a blighted area.

Factors For Improved Property

The thirteen (13) factors are listed at 65 ILCS 5/11-74.4-3 (a) and (b) and are defined in the Act as follows:

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

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

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 not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds

protruding through paved surfaces.

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.

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

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.

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 refers 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.

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.

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 and service.

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.

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.

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.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five 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 of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

As explained, "blighted areas" must have a combination of five (5) or more of these eligibility factors and "conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors.

Factors For Vacant Land

Under the provisions of the "blighted area" section of the Act, if the land is vacant, a combination of two (2) or more of the following six (6) factors also may be identified which combine to impact the sound growth in tax base for the proposed district.

Obsolete Platting of Vacant Land. This is where parcels of limited or narrow size or configurations of parcels of irregular size or shape make it difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or where platting has failed to create rights-of-ways for streets or alleys or has created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or has omitted easements for public utilities.

Diversity of Ownership. Diversity of ownership is when adjacent properties are owned by multiple parties. This factor applies when the number of owners of parcels of vacant land is sufficient to retard or impede the ability to assemble the land for development.

Tax and Special Assessment Delinquencies. This factor is present when tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property

Tax Code within the last 5 years.

Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land. Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development had not previously occurred on the vacant parcels.

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

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five 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 of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

Additionally, under the “blighted area” section of the Act, eligibility may be established for those vacant areas that would have qualified as a blighted area immediately prior to becoming vacant. Under this test for establishing eligibility, building records may be reviewed to determine that a combination of five (5) or more of the 13 “blighted area” eligibility factors were present immediately prior to demolition of the area’s structures.

The vacant “blighted area” section includes six (6) other tests for establishing eligibility, but none of these are relevant to the conditions within the RPA.

Methodology Overview and Determination of Eligibility

Analysis of eligibility factors was done through research involving an extensive exterior survey of all properties within the RPA, as well as a review of building and property records. Property records include building code violation citations, building permit data, and assessor information. Our survey of the area established that there are thirty-nine (39) buildings within the RPA. In addition, to verify the age for the area buildings, field observations were compared to the recorded age of the buildings in property records obtained from the Township Assessor’s office.

The areas located within the RPA are predominantly characterized by commercial structures of varying degrees of deterioration, with some residential and industrial parcels towards the south end of First Street. Our survey of the area established that there are 61 improved parcels and one vacant parcel within the RPA. All properties were examined for qualification factors consistent with either “blighted area” or “conservation area” requirements of the Act. Based upon these criteria, the

properties within the RPA qualify for designation as a TIF Redevelopment Project Area as a “conservation area” as defined by the Act.

To arrive at this designation, *S. B. Friedman & Company* calculated the number of eligibility factors present on a building-by-building or parcel-by-parcel basis and analyzed the distribution of the eligibility factors within the RPA. When appropriate, we calculated the presence of eligibility factors on infrastructure and ancillary properties associated with the structures. The eligibility factors were correlated to buildings using aerial maps, property files created from field observations, and record searches. This information was then graphically plotted on a tax parcel map of the RPA to establish the distribution of eligibility factors, and to determine which factors were present to a major or minor extent.

Major factors are used to establish eligibility. These factors are present to a meaningful extent on a majority of the parcels and reasonably distributed throughout the RPA. Minor factors are supporting factors present to a meaningful extent on some of the parcels or on a scattered basis. Their presence suggests that the area is at risk of experiencing more extensive deterioration and disinvestment.

While it may be concluded under the Act that the mere presence of the minimum number of the stated factors may be sufficient to make a finding as a blighted area, this evaluation was made on the basis that the conservation area factors must be present to an extent that indicates that public intervention is appropriate or necessary. Secondly, the conservation area factors must be reasonably distributed throughout the RPA so that non-qualifying areas are not arbitrarily included in the RPA simply because of proximity to areas that qualify as a conservation area.

Conservation Area Findings

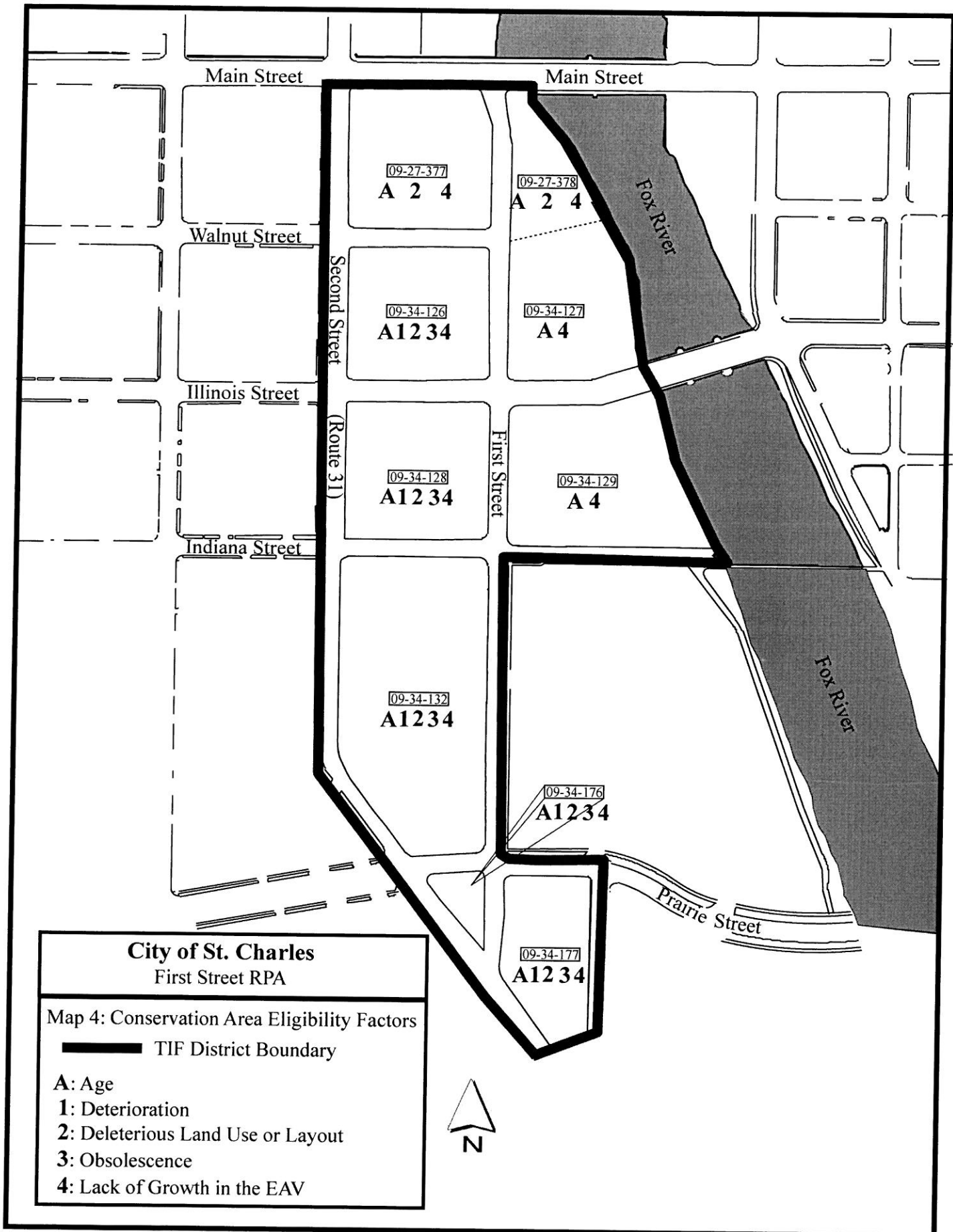
As required by the Act, within a conservation area, at least 50% of the buildings must be 35 years of age and older, and at least three (3) of the thirteen (13) eligibility factors for improved property must be found present to a major extent within the RPA.

Our research has revealed that the following four (4) factors for improved property are present to a major extent:

- Deterioration;
- Deleterious Land Use or Layout;
- Obsolescence; and
- Lack of Growth in EAV.

Based on the presence of these factors, the RPA meets the requirements of a “conservation area” under the Act.

The Eligibility Factors-By-Block Table in Appendix 2 details the eligibility factors by building and by block within the RPA. Map 4 illustrates the distribution of those eligibility factors found to be



present to a major extent by depicting for each block the respective factors were found to be present to a meaningful degree. The following sections summarize our field research as it pertains to each of the identified eligibility factors found within the RPA.

MAJOR FACTORS

1. Deterioration

Twelve (12) of the thirty-nine (39) buildings (**31%**) within the study area demonstrate a significant level of deterioration. Cataloged deterioration included the occurrence of major defects in building components, including collapsed or missing gutters and down spouts, cracked, broken or missing windows, evidence of roof leaks, building foundation problems, and cracked exterior wall surfaces. These are structural conditions not readily correctable through normal maintenance.

In addition, significant deterioration was documented on accessory buildings and ancillary property within the study area. Accessory buildings and ancillary property include garages, surface parking lots, and property enclosed with fencing.

Structural deterioration, coupled with deterioration of ancillary structures and property is indicative of an area that is at risk of becoming blighted without direct intervention.

2. Deleterious Land Use and Layout

Deleterious land use and layout was evaluated on a parcel-by-parcel and an area-wide basis. This factor may be present regardless of whether or not a structure exists on a parcel. Therefore, it was necessary to evaluate deleterious land use and layout in this manner. There are sixty-one (61) improved parcels within the study area. Twenty-four (24) of the improved parcels (**40%**), directly exhibit deleterious land use or layout, however the configuration of parcels and land uses on some blocks was such that the entire block can be considered to suffer from deleterious land use and layout when evaluated on an, “area-wide” basis.

Instances of deleterious land use or layout include shallow lot depths, insufficient vehicular access, non-conforming land uses and incompatible land use relationships. Deleterious land use or layout exists in several forms throughout the study area and its impact and extent are sufficient to adversely affect the growth and development of the entire study area and also to aggravate traffic patterns and pose special hazards for pedestrians who shop or live in the study area.

Three of the four blocks between Main Street and Illinois Street have irregularly shaped parcels, or poorly configured parcels and in several cases, insufficient setbacks from these roads. Both west and south of this intersection are parcels encompassing a range of different and often incompatible land uses.

South of Illinois Street, commercial, light industrial, and residential uses exist side-by-side, and have been developed in an uncoordinated manner. This results in immediate hazards to traffic and pedestrians, the potential obsolescence of some of the properties, and significant obstacles to future development. In several documented instances, the layout of the parcels and the uncoordinated

nature of the development has resulted in the obsolescence of parcels which would be very difficult to develop without intervention.

3. Obsolescence

Obsolescence, either functional, economic, or some combination of both, was documented for twelve (12) of the thirty-nine (39) buildings (31%) within the study area. Some of the commercial/light industrial buildings in the study area were designed for uses that have become outmoded. Reconfiguration and rehabilitation of such structures would result in substantial cost to any future user and therefore would render the structure functionally obsolete. This functional obsolescence directly inhibits the redevelopment of these properties due to the enormous practical disadvantages faced by potential new users.

In addition to functional obsolescence, the economic obsolescence of some area properties is demonstrated by the stagnant, or in some cases declining, assessed valuation (other than routine increases attributable to the effect of inflation upon triennial reassessment values), and observations in the field that certain properties are falling into disuse. Economically obsolete buildings and properties have an adverse effect on nearby properties and detract from the physical, functional, and economic vitality of the surrounding community.

4. Lack of Growth in EAV

The total equalized assessed value (EAV) is a measure of the property value in the study area. The Equalized Assessed Value history of all the included tax parcels in the study area was tabulated for the last six years for which information is currently available. A lack of growth in EAV has been found for the study area in that the rate of growth in property values (as measured by EAV) of the study area has been less than that of the balance of the City of St. Charles for four out of the last five years for which information is available (1995 through 2000). The basis for this finding is summarized in Table 1 below. The lack of growth in EAV within the area is one of the strongest indicators that the area as a whole is beginning to fall into decline.

Table 1: Percent Change in Annual Equalized Assessed Valuation (EAV)

	Percent Change in EAV 1995/1996	Percent Change in EAV 1996/1997	Percent Change in EAV 1997/1998	Percent Change in EAV 1998/1999	Percent Change in EAV 1999/2000
TIF Study Area	3.22%	7.05%	-2.24%	10.54%	6.89%
Balance of the City of St. Charles (Kane County portion)	6.40%	7.19%	4.84%	4.07%	10.14%
Balance of the City of St. Charles (Total)	6.33%	7.26%	4.98%	4.65%	10.66%

MINOR SUPPORTING FACTORS

In addition to the factors that previously have been documented as being present to an extent sufficient to qualify the study area, the presence of three additional factors was documented in the study area. These additional factors reinforce the case that the study area is gradually declining through disinvestment. Left unchecked, these conditions could accelerate the continued decline of the study area, and combined with those factors that have been used to qualify the study area as a "conservation area" or "blighted area," could lead to more widespread and intensive commercial and residential disinvestment.

A. Excessive Land Coverage

Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Ten (10) of the thirty-nine (39) buildings (25%) within the study area exhibit problem conditions which warrant the finding of this factor to be present. Examples of problem conditions found in the study area which constitute "excessive land coverage" include a lack of reasonably required off-street parking and inadequate provision for loading and service. This factor was found to exist mainly around the intersection of Main Street and First Street. The buildings at this intersection were built in a different context than the present-day standards of development, and do not have adequate provision for loading and service and or reasonably required off-street parking resulting in the over-intensive use of property and exacerbating the problems of traffic and congestion in the general area. Such problems illustrate the adverse impact that excessive land coverage can have on surrounding areas, not just individual properties. These problems limit the opportunities for continued growth and development and have the overall effect of reducing the competitiveness of area businesses. Additionally, the safety of pedestrians may be threatened in this environment.

B. Inadequate Utilities

A review of the City's underground infrastructure in an April 1996 study by Black & Veatch found that inadequate underground utilities affect most of the parcels within the study area south of Indiana Street (approximately 20% of the total parcels in the study area). This limits the potential for growth and development, especially in the southern portion of the study area. Future growth and development in the area would almost certainly require substantial infrastructure investment.

C. Lack of Community Planning

Lack of community planning is an area-wide factor, not necessarily attributable to any one parcel. The study area in general was developed prior to the implementation or guidance of a comprehensive community plan or in some cases, development occurred that is no longer consistent with the current plans of the community. This is evidenced by the fact that the study area contains irregular and obsolescent parcel configurations, has incompatible land uses, and has a lack of buffering between land uses. Lack of community planning limits potential redevelopment opportunities within the study area.

4. Redevelopment Project and Plan

Redevelopment Needs of the RPA

The existing land use pattern and physical conditions in the RPA suggest eight (8) redevelopment needs for the area:

- redevelopment of vacant and underutilized parcels;
- site preparation, site assembly, demolition, and environmental remediation;
- streetscape and infrastructure improvements;
- better vehicular and pedestrian circulation patterns;
- capital improvements for public facilities and institutional uses, including parks and open space, that further the objectives set forth in the Redevelopment Project and Plan;
- creation of a public parking structure;
- resources for retail, commercial, and mixed-use development; and
- job training assistance.

The Redevelopment Plan identifies tools for the City to: support the establishment and improvement of the RPA as a cohesive and vibrant mixed-use corridor consistent with the City's Comprehensive Plan and the *Downtown St. Charles Strategy Plan, 2000*; support other improvements that serve the redevelopment interests of the local community and the City; and assist existing businesses to expand and improve their places of business, and/or other mechanisms as set forth in the Redevelopment Plan.

Currently, the RPA is characterized by conflicting land-use patterns, poor vehicular and pedestrian access and a lack of reasonably required parking, signs of structural deterioration, vacant and underdeveloped properties, and an overall lack of growth in property values. These area and building conditions are minimizing the value of commercial and mixed-use properties in the area compared to other commercial and residential districts elsewhere in the City and surrounding municipalities, limiting local area employment opportunities and growth, and contributing to the lack of new investment within the RPA.

The public improvements outlined in the Redevelopment Plan will create an environment conducive to private investment and redevelopment within the RPA. The goals, objectives, and strategies discussed below have been developed to address these needs and to facilitate the sustainable redevelopment of the RPA. To support specific projects and encourage future investment in the RPA, public resources including tax increment financing may be used to facilitate site assembly, site preparation, and demolition for future private sector redevelopment activities; improve RPA infrastructure and new public facilities; create an identity for the area and the community; and support building rehabilitation. The private sector often acquires and assembles property to create redevelopment opportunities and suitable sites for modern development needs. Property assembly and demolition by the private sector to meet the goals, policies, or objectives of this Redevelopment Plan can be assisted using tax increment revenues.

Ultimately, the goals, objectives and strategies are designed to redevelop the RPA as a vibrant mixed-use commercial district and downtown gateway, providing new and enhanced commercial

and public activities that complement and service the residential population while improving the image and visibility of the City as a whole. Furthermore, redevelopment of the RPA affords an opportunity for creation of a pedestrian-friendly shopping district to complement the businesses found on Main Street as outlined in the *Downtown St. Charles Strategy Plan, 2000*.

Goals, Objectives, and Strategies

Goals, objectives, and strategies designed to address the needs of the community form the overall framework of the Redevelopment Plan for the use of anticipated tax increment funds generated within the RPA.

Goal. The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the RPA as a conservation area; to provide the direction and mechanisms necessary to stimulate the redevelopment of vacant and underutilized parcels; and to establish the RPA as a cohesive and vibrant mixed-use corridor that provides a comprehensive range of commercial and retail uses to the surrounding residential community while accommodating residential and institutional uses where appropriate. Redevelopment of the RPA will strengthen the economic base and improve the image of the City as a whole. The City's "Priority Survey" of St. Charles residents over the last several years has consistently shown that one of the most important priorities for the City of St. Charles should be to maintain an attractive and vital downtown.

Rehabilitation and redevelopment of the RPA are to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use tax increment financing, as well as other funding sources, to reinforce and encourage further private investment.

These activities are representative of the types of projects contemplated to be undertaken during the life of the RPA. Market forces are critical to the completion of these projects. Phasing of projects will depend on the interests and resources of both public and private sector parties. Not all projects will necessarily be undertaken. Further, additional projects may be identified throughout the life of the RPA. To the extent that these projects meet the goals of this Redevelopment Plan and the requirements of the Act and budget outlined in the next section, these projects may be considered for tax increment funding.

Objectives. Twelve (12) broad objectives support the overall goal of area-wide revitalization of the RPA. These include:

1. Foster the development of the First Street corridor as an auto and pedestrian-friendly retail corridor that enhances the overall quality of life of City residents and serves as an appropriate gateway to the downtown district of the City of St. Charles;
2. Provide resources for streetscaping and landscaping to visually link diverse land uses and create a cohesive and integrated identity for a mixed-use First Street corridor that is attractive to pedestrian traffic;

3. Reinforce a downtown identity through such improvements as gateway features, signage, and other public and private improvements;
4. Facilitate the development of new public facilities, parks, and open space in appropriate locations throughout the RPA as needed and in accordance with the Redevelopment Plan, including the creation of a continuous pedestrian loop along the Fox River between Main Street and Prairie Street and the development of pedestrian connections between First Street and the Fox River;
5. Facilitate the provision of adequate on- and off-street parking for visitors, employees, and customers of the RPA;
6. Facilitate the assembly, preparation, and marketing of vacant and underutilized sites for rehabilitation and/or new retail, commercial, institutional, and residential development, and provide for corrective actions to address environmental problems to permit development and redevelopment, as needed or appropriate;
7. Foster the improvement and/or creation of the public infrastructure where needed, including sidewalks, streets, curbs, gutters, underground water and sanitary systems, and stormwater detention of adequate capacity to facilitate the rehabilitation of properties within the RPA as well as the construction of new retail, commercial, residential, and mixed-use development where appropriate;
8. Support the goals and objectives of other overlapping plans, including the *Downtown St. Charles Strategy Plan, 2000* (prepared for the City of St. Charles by the Downtown Professionals Network), and the First Street Business District. Coordinate available federal, state, and local resources to further the goals of this redevelopment plan;
9. Promote a comprehensive development plan that includes a detailed parking and traffic plan that will address potential access/curb-cut consolidation, on-street parking, and the creation of pedestrian links to the Fox River;
10. Strengthen the economic well-being of the RPA and the City of St. Charles by providing resources for rehabilitated and new commercial, residential, and mixed-use development in the RPA, as appropriate;
11. Provide opportunities for women-owned, minority-owned, and locally owned businesses to share in the job and construction opportunities associated with the redevelopment of the RPA; and
12. Support job training programs and increase employment opportunities, including welfare to work programs, for individuals working in area businesses.

Strategies. Redevelopment and rehabilitation of specific sites within the RPA will be supported in order to stimulate private investment and enhance the RPA. Development of vacant and underutilized sites is anticipated to have a positive impact on other properties beyond the individual

project sites. These objectives will be implemented through four (4) specific and integrated strategies. These include:

1. **Implement Public Improvements.** A series of public improvements throughout the RPA may be designed and implemented to help define and create an identity for the area and sub-areas, prepare sites for anticipated private investment, and create a more conducive environment for retail, commercial, residential, and institutional development.

Public improvements may include the construction of public parking facilities, streetscaping, new or improved street and sidewalk lighting, new or improved sidewalks and streets, new or improved underground infrastructure, stormwater detention of adequate capacity, the creation of parks, trails, and open space, and other public improvements consistent with the Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

2. **Facilitate Property Assembly, Demolition, and Site Preparation.** Sites may be acquired and assembled by the City to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential developers and will streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Redevelopment Plan.

To meet the goals, policies or objectives of this Redevelopment Plan, the City may acquire and assemble other property throughout the RPA. Land assemblage by the City may be done by purchase, exchange, donation, lease, or eminent domain, and may be for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the City may require written development agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

3. **Encourage Private Sector Activities and Support Rehabilitation and New Development.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Redevelopment Plan.
4. **Assist Existing Businesses and Property Owners.** The City may provide assistance to support existing businesses and property owners in the RPA. This may include financial and other assistance for building rehabilitation, facade improvements, leasehold improvements, and new construction of private facilities such as plazas and other pedestrian amenities.

Proposed Future Land Use

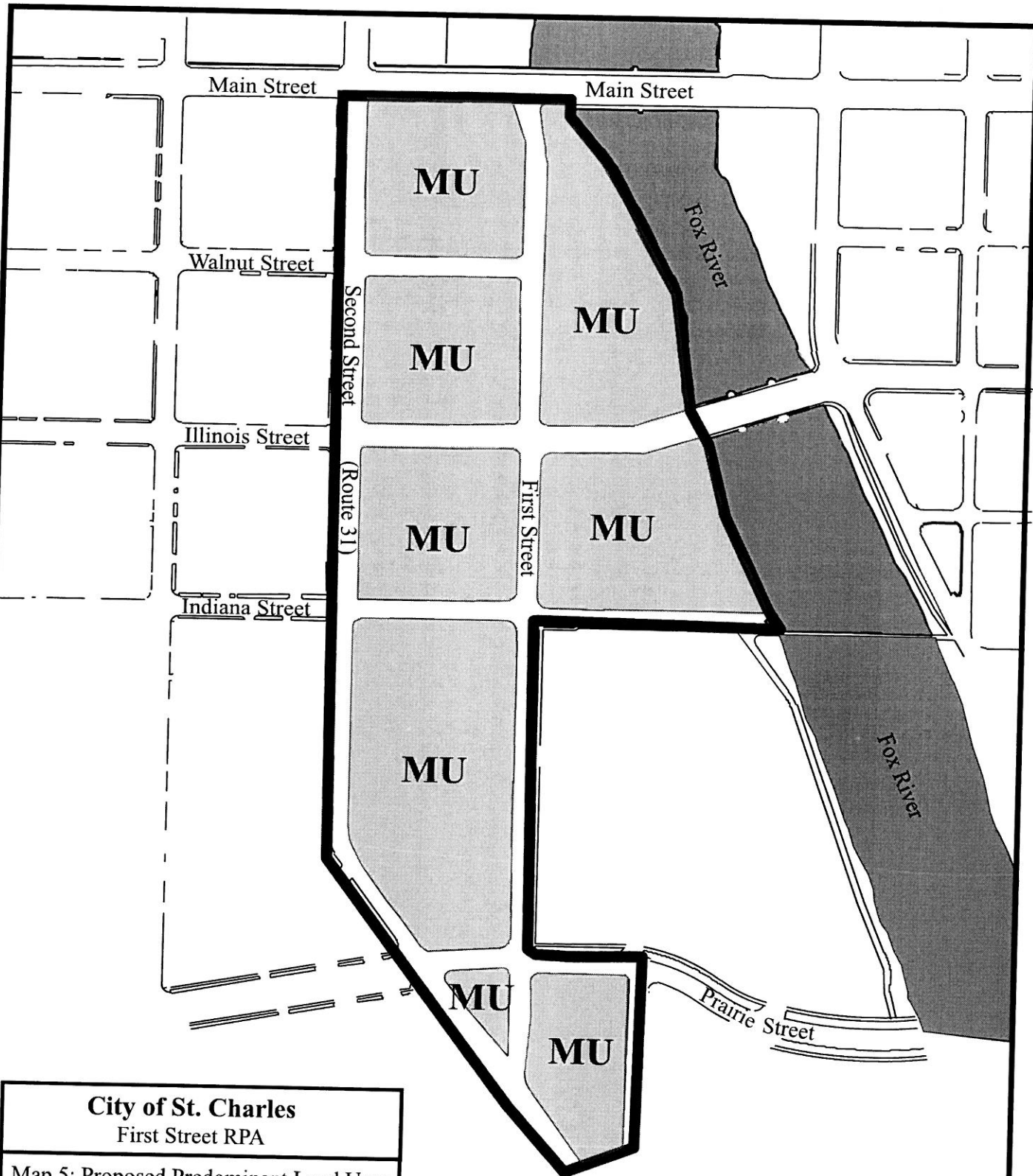
The proposed future land use of the RPA reflects the objectives of the Redevelopment Plan, which works to provide direction for the marketing of vacant and under-utilized sites in the RPA for redevelopment activities, to support the improvement of the RPA as an active mixed-use downtown gateway corridor, and to support other improvements such as public infrastructure and open space that serve the redevelopment interests of the local community and the City. The proposed objectives are compatible with the City's Comprehensive Plan and the *Downtown St. Charles Strategy Plan, 2000* for the future improvement and redevelopment of the First Street corridor prepared by the Downtown Professionals Network.

These proposed predominant land uses are detailed on Map 5. As noted on Map 5, the uses listed are to be predominant future uses for the area indicated, and are not exclusive of any other uses.

Housing Impact and Related Matters


As set forth in the Act, if the redevelopment plan for the redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan.

The project area contains an estimated nine (9) residential units, of which seven (7) are occupied residential units, therefore a Housing Impact Study is not required by the Act. If occupied residential units whose inhabitants are to be removed as a result of this Plan happen to be households of low- or very low-income then, as set forth in the Act, this Plan shall provide, with respect to inhabited housing units that are to be removed for households of low-income and very low-income persons, affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility criteria. For the purposes of this Plan, pursuant to the Act, "low-income households," "very low-income households," and "affordable housing" have the meanings set forth in the Illinois Affordable Housing Act. The municipality shall make a good faith effort to ensure that this affordable housing is located in or near the redevelopment project area within the municipality.



City of St. Charles
First Street RPA

Map 5: Proposed Predominant Land Uses

-  Mixed Use
- Commercial
 - Office
 - Residential
 - Public/Parks/Open Space



S. B. Friedman & Company
Real Estate Advisors and Development Consultant.

5. Financial Plan

Eligible Costs

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this plan pursuant to the Act. The City proposes to realize its goals and objectives of redevelopment through public finance techniques, including, but not limited to, tax increment financing, and by undertaking certain activities and incurring certain costs. Some of the costs listed below are eligible costs under the Act pursuant to an amendment to the Act that became effective November 1, 1999. Such eligible costs may include, without limitation, the following:

1. Costs of studies, 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 sites within the area to prospective businesses, developers, and investors, financial, planning or other services, related hard and soft costs, and other related expenses; provided however, that no such charges for professional services may be based on a percentage of the tax increment collected;
2. 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, and clearing and grading of land, 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;
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures and leasehold improvements;
4. Costs of the construction of public works or improvements consistent with the Act, including 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;
5. Costs of job training and retraining projects including the costs of welfare to work programs implemented by businesses located within the redevelopment project area;
6. 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 hereunder including interest 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 and interest accruing during a construction period;
7. All or a portion of a taxing district's capital costs resulting from the redevelopment project

- necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and project, to the extent the municipality by written agreement accepts and approves such costs;
8. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
 9. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or under the Act;
 10. Payment in lieu of taxes;
 11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and taxing district(s), which agreement describes the program to be undertaken, including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public and Community College Act as cited in the Act and by the school districts of cost pursuant to Section 10-22.20a and 10-23.3a of the School Code as cited in the Act.
 12. Interest costs incurred by a developer 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 (1) year may not exceed thirty percent (30%) of the annual interest costs incurred by the redeveloper with regard to the development 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 (12) then the amount 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 thirty percent (30%) of the total of (i) cost paid or incurred by the developer 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; and

- e. The percentage increases from thirty percent (30%) to seventy-five percent (75%) for the interest cost incurred by a redeveloper 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.
 - f. Instead of the interest costs described above in paragraphs 12b. and 12d., a municipality may pay from tax incremental revenues up to 50% of the cost of construction, renovation, and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act;
13. Unless explicitly stated in the Act and as provided for in relation to low- and very low-income housing units, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

Estimated Redevelopment Project Costs

The estimated eligible costs of this Redevelopment Plan are shown in Table 2. The total eligible cost provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan. Additional funding in the form of State and Federal grants, private developers contributions and other outside sources may be pursued by the City as a means of financing improvements and facilities which are of benefit to the general community.

Table 2: Estimated TIF Eligible Costs	
Project/Improvements	Estimated Project Costs*
Professional Services	\$250,000
Property Assembly: including site preparation and environmental remediation	\$5,500,000
Rehabilitation Costs (Commercial and Residential)	\$500,000
Eligible Construction Costs	\$100,000
Relocation	\$100,000
Public Works or Improvements (1)	\$8,000,000

Job Training	\$100,000
Interest Costs	\$100,000
TOTAL REDEVELOPMENT COSTS (2)	\$14,650,000

* Exclusive of capitalized interest, issuance costs, and other financing costs

(1) This category also may include the reimbursement of capital costs of taxing districts including schools resulting from the redevelopment project necessarily incurred in the furtherance of the objectives of the Redevelopment Project Area Plan and Project to the extent the City by written agreement accepts and approves such costs.

(2) All costs are in 2001 dollars and may be increased by the rate of inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U. S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

Adjustments to the estimated line item costs in Table 2 are expected and may be made by the City without amendment to the Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the City Board to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/1-74.4-3(q)(11)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Redevelopment Plan. In the event of such amendment(s), the City may add any new eligible redevelopment project costs as a line item in Table 2, or otherwise adjust the line items in Table 2 without amendment to this Redevelopment Plan. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Redevelopment Plan.

Phasing and Scheduling of the Redevelopment

Certain projects within the RPA shall be governed by the terms of written redevelopment agreements entered into between a designated developer and the City. Other projects will consist of City reimbursements of the specified eligible redevelopment costs of applicants who qualify under various programs developed by the City and approved by the City Board.

Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The Redevelopment Plan shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City Treasurer

as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third year calendar year following the year in which the ordinance approving this redevelopment project area is adopted (by December 31, 2026, if the ordinances establishing the RPA are adopted in 2002).

Sources of Funds to Pay Costs

Funds necessary to pay for redevelopment project costs and/or municipal obligations which may be issued or incurred to pay for such costs are to be derived principally from tax increment revenues and/or proceeds from municipal obligations which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the City may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The City may incur Redevelopment Project Costs which are paid from the funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes.

The tax increment revenue which will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the redevelopment project area over and above the certified initial equalized assessed value of each such property. Without the use of such incremental revenues, the redevelopment project area is not likely to redevelop.

Other sources of funds which may be used to pay for development costs and associated obligations issued or incurred include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

The First Street RPA is contiguous to the Hotel Baker RPA and may, in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act. The City may utilize net incremental property tax revenues received from the First Street RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the RPA made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the RPA, shall not at any time exceed the total Redevelopment Project Costs described in Table 2 (Estimated TIF Eligible Costs) of this Redevelopment Plan.

The First Street RPA may become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Illinois Industrial Jobs Recovery Law, (65 ILCS 5/11-74.61-1 et. seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the RPA, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the RPA be made available to support any such redevelopment project areas, and vice versa. The City, therefore,

proposes to utilize net incremental revenues received from the RPA to pay eligible redevelopment projects costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the RPA and such areas. The amount of revenue from the RPA so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the RPA or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

If necessary, the redevelopment plans for other contiguous redevelopment project areas that may be or already have been created under the Act may be drafted or amended as applicable to add appropriate and parallel language to allow for sharing of revenues between such districts.

Issuance of Obligations

To finance project costs, the City may issue bonds or obligations secured by the anticipated tax increment revenue generated within the RPA, or such other bonds or obligations as the City may deem as appropriate. The City may require the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within the time frame described under “Phasing and Scheduling of the Redevelopment” above. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves, bond sinking funds, and redevelopment project costs. To the extent that real property tax increment is not required for such purposes or otherwise required, pledged, earmarked, or otherwise designated for anticipated redevelopment costs, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act.

Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area

The purpose of identifying the most recent equalized assessed valuation (“EAV”) of the RPA is to provide an estimate of the initial EAV which the Kane County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the RPA. The 2000 EAV of all taxable parcels in the RPA is approximately \$4,309,765. The total EAV is subject to

verification by the Kane County Clerk. After verification, the final figure shall be certified by the Kane County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Kane County. The total EAV amounts by PIN for the RPA are summarized in Appendix 3.

Anticipated Equalized Assessed Valuation

By 2025, the EAV for the RPA will be approximately \$24,000,000. This estimate is based on several key assumptions, including: (1) an inflation factor of 2.5% per year on the EAV of all properties within the RPA, and (2) an equalization factor of 1.000.

6. Required Findings and Tests

Lack of Growth and Private Investment

The City is required under the Act to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a tax increment financing district.

New investment that occurred in the study area in the past five years mostly consists of renovations to three buildings. A significant amount of the renovation that has occurred has been undertaken with public assistance through the City's facade treatment program. Taken as a whole, the study area has not been subject to widespread growth and development through investment by private enterprise.

The study area is located entirely within St. Charles Township. From 1995 through 2000 (the last year for which data is available), the growth of equalized assessed valuation ("EAV," which is the value of property from which property taxes are based) in the study area has increased at a rate less than that of the City as a whole. The compound annual growth rate of EAV for the study area was 26% less than that of the City as a whole between 1995 and 2000.

As another method to examine the scope of new investment in the study area, *S. B. Friedman & Company* examined building permit data provided by the City of St. Charles Building Department. Specifically, we examined building permit data for the period from 1996 through 2000 which revealed that 25 permits were issued within the study area totaling approximately \$916,341, with no permits issued for new construction, and three permits issued for demolition. However, almost 70% of the total value of these permits was due to the remodeling of only two of the 36 buildings in the study area. Excluding these two buildings the total value of permits issued over the five-year period was only \$281,341. On average over our five-year study period, privately initiated permits amounted to approximately \$183,268 per year of total private investment, or less than 2% of the total St. Charles Township Assessor's estimate of market value of all property within the study area. At this rate, it would take the private market a substantial amount of time to replace the current Assessor's market value of the study area.

The impact on surrounding properties of the property investment on which building permits were issued has been isolated and minimal. These investments and existing property improvements have not stimulated widespread new private investment in the study area as a whole. Public investment through the City's facade improvement program (a 50% matching program) totaled approximately \$200,000 (or about 20% the total value of building permits issued). Several buildings in the RPA have remained vacant for over a year.

Finding: The Redevelopment Project Area (RPA) 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 the Redevelopment Plan.

But for...

The City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the RPA.

Without the support of public resources, the redevelopment objectives for the study area would most likely not be realized. The area-wide improvements and development assistance resources needed to redevelop and revitalize the study area as a mixed-use commercial district are extensive and costly, and the private market, on its own, has shown little ability to absorb all of these costs. Public resources to assist with site preparation, environmental remediation, and public infrastructure improvements are needed to leverage private investment and facilitate area-wide redevelopment consistent with the City's Comprehensive Plan. TIF funds can be used to fund site assembly and preparation, environmental remediation, infrastructure improvements, and building rehabilitation. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without TIF designation for the RPA.

Finding: But for the adoption of this Redevelopment Plan, critical resources will be lacking that would otherwise support the redevelopment of the RPA and the RPA would not reasonably be anticipated to be developed.

Conformance to the Plans of the City

The RPA and Redevelopment Plan must conform to the comprehensive plan for the City, conform to the strategic economic development plans, or include land uses that have been approved by the City Council.

Dates of Completion

The dates of completion of the project and retirement of obligations are described under "Phasing and Scheduling of the Redevelopment" in Section 5 above.

Financial Impact of the Redevelopment Project

As explained above, without the adoption of this Redevelopment Plan and tax increment financing, the RPA is not expected to be redeveloped by private enterprise. Additionally, there is a genuine threat that blighting conditions will continue to exist and spread, and that the entire area will become a less attractive place to maintain and improve existing buildings and sites. The decline of property values within the RPA also may lead to a decline of property values in surrounding areas and could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the life of the RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting rehabilitation and development in the RPA.

This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized, real estate tax increment revenues from the increases in EAV over and above the certified initial EAV (established at the time of adoption of this document by the City) may be used to pay eligible redevelopment project costs for the RPA. At the time when the RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the RPA will be distributed to all taxing district levying taxes against property located in the RPA. These revenues will then be available for use by the affected taxing districts.

Demand on Taxing District Services and Program to Address Financial and Service Impact

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such financial impacts or increased demand.

The City intends to monitor development in the area and with the cooperation of the affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

Given the preliminary nature of the Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this plan. The following major taxing districts and associated pension funds, presently levy taxes on properties within the RPA:

- Kane County
- Kane County Forest Preserve
- St. Charles Township
- St. Charles Township Road District
- St. Charles Cemetery
- St. Charles Library
- City of St. Charles
- St. Charles Park District
- St. Charles School District 303
- Elgin Community College
- St. Charles Special Service Area 1A
- St. Charles Special Service Area 1B

The tax incremental revenues derived from the two Special Service Areas which overlap parts of the RPA may be used within the RPA for the purposes permitted by the Special Service Area Tax Act or Law as well as the purposes permitted under the Tax Increment Allocation Redevelopment Act.

Replacement of vacant and under-utilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. At this time

no special programs are proposed for these taxing districts. Should demand increase, the City will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

7. Provisions for Amending Action Plan

This Redevelopment Plan and Project document may be amended pursuant to the provisions of the Act.

Major changes to this redevelopment that take effect after the original public hearing can occur if the City gives notice, convenes a joint review board, and conducts a public hearing as provided by the Act. Minor changes which do not

- Add additional parcels of property to the RPA;
- Substantially affect the general land uses proposed in the redevelopment plan;
- Substantially change the nature of or extend the life of the RPA; or
- Increase the number of low or very low income buildings displaced from the RPA;

can be made provided that the City gives notice to the affected taxing bodies, to the persons listed on the interested party registry, and publishes the changes to a newspaper in general circulation as provided in the Act.

8. Commitment to Fair Employment Practices and Affirmative Action Plan

The City of St. Charles is an equal opportunity employer. As part of this Redevelopment Project and Plan the City will work with any developers who assist in the redevelopment of the RPA to implement an effective affirmative action program that conforms to City policies and practices.

This program will ensure equal opportunity for all personnel regardless of race, color, religion, sex, age, marital status, handicapped status, nation of origin, sexual preference, creed, or ancestry. All entities involved are responsible for conformance to the policy that is put in place.

Appendix 1: Boundary and Legal Description

That part of the Northwest Quarter and the Southwest Quarter of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian in the City of St. Charles, Kane County, Illinois, described as follows:

Beginning at the northeast corner of Block 44 in the Original Town of St. Charles, said point also being the intersection of the south right-of-way line of Main Street (Illinois Route 64) and the westerly right-of-way line of 2nd Street (Illinois Route 31); thence easterly along said southerly right-of-way line to the west bank of the Fox River; thence southerly along said west bank to the southerly right-of-way line of Indiana Street; thence westerly along said southerly right-of-way line to the easterly right-of-way line of 1st Street; thence southerly along the easterly right-of-way line of 1st Street to the northerly right-of-way line of Prairie Street; thence easterly along said northerly right-of-way line of Prairie Street to the northerly extension of the west line of Lot 5 in the Piano Factory of St. Charles Subdivision; thence southerly along the west line of said Lot 5 and the northerly extension thereof to the most southerly corner of said Lot 5; thence southwestwardly along the extension of the southeasterly line of said Lot 5 to the westerly right-of-way line of 2nd Street (Illinois Route 31); thence northerly along said westerly right-of-way line of 2nd Street to the Point of Beginning.

***Appendix 2:
Eligibility Factors By Block Table***

Qualifying Eligibility Factors by Block

Tax Parcel Block Number*		Age	Deterioration	Obsolescence	Deleterious Land Use or Layout	Lack of Growth in EAV**
1	09 - 27 - 377	x			x	x
2	09 - 27 - 378	x			x	x
3	09 - 34 - 126	x	x	x	x	x
4	09 - 34 - 127	x				x
5	09 - 34 - 128	x	x	x	x	x
6	09 - 34 - 129	x	x			x
7	09 - 34 - 132	x	x	x	x	x
8	09 - 34 - 176	x	x	x	x	x
9	09 - 34 - 177	x	x	x	x	x
Totals		9	6	5	7	9
		100%	67%	56%	78%	100%

* The blocks are depicted on Map 4

** Area-wide factor

Note: Percentages shown refer to the percentage of blocks in the RPA that exhibit the factor to a meaningful extent. Not all factors were able to be evaluated in the field or researched adequately to demonstrate their presence. This does not mean that other factors do not exist in the study area.

Appendix 3:
Summary of EAV by PIN

EAV By PIN

	Study Area PINs	2000 EAV	1999 EAV	1998 EAV	1997 EAV	1996 EAV	1995 EAV
1	09 - 27 - 377 - 002	\$ 195,955	\$ 175,939	\$ 200,872	\$ 187,801	\$ 150,965	\$ 147,752
2	09 - 27 - 377 - 004	\$ 59,253	\$ 61,552	\$ 42,466	\$ 43,931	\$ 42,466	\$ 41,561
3	09 - 27 - 377 - 005	\$ 61,917	\$ 64,076	\$ 50,304	\$ 52,040	\$ 50,304	\$ 49,234
4	09 - 27 - 377 - 006	\$ 60,642	\$ 57,471	\$ 22,155	\$ 22,918	\$ 22,155	\$ 21,683
5	09 - 27 - 377 - 007	\$ 108,141	\$ 58,944	\$ 28,112	\$ 29,082	\$ 28,112	\$ 27,513
6	09 - 27 - 377 - 009	\$ 37,853	\$ 35,875	\$ 34,604	\$ 35,798	\$ 34,604	\$ 33,867
7	09 - 27 - 377 - 010			\$ -	\$ -	\$ -	\$ -
8	09 - 27 - 377 - 011			\$ 9,239	\$ 9,558	\$ 9,239	\$ 9,041
9	09 - 27 - 377 - 012	\$ 179,566	\$ 171,835	\$ 137,463	\$ 142,205	\$ 137,463	\$ 136,007
10	09 - 27 - 377 - 014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	09 - 27 - 377 - 015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	09 - 27 - 377 - 016	\$ 48,169	\$ 45,651	\$ 44,252	\$ 45,779	\$ 44,252	\$ 30,518
13	09 - 27 - 377 - 017	\$ 174,882	\$ 165,738	\$ 87,678	\$ 90,702	\$ 87,678	\$ 85,812
14	09 - 27 - 377 - 018	\$ 30,554	\$ 48,630	\$ 49,380	\$ 51,083	\$ 49,380	\$ 48,329
15	09 - 27 - 377 - 019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16	09 - 27 - 377 - 020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17	09 - 27 - 377 - 021	\$ -	\$ -				
18	09 - 27 - 377 - 022	\$ 17,728	\$ 14,701				
19	09 - 27 - 378 - 001	\$ 100,143	\$ 94,907	\$ 97,274	\$ 102,350	\$ 97,274	\$ 94,184
20	09 - 27 - 378 - 002	\$ 68,685	\$ 65,094	\$ 50,495	\$ 52,236	\$ 50,495	\$ 49,420
21	09 - 27 - 378 - 003	\$ 102,114	\$ 96,785	\$ 85,144	\$ 88,081	\$ 85,144	\$ 83,332
22	09 - 34 - 126 - 002	\$ 60,324	\$ 60,488	\$ 72,544	\$ 73,109	\$ 68,112	\$ 65,980
23	09 - 34 - 126 - 005	\$ 46,773	\$ 44,328	\$ 28,921	\$ 29,918	\$ 28,921	\$ 28,306
24	09 - 34 - 126 - 006	\$ 49,414	\$ 46,831	\$ 28,921	\$ 29,918	\$ 28,921	\$ 28,306
25	09 - 34 - 126 - 007	\$ 39,504	\$ 37,439	\$ 20,091	\$ 20,784	\$ 20,091	\$ 19,663
26	09 - 34 - 126 - 011	\$ 125,507	\$ 125,360	\$ 69,548	\$ 71,947	\$ 69,548	\$ 68,068
27	09 - 34 - 126 - 012	\$ 144,830	\$ 137,258	\$ 105,058	\$ 108,681	\$ 105,058	\$ 102,822
28	09 - 34 - 126 - 013	\$ 27,262	\$ 25,839	\$ 23,641	\$ 24,457	\$ 23,641	\$ 23,138
29	09 - 34 - 126 - 014	\$ 25,966	\$ 24,611	\$ 31,786	\$ 32,882	\$ 31,786	\$ 31,110
30	09 - 34 - 126 - 015	\$ 38,947	\$ 36,915	\$ 38,224	\$ 39,543	\$ 38,224	\$ 37,410
31	09 - 34 - 126 - 016	\$ 18,176	\$ 17,228	\$ 21,598	\$ 22,343	\$ 21,598	\$ 21,138
32	09 - 34 - 126 - 017	\$ 19,355	\$ 18,344	\$ 19,944	\$ 20,632	\$ 19,944	\$ 19,519
33	09 - 34 - 127 - 001	\$ 460,873	\$ 436,778	\$ 483,072	\$ 499,735	\$ 464,331	\$ 448,918
34	09 - 34 - 128 - 001	\$ 128,047	\$ 121,352	\$ 82,880	\$ 77,390	\$ 73,552	\$ 71,216
35	09 - 34 - 128 - 002	\$ 24,631	\$ 23,344	\$ 23,616	\$ 12,959	\$ 12,527	\$ 12,260

	Study Area PINs	2000 EAV	1999 EAV	1998 EAV	1997 EAV	1996 EAV	1995 EAV
36	09 - 34 - 128 - 004	\$ 16,594	\$ 15,726	\$ 15,908	\$ 8,732	\$ 8,441	\$ 8,262
37	09 - 34 - 128 - 005	\$ 26,871	\$ 25,466	\$ 17,855	\$ 18,472	\$ 17,855	\$ 17,475
38	09 - 34 - 128 - 006	\$ 65,789	\$ 62,349	\$ 62,802	\$ 64,968	\$ 62,802	\$ 61,465
39	09 - 34 - 128 - 007	\$ 73,356	\$ 69,521	\$ 68,927	\$ 71,305	\$ 68,927	\$ 56,766
40	09 - 34 - 128 - 008	\$ 22,160	\$ 21,002	\$ 21,979	\$ 22,737	\$ 21,979	\$ 21,511
41	09 - 34 - 129 - 001	\$ 70,636	\$ 66,950	\$ 482,845	\$ 499,499	\$ 436,250	\$ 426,964
42	09 - 34 - 129 - 002	\$ 160,286	\$ 151,905	\$ 132,012	\$ 136,565	\$ 132,012	\$ 129,202
43	09 - 34 - 129 - 003	\$ 73,091	\$ 69,269	\$ 40,042	\$ 41,423	\$ 40,042	\$ 39,190
44	09 - 34 - 129 - 004	\$ 446,031	\$ 422,754				
45	09 - 34 - 132 - 001	\$ 62,845	\$ 59,565	\$ 48,260	\$ 54,344	\$ 52,532	\$ 51,414
46	09 - 34 - 132 - 002	\$ 52,864	\$ 37,033	\$ 24,528	\$ 25,374	\$ 24,528	\$ 24,005
47	09 - 34 - 132 - 003	\$ 50,207	\$ 50,899	\$ 53,109	\$ 53,501	\$ 49,884	\$ 47,431
48	09 - 34 - 132 - 004	\$ 47,151	\$ 48,004	\$ 50,184	\$ 50,648	\$ 47,320	\$ 44,585
49	09 - 34 - 132 - 005	\$ 46,151	\$ 40,832	\$ 44,923	\$ 46,014	\$ 43,333	\$ 37,191
50	09 - 34 - 132 - 006	\$ 46,287	\$ 34,053	\$ 40,526	\$ 41,504	\$ 39,129	\$ 38,296
51	09 - 34 - 132 - 007	\$ 38,628	\$ 39,925	\$ 42,305	\$ 43,294	\$ 40,712	\$ 39,845
52	09 - 34 - 132 - 009	\$ 45,094	\$ 45,152	\$ 56,490	\$ 57,456	\$ 56,490	\$ 55,886
53	09 - 34 - 132 - 010	\$ 23,742	\$ 22,501	\$ 27,042	\$ 27,504	\$ 27,042	\$ 26,753
54	09 - 34 - 132 - 011	\$ 59,734	\$ 56,610	\$ 63,445	\$ 64,530	\$ 63,445	\$ 62,766
55	09 - 34 - 132 - 012	\$ 95,260	\$ 81,793	\$ 95,260	\$ 96,889	\$ 95,260	\$ 94,241
56	09 - 34 - 132 - 013	\$ 191,770	\$ 164,770	\$ 128,887	\$ 133,333	\$ 127,508	\$ 126,144
57	09 - 34 - 176 - 001	\$ 25,789	\$ 24,441	\$ 21,898	\$ 22,653	\$ 21,898	\$ 21,432
58	09 - 34 - 177 - 001	\$ 47,916	\$ 45,410	\$ 49,250	\$ 50,949	\$ 49,250	\$ 48,202
59	09 - 34 - 177 - 002	\$ 64,126	\$ 60,773	\$ 56,454	\$ 67,912	\$ 49,911	\$ 48,849
60	09 - 34 - 177 - 007	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
61	09 - 34 - 177 - 010	\$ 2,176	\$ 2,062	\$ 13,538	\$ 14,004	\$ 13,538	\$ 13,250
62	09 - 34 - 177 - 014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS:		\$ 4,309,765	\$ 4,032,078	\$ 3,647,751	\$ 3,731,467	\$ 3,485,873	\$ 3,377,231
Annual Change		6.89%	10.54%	-2.24%	7.05%	3.22%	N/A
City Total EAV		\$ 883,471,157	\$ 798,697,597	\$ 763,629,907	\$ 728,262,531	\$ 678,828,787	\$ 638,590,256
Balance of:		\$ 879,161,392	\$ 794,665,519	\$ 759,982,156	\$ 724,531,064	\$ 675,342,914	\$ 635,213,025
Annual Change		10.63%	4.56%	4.89%	7.28%	6.32%	N/A

Preliminary Draft
12/16/14

Exhibit B
First Amendment

City of St. Charles, Illinois

Ordinance No. 2006-M-6

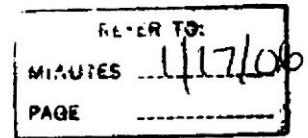
**An Ordinance of the City of St. Charles, Kane and
DuPage Counties, Illinois, Approving an Amendment to
the Redevelopment Plan and Project for the First Street
Redevelopment Project Area**

**Adopted by the
City Council
of the
City of St. Charles
January 17, 2006**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, January 20, 2006**

Nancy L. Garrison
City Clerk





ORDINANCE NO. 2006-M-6

**AN ORDINANCE OF THE CITY OF ST. CHARLES,
KANE AND DUPAGE COUNTIES, ILLINOIS,
APPROVING AN AMENDMENT TO THE
REDEVELOPMENT PLAN AND PROJECT FOR THE
FIRST STREET REDEVELOPMENT PROJECT AREA**

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of the Illinois Municipal Code, as amended (the "Act"), the City of St. Charles, Kane and DuPage Counties, Illinois (the "City"), by ordinance, heretofore approved a redevelopment plan and project (the "Plan and Project") for and has designated a redevelopment project area known as the First Street Redevelopment Project Area (the "Area") and has adopted tax increment allocation financing for the Area; and

WHEREAS, it is desirable and in the best interest of the citizens of the City for the City to adopt an amendment to the Plan and Project in order to amend budget as heretofore approved and to correct a scrivener's error in the legal description contained in the ordinances adopted in connection therewith (the "Amendment"); and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Mayor and City Council of the City of St. Charles (the "Corporate Authorities") called a public hearing concerning the Amendment for November 7, 2005; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5

of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on September 20, 2005, by publication on October 25 and 28, 2005, and by certified mail to taxpayers within the Area on October 27, 2005; and

WHEREAS, on September 30, 2005, notice was provided by first-class mail to all residential addresses that, after a good faith effort, the City determined were located within 750 feet of the exterior boundaries of the Area; and

WHEREAS, the City has heretofore convened a joint review board to consider the Amendment as required by and in all respects in compliance with the provisions of the Act; and

WHEREAS, the Plan and Project set forth the factors that caused the Area to qualify as a "conservation area," and the Corporate Authorities have reviewed the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the Area that have caused all or part of the Area to be a "conservation area" as defined in the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the Area to determine whether private development would take place in the Area as a whole without the adoption of the proposed Amendment; and

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

WHEREAS, the Corporate Authorities have reviewed the Plan and Project and the existing comprehensive plan for development of the City as a whole and determined the Plan and Project

conform to the comprehensive plan of the City; and

WHEREAS, the Corporate Authorities have reviewed the proposed Amendment and have determined that it conforms with the existing comprehensive plan of the City and that it is in the best interests of the City and its residents that the proposed Amendment be approved.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, as follows:

Section 1. Findings. That the Corporate Authorities hereby make the following findings:

- a. The Area is legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.
- b. Conditions exist which cause the Area to be subject to designation as a redevelopment project area under the Act and to be classified as a conservation area as defined in the Act.
- c. The Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan and Project and the Amendment.
- d. The Plan and Project and Amendment conform to the comprehensive plan for the development of the City as a whole.
- e. As set forth in the Plan and Project, it is anticipated that construction activities of the Project will be completed within twenty-three (23) years after the designation of the Area and that all obligations incurred to finance redevelopment project costs, if any, as defined in the Plan and Project shall be retired within twenty-three (23) years after the Area is designated.

f. The parcels of real property in the Area are contiguous and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the Project improvements are included in the Area.

Section 2. Amendment Approved. That the Amendment to the Plan and Project, which was the subject matter of the public hearing held November 7, 2005, is hereby adopted and approved. A copy of the Plan and Project is set forth in Exhibit D attached hereto and incorporated herein as if set out in full by this reference. A copy of the Amendment is set forth in Exhibit E attached hereto and incorporated herein as if set out in full by this reference.

Section 3. Legal Description Incorporated. That the legal description of the Area attached hereto as Exhibit "A" be, and it hereby is, deemed to replace each and every other legal description of the Area heretofore set forth in connection with the approval of the Plan and Project, designation of the Area and adoption of tax increment financing therefor, including, specifically, City of St. Charles Ordinances Numbers 2002-M-13, 2002-M-14, and 2002-M-15 adopted on March 18, 2002.

Section 4. Invalidity of Any Section. 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.

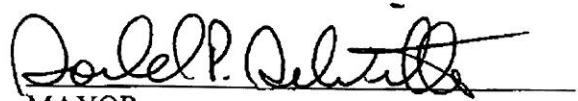
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Section 5. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately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

PRESENTED to the City Council of the City of St. Charles, Illinois this 17th day of January, 2006.

PASSED by the City Council of the City of St. Charles, Illinois, this 17th day of January, 2006.

APPROVED by the Mayor of the City of St. Charles, Illinois, this 17th day of January, 2006.


MAYOR

ATTEST:

CITY OF

Witnessed this 17 day of January, 2006


CITY CLERK

EXHIBIT "A"
Legal Description

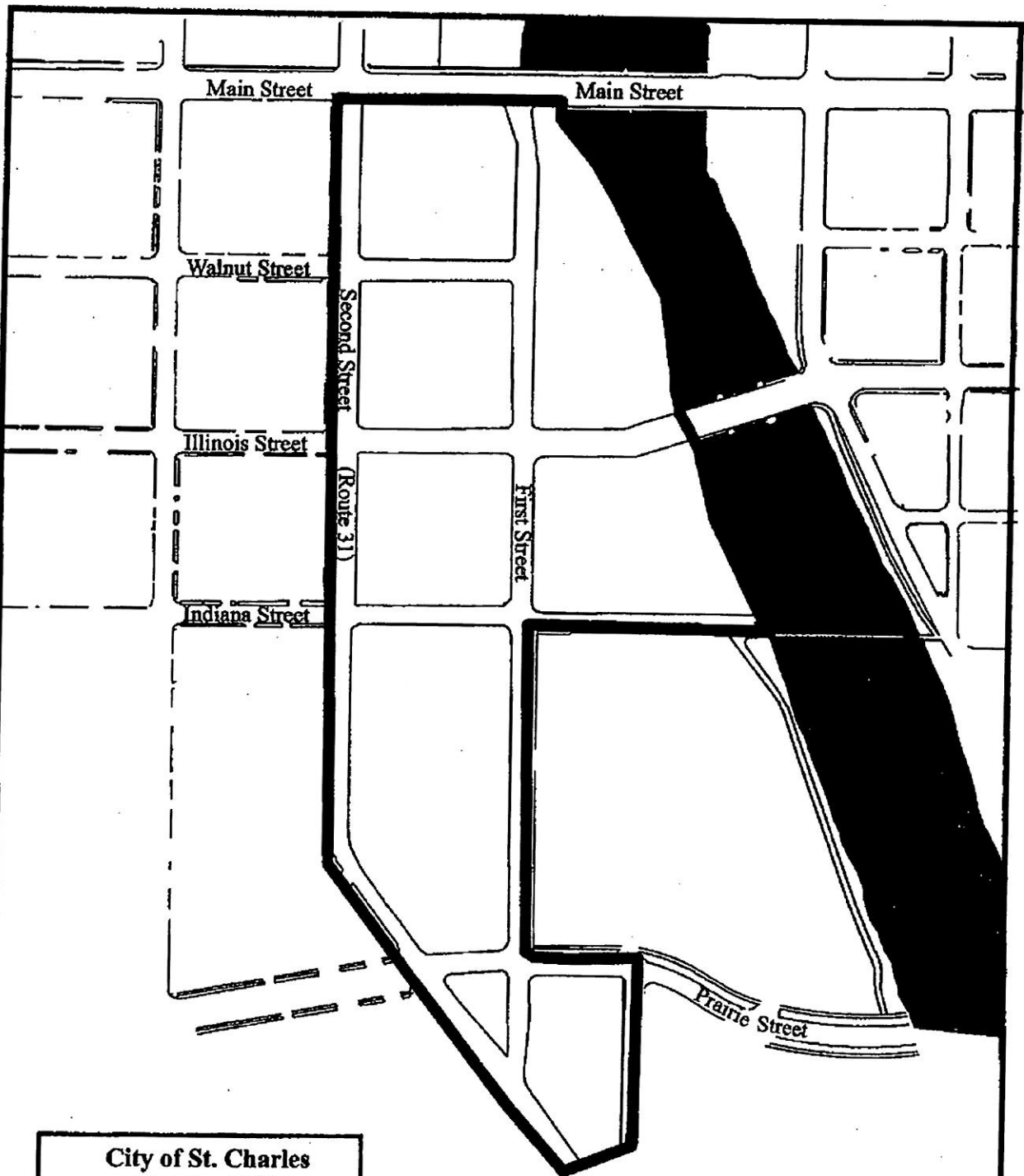
That part of the Northwest Quarter and the Southwest Quarter of Section 27, Township 40 North, Range 8, East of the Third Principal Meridian in the City of St. Charles, Kane County, Illinois, described as follows:

Beginning at the northeast corner of Block 44 in Original Town of St. Charles, said point also being the intersection of the south right-of-way line of Main Street (Illinois Route 64) and the westerly right-of-way line of 2nd Street (Illinois Route 31); thence easterly along said southerly right-of-way line to the west bank of the Fox River; thence southerly along said west bank to the southerly right-of-way line of Indiana Street; thence westerly along said southerly right-of-way line to the easterly right-of-way of 1st Street; thence southerly along the easterly right-of-way line of 1st Street to the northerly right-of-way line of Prairie Street; thence easterly along said northerly right-of-way line of Prairie Street to the northerly extension of the west line of Lot 5 in the Piano Factor of St. Charles Subdivision; thence southerly along the west line of said Lot 5 and the northerly extension thereof to the most southerly corner of said Lot 5; thence southwesterly along the extension of the southeasterly line of said Lot 5 to the westerly right-of-way line of 2nd Street (Illinois Route 31); thence northerly along said westerly right-of-way line of 2nd Street to the Point of Beginning.

EXHIBIT "B"
General Street Location


The proposed TIF is generally bounded on the north by Main Street, on the east by the Fox River and First Street, on the south by Mt. St. Mary's Park, and on the west by Second Street, and is within the City of St. Charles, Kane and DuPage Counties, Illinois.

EXHIBIT "C"
Map



City of St. Charles
First Street RPA

Map 2: Boundaries

 TIF District Boundary



 **S. B. Friedman & Company**
Real Estate Advisors and Development Consultants

EXHIBIT "D"
Redevelopment Plan and Project

First Street Redevelopment Project Area
Tax Increment Financing District
Eligibility Study, Redevelopment Plan and Project

City of St. Charles

Date of Adoption:
March 18, 2002

 **S. B. Friedman & Company**
Real Estate Advisors and Development Consultants

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- Appendix 1: Boundary and Legal Description
- Appendix 2: Eligibility Factors By Block Tables
- Appendix 3: Summary of EAV by PIN

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S. B. Friedman & Company
Suite 820, 221 N. LaSalle Street
Chicago, IL 60601-1302
Phone: 312/424-4250; Fax: 312/424-4262
Contact Person: Stephen B. Friedman
SBF@FriedmanCo.com

1. Executive Summary

In June 2001, *S. B. Friedman & Company* was engaged by the City of St. Charles (the "City") to conduct a Tax Increment Financing Eligibility Study and prepare a Redevelopment Plan and Project (the "Redevelopment Plan"). This report details the eligibility factors found within the First Street Redevelopment Project Area (the "RPA") Tax Increment Financing ("TIF") District in support of its designation as a "conservation area" within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act"). This report also contains the Redevelopment Plan and Project for the First Street RPA.

The First Street RPA is located wholly within St. Charles Township, in downtown St. Charles and contains approximately 22 acres of land. It consists of sixty-two (62) tax parcels with thirty-nine (39) buildings (not including ancillary structures such as garages). One (1) of the sixty-two (62) parcels is vacant and ten (10) are improved as parking lots or rights-of-way.

Determination of Eligibility

This report concludes that the RPA is eligible for TIF designation as a "conservation area" because 50% or more of the structures in the area have an age of 35 years or more and because the following four (4) eligibility factors for improved land have been found to be present to a major extent:

- Deterioration;
- Deleterious Land Use or Layout;
- Obsolescence; and
- Lack of Growth in EAV;

The factors are defined under the Act at 65 ILCS 5/11-74.4-3 (a) and (b). Additionally, three other eligibility factors are present to a minor extent and demonstrate that the RPA is in a state of gradual decline through disinvestment. Left unchecked, these conditions could accelerate the decline of the area and, combined with those factors that have been documented to be present to a major extent, could lead to more widespread and intensive disinvestment. These factors are:

- Excessive Land Coverage;
- Inadequate Utilities; and
- Lack of Community Planning.

Redevelopment Plan Goal, Objectives, and Strategies

The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the RPA as a conservation area; to provide the direction and mechanisms necessary to stimulate the redevelopment of vacant and underutilized parcels; and to establish the RPA as a cohesive and vibrant mixed-use corridor that provides a comprehensive range of commercial and retail uses to the surrounding residential community, while accommodating residential and institutional uses where appropriate. Redevelopment of the RPA will strengthen the economic base and improve the image of the City as a whole. The City's "Priority Survey" of St. Charles residents over the last several years has consistently shown that one of the most important priorities for the City of St. Charles

should be to maintain an attractive and vital downtown.

Rehabilitation and redevelopment of the RPA are to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use tax increment financing, as well as other funding sources, to reinforce and encourage further private investment.

Objectives. Twelve (12) broad objectives support the overall goal of area-wide revitalization of the RPA. These include:

1. Foster the development of the First Street corridor as an auto- and pedestrian-friendly retail corridor that enhances the overall quality of life of City residents and serves as an appropriate gateway to the downtown district of the City of St. Charles;
2. Provide resources for streetscaping and landscaping to visually link diverse land uses and create a cohesive and integrated identity for a mixed-use First Street corridor that is attractive to pedestrian traffic;
3. Reinforce a downtown identity through such improvements as gateway features, signage, and other public and private improvements;
4. Facilitate the development of new public facilities, parks, and open space in appropriate locations throughout the RPA as needed and in accordance with the Redevelopment Plan, including the creation of a continuous pedestrian loop along the Fox River between Main Street and Prairie Street and the development of pedestrian connections between First Street and the Fox River;
5. Facilitate the provision of adequate on- and off-street parking for visitors, employees, and customers of the RPA;
6. Facilitate the assembly, preparation, and marketing of vacant and underutilized sites for rehabilitation and/or new retail, commercial, institutional, and residential development, and provide for corrective actions to address environmental problems to permit development and redevelopment, as needed or appropriate;
7. Foster the improvement and/or creation of the public infrastructure where needed, including sidewalks, streets, curbs, gutters, underground water and sanitary systems, and stormwater detention of adequate capacity to facilitate the rehabilitation of properties within the RPA as well as the construction of new retail, commercial, residential, and mixed-use development where appropriate;
8. Support the goals and objectives of other overlapping plans, including the *Downtown St. Charles Strategy Plan, 2000* (prepared for the City of St. Charles by the Downtown Professionals Network), and the First Street Business District. Coordinate available federal, state, and local resources to further the goals of this redevelopment plan;

9. Promote a comprehensive development plan that includes a detailed parking and traffic plan that will address potential access/curb-cut consolidation, on-street parking, and the creation of pedestrian links to the Fox River;
10. Strengthen the economic well-being of the RPA and the City of St. Charles by providing resources for rehabilitated and new commercial, residential, and mixed-use development in the RPA, as appropriate;
11. Provide opportunities for women-owned, minority-owned, and locally owned businesses to share in the job and construction opportunities associated with the redevelopment of the RPA; and
12. Support job training programs and increase employment opportunities, including welfare to work programs, for individuals working in area businesses.

Strategies. Redevelopment and rehabilitation of specific sites within the RPA will be supported in order to stimulate private investment and enhance the RPA. Development of vacant and underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites. These objectives will be implemented through four (4) specific and integrated strategies. These include:

1. **Implement Public Improvements.** A series of public improvements throughout the RPA may be designed and implemented to help define and create an identity for the area and sub-areas, prepare sites for anticipated private investment, and create a more conducive environment for retail, commercial, residential, and institutional development.

Public improvements may include the construction of public parking facilities, streetscaping, new or improved street and sidewalk lighting, new or improved sidewalks and streets, new or improved underground infrastructure, stormwater detention of adequate capacity, the creation of parks, trails, and open space, and other public improvements consistent with the Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

2. **Facilitate Property Assembly, Demolition, and Site Preparation.** Sites may be acquired and assembled by the City to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential developers and will streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Redevelopment Plan.

To meet the goals, policies or objectives of this Redevelopment Plan, the City may acquire and assemble other property throughout the RPA. Land assemblage by the City may be done by purchase, exchange, donation, lease, or eminent domain, and may be for the purposes of

(a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the City may require written development agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

3. **Encourage Private Sector Activities and Support Rehabilitation and New Development.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Redevelopment Plan.
4. **Assist Existing Businesses and Property Owners.** The City may provide assistance to support existing businesses and property owners in the RPA. This may include financial and other assistance for building rehabilitation, facade improvements, leasehold improvements, and new construction of private facilities such as plazas and other pedestrian amenities.

Required Findings

The required conditions for the adoption of a Redevelopment Plan and Project are found to be present within the study area.

First, the City is required to evaluate whether or not the study area has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a tax increment financing district.

New investment that occurred in the study area in the past five years mostly consists of renovations to three buildings: 24 S. Second Street, 111-113 W. Main Street, and 200 S. Second Street. A significant amount of the renovation that has occurred has been undertaken with public assistance through the City's facade treatment program. Taken as a whole, the study area has not been subject to widespread growth and development through investment by private enterprise.

The study area is located entirely within St. Charles Township. From 1995 through 2000 (the last year for which data is available), the growth of equalized assessed valuation ("EAV," which is the value of property from which property taxes are based) in the study area was actually negative as the total taxable value of land has decreased. The compound annual growth rate of EAV for the study area was 5.00% between 1995 and 2000. In comparison, the compound annual growth rate of EAV was 6.72% for the whole of the City of St. Charles over the same period of time.

As another method to examine the scope of new investment in the study area, *S. B. Friedman & Company* examined building permit data provided by the City of St. Charles Building Department. Specifically, we examined building permit data for the period from 1996 through 2000 which

revealed that 25 permits were issued within the study area totaling approximately \$916,341, with no permits issued for new construction, and three permits issued for demolition. However, over 77% of the total value of these permits was due to the remodeling of only three of the 36 buildings in the study area. Excluding these three buildings the total value of permits issued over the five-year period was only \$208,886. On average over our five-year study period, privately initiated permits amounted to approximately \$183,268 per year of total private investment, or less than 2% of the total St. Charles Township Assessor's estimate of market value of all property within the study area. At this rate, it would take the private market a substantial amount of time to replace the current Assessor's market value of the study area.

The impact on surrounding properties of the property investment on which building permits were issued has been isolated and minimal. These investments and existing property improvements have not stimulated widespread new private investment in the study area as a whole. Public investment through the City's facade improvement program (a 50% matching program) totaled approximately \$200,000 (or about 20% the total value of building permits issued). Several buildings in the RPA have remained vacant for over a year.

Second, the City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the study area.

Without the support of public resources, the redevelopment objectives for the study area most likely would not be realized. The area-wide improvements and development assistance resources needed to redevelop and revitalize the study area as a mixed-use commercial district are extensive and costly, and the private market on its own, has shown little ability to absorb all of these costs. Public resources to assist with site preparation, environmental remediation, and public infrastructure improvements are needed to leverage private investment and facilitate area-wide redevelopment consistent with the City's Comprehensive Plan. TIF funds can be used to fund site assembly and preparation, environmental remediation, infrastructure improvements, and building rehabilitation. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur.

Third, the study area includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed improvements.

Finally, the proposed land uses described in this Redevelopment Plan are consistent with the Comprehensive Plan of the City of St. Charles and the *Downtown St. Charles Strategy Plan*. The redevelopment opportunities identified in earlier area planning initiatives will be supported substantially and their implementation facilitated through the creation of the Redevelopment Plan.

2. Introduction

The Study Area

This document serves as the eligibility study ("Eligibility Study") and Redevelopment Plan and Project for the First Street Redevelopment Project Area. The RPA is located in the southwest quadrant of the City of St. Charles (the "City"), in Kane County (the "County"). In June 2001, *S. B. Friedman & Company* was engaged by the City to conduct a study of certain properties in this area to determine whether the area containing these properties would qualify for status as a "blighted area" and/or "conservation area" under the Act.

The community context of the RPA is detailed on Map 1.

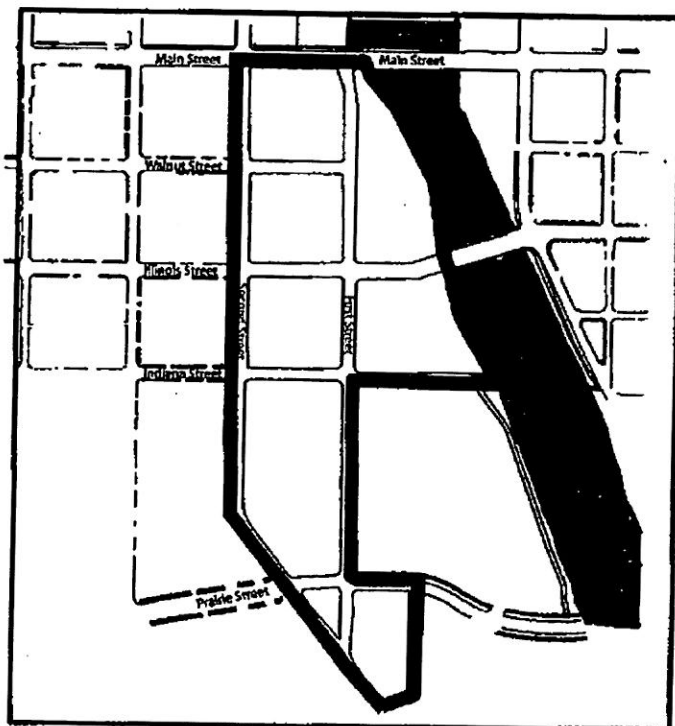
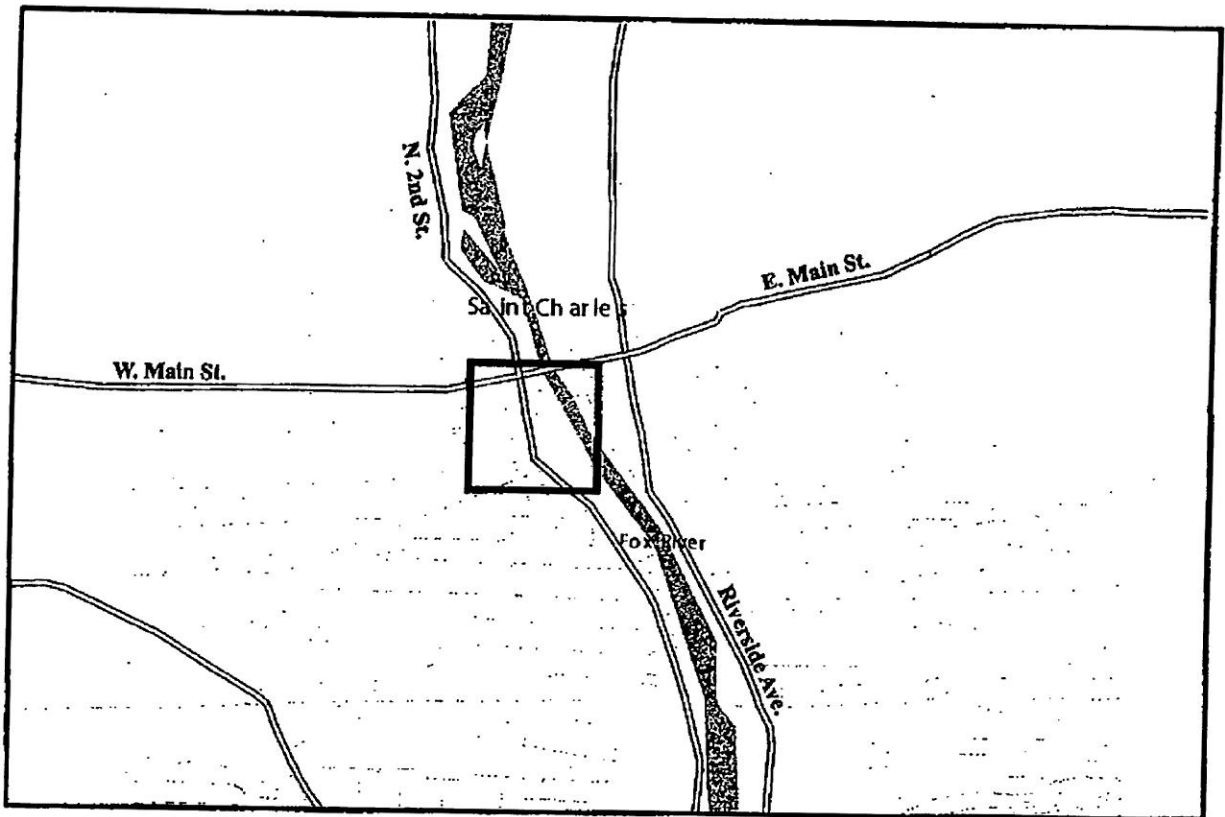
The RPA consists of 62 tax parcels with approximately 39 buildings and contains approximately 22 acres of land. Of the 62 tax parcels, one is vacant. The RPA is generally bounded by Main Street (Route 64) on the north, Second Street (Route 31) on the west, and the Fox River on the east, approximately as far south as Prairie Street (except that the area east of First Street, between Indiana Street and Prairie Street has been excluded).

Map 2 details the boundaries of the RPA including only those contiguous parcels of real property that are expected to benefit substantially from the Redevelopment Plan improvements discussed herein. The boundaries encompass a mixed-use area containing commercial, residential, and public/institutional uses. As a whole, the area suffers from a poor configuration of existing land uses and layouts that has resulted in the under-utilization of property, deteriorated buildings and associated infrastructure, and a lack of growth and investment. Similar observations prompted the identification of First Street as the largest development corridor with the most opportunity for change in the *Downtown St. Charles Strategy Plan, 2000*. Without a comprehensive approach to address these issues, the RPA could continue its decline, thereby discouraging future development opportunities. The redevelopment plan addresses these issues by providing resources for improvements to the area's infrastructure and public facilities and for the assemblage and marketing of vacant land and under-utilized sites. These area-wide improvements will benefit all of the property within the RPA.

Appendix 1 contains the legal description of the RPA.

The Eligibility Study covers events and conditions that exist and that were determined to support the designation of the RPA as a "conservation area" under the Act at the completion of our research on August 31, 2001 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Study and Redevelopment Plan summarizes the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of *S. B. Friedman & Company*. The City is entitled to rely on the findings and conclusions of the Redevelopment Plan in designating the RPA as a redevelopment project area under the Act. *S. B. Friedman & Company* has prepared this Redevelopment Plan with the understanding that the City would rely (1) on the findings and conclusions of the Redevelopment Plan in proceeding with the designation of the RPA

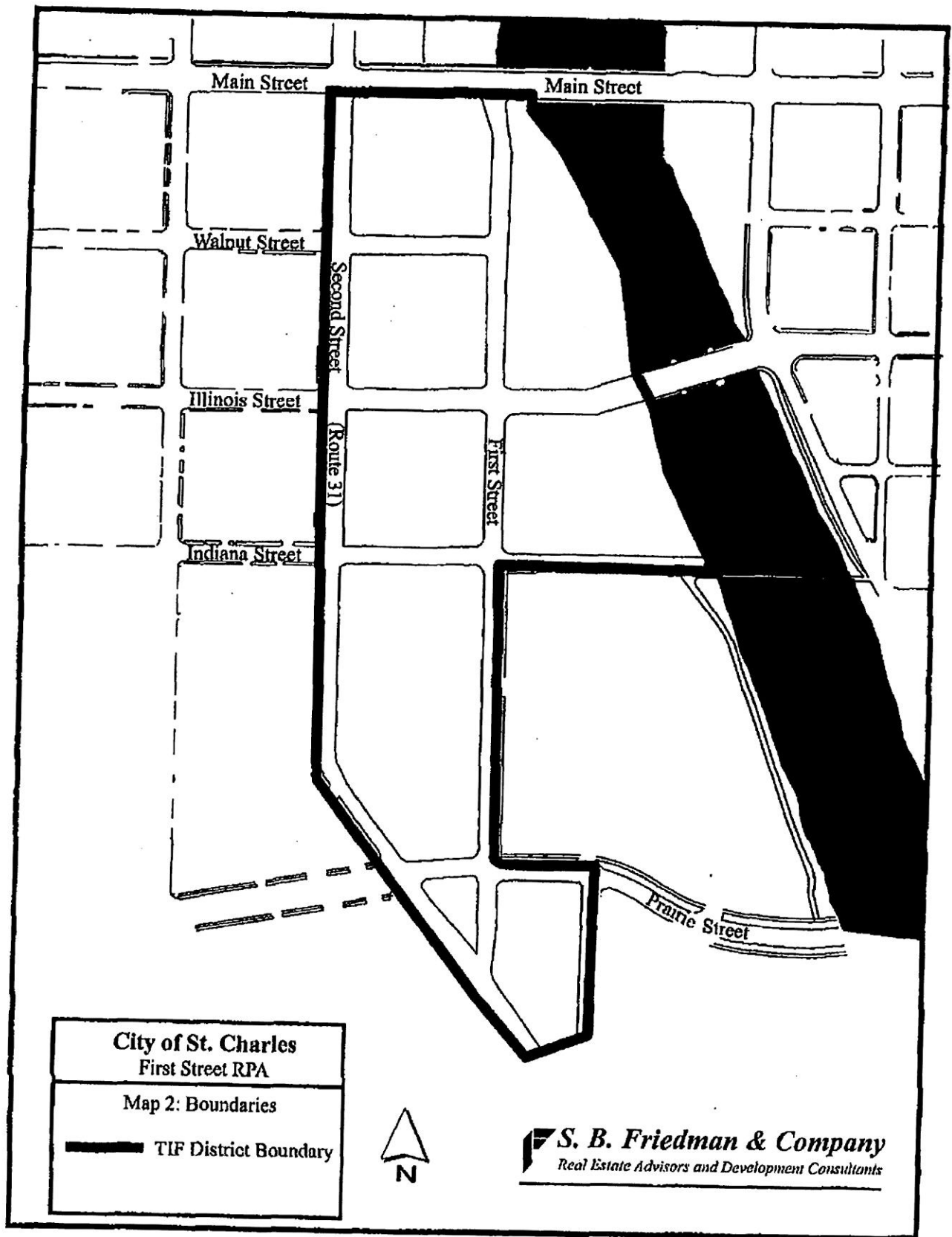


**City of St. Charles
First Street RPA**

Map 1: Community Context

— TIF District Boundary

S. B. Friedman & Company
Real Estate Advisors and Development Consultants



and the adoption and implementation of the Redevelopment Plan, and (2) on the fact that *S. B. Friedman & Company* has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the RPA, so that the Redevelopment Plan will comply with the Act and so that the RPA can be designated as a redevelopment project area in compliance with the Act.

Existing Land Use

Based upon *S. B. Friedman & Company's* research, four (4) predominant land uses have been identified within the RPA:

- Commercial;
- Residential;
- Vacant Land; and
- Industrial.

Existing predominant land use patterns in the RPA are shown in Map 3. This map represents predominant land use in the area. The predominant land use displayed is not necessarily the only land use present on a given parcel. Some of the parcels within the RPA contain more than one land use.

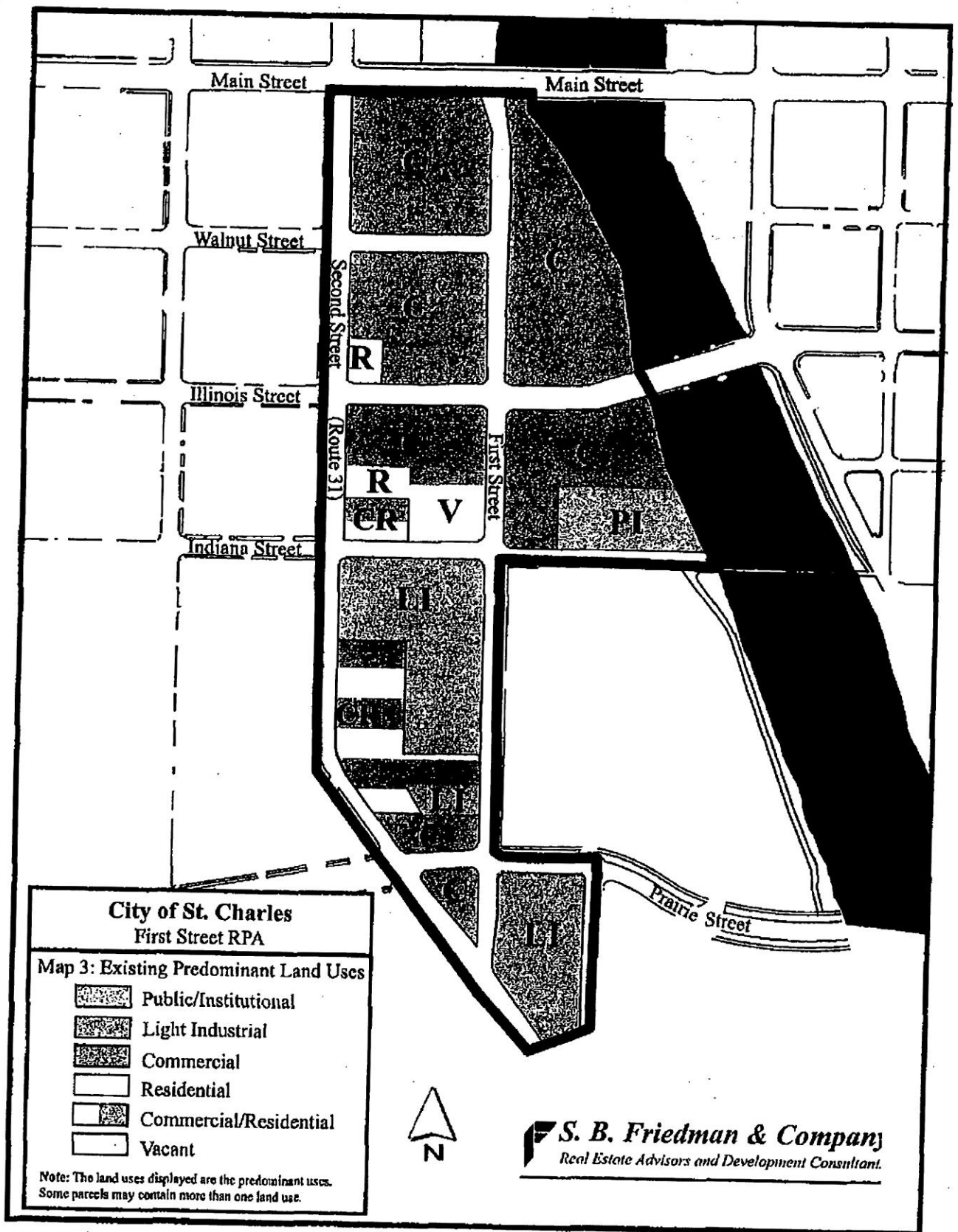
Overall, the RPA consists primarily of a mix of commercial and residential land uses. Commercial uses are concentrated in the north end of the corridor. Residential uses are located mostly along Second Street (Route 31), south of Indiana Street.

Commercial. Commercial and retail uses are found throughout the RPA and do not have adequate parking and provision for loading and service. Commercial uses are interspersed with residential uses south of Indiana Street, and in some cases are part of a single-family residential structure. Obsolescence of several commercial structures has contributed to their long-term vacancy.

Residential. Several single-family residential properties are within the RPA, located mostly along the east side of Second Street, and interspersed with other land uses. Some of these structures also contain commercial uses.

Vacant Land. There is only one parcel of vacant land within the RPA, at the northwest corner of Indiana Street and First Street. The *Downtown St. Charles Strategy Plan, 2000* also identifies the presence of excessive surface lots, and underutilized land in general, throughout the RPA.

Industrial. Several light industrial uses exist within the RPA, located mostly in the southern half of the RPA, especially around the intersection of First Street and Prairie Street. These uses were found to have inadequate buffering from other uses and instances of environmental concern. Most of the property in the RPA south of Indiana Street is zoned as a Limited Manufacturing District (M1), a designation encompassing uses which are often incompatible within the context of the surrounding downtown.



3. Eligibility Analysis

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Based upon the conditions found within the RPA at the completion of *S. B. Friedman & Company's* research, it has been determined that the RPA meets the eligibility requirements of the Act as a blighted area. The following outlines the provisions of the Act to establish eligibility.

Under the Act, two (2) primary avenues exist to establish eligibility for an area to permit the use of tax increment financing for area redevelopment: declaring an area as a "blighted area" and/or a "conservation area."

"Blighted areas" are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. "Conservation areas" are those improved areas which are deteriorating and declining and soon may become blighted if the deterioration is not abated.

The statutory provisions of the Act specify how a district can be designated as a "blighted" and/or "conservation area" district based upon an evidentiary finding of certain eligibility factors listed in the Act. These factors are identical for each designation.

According to the Act, "blighted areas" must have a combination of five (5) or more of these eligibility factors acting in concert which threaten the health, safety, morals, or welfare of the proposed district. "Conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors which are detrimental to the public safety, health, morals, or welfare and which could result in such an area becoming a blighted area.

Factors For Improved Property

The thirteen (13) factors are listed at 65 ILCS 5/11-74.4-3 (a) and (b) and are defined in the Act as follows:

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

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

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 not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds

protruding through paved surfaces.

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.

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

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.

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 refers 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.

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.

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 and service.

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.

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.

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.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five 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 of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

As explained, "blighted areas" must have a combination of five (5) or more of these eligibility factors and "conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors.

Factors For Vacant Land

Under the provisions of the "blighted area" section of the Act, if the land is vacant, a combination of two (2) or more of the following six (6) factors also may be identified which combine to impact the sound growth in tax base for the proposed district.

Obsolete Platting of Vacant Land. This is where parcels of limited or narrow size or configurations of parcels of irregular size or shape make it difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or where platting has failed to create rights-of-ways for streets or alleys or has created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or has omitted easements for public utilities.

Diversity of Ownership. Diversity of ownership is when adjacent properties are owned by multiple parties. This factor applies when the number of owners of parcels of vacant land is sufficient to retard or impede the ability to assemble the land for development.

Tax and Special Assessment Delinquencies. This factor is present when tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property

Tax Code within the last 5 years..

Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land. Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development had not previously occurred on the vacant parcels.

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

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five 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 of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

Additionally, under the "blighted area" section of the Act, eligibility may be established for those vacant areas that would have qualified as a blighted area immediately prior to becoming vacant. Under this test for establishing eligibility, building records may be reviewed to determine that a combination of five (5) or more of the 13 "blighted area" eligibility factors were present immediately prior to demolition of the area's structures.

The vacant "blighted area" section includes six (6) other tests for establishing eligibility, but none of these are relevant to the conditions within the RPA.

Methodology Overview and Determination of Eligibility

Analysis of eligibility factors was done through research involving an extensive exterior survey of all properties within the RPA, as well as a review of building and property records. Property records include building code violation citations, building permit data, and assessor information. Our survey of the area established that there are thirty-nine (39) buildings within the RPA. In addition, to verify the age for the area buildings, field observations were compared to the recorded age of the buildings in property records obtained from the Township Assessor's office.

The areas located within the RPA are predominantly characterized by commercial structures of varying degrees of deterioration, with some residential and industrial parcels towards the south end of First Street. Our survey of the area established that there are 61 improved parcels and one (1) vacant parcel within the RPA. All properties were examined for qualification factors consistent with either "blighted area" or "conservation area" requirements of the Act. Based upon these criteria, the

properties within the RPA qualify for designation as a TIF Redevelopment Project Area as a "conservation area" as defined by the Act.

To arrive at this designation, *S. B. Friedman & Company* calculated the number of eligibility factors present on a building-by-building or parcel-by-parcel basis and analyzed the distribution of the eligibility factors within the RPA. When appropriate, we calculated the presence of eligibility factors on infrastructure and ancillary properties associated with the structures. The eligibility factors were correlated to buildings using aerial maps, property files created from field observations, and record searches. This information was then graphically plotted on a tax parcel map of the RPA to establish the distribution of eligibility factors, and to determine which factors were present to a major or minor extent.

Major factors are used to establish eligibility. These factors are present to a meaningful extent on a majority of the parcels and reasonably distributed throughout the RPA. Minor factors are supporting factors present to a meaningful extent on some of the parcels or on a scattered basis. Their presence suggests that the area is at risk of experiencing more extensive deterioration and disinvestment.

While it may be concluded under the Act that the mere presence of the minimum number of the stated factors may be sufficient to make a finding as a blighted area, this evaluation was made on the basis that the conservation area factors must be present to an extent that indicates that public intervention is appropriate or necessary. Secondly, the conservation area factors must be reasonably distributed throughout the RPA so that non-qualifying areas are not arbitrarily included in the RPA simply because of proximity to areas that qualify as a conservation area.

Conservation Area Findings

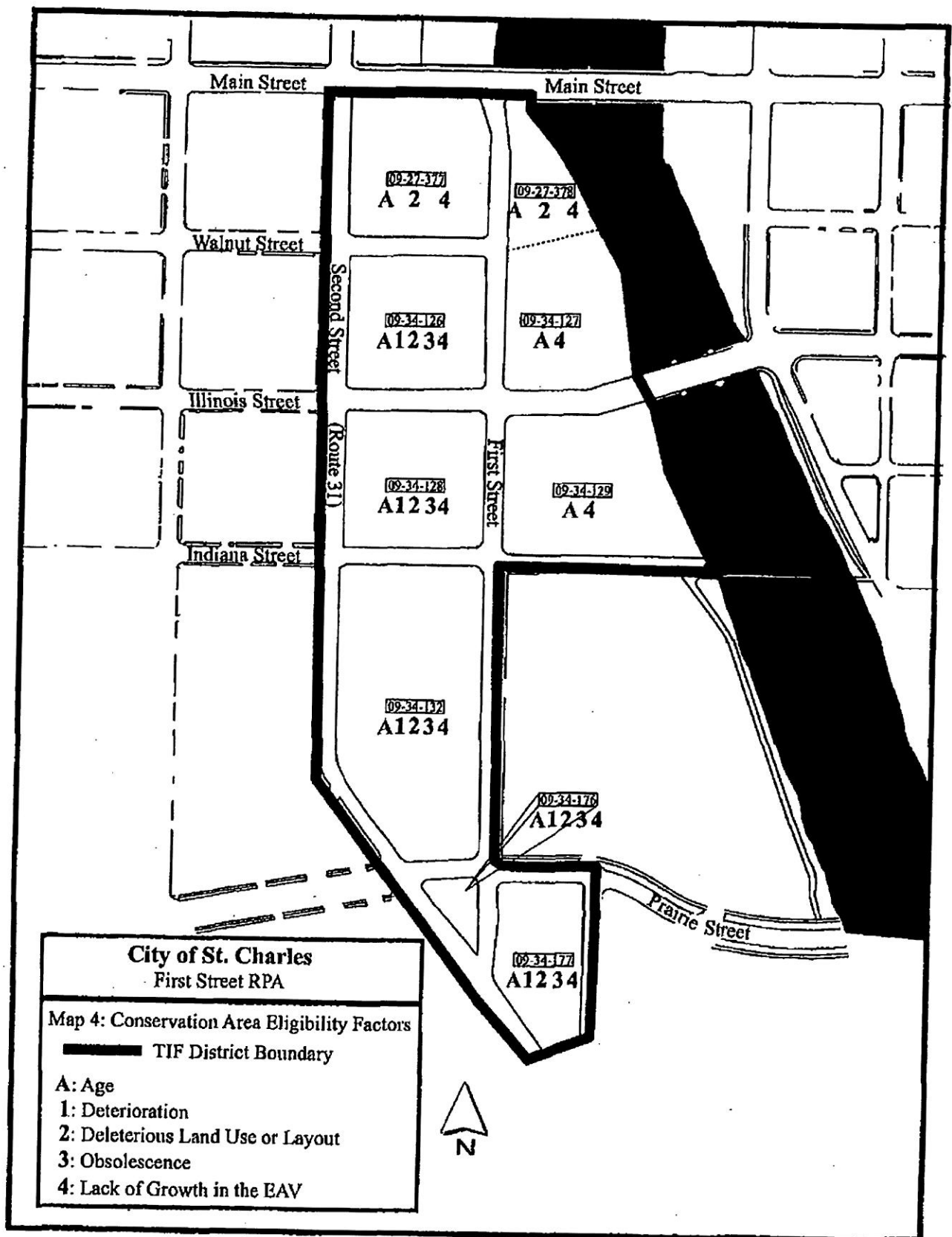
As required by the Act, within a conservation area, at least 50% of the buildings must be 35 years of age and older, and at least three (4) of the thirteen (13) eligibility factors for improved property must be found present to a major extent within the RPA.

Our research has revealed that the following four (4) factors for improved property are present to a major extent:

- Deterioration;
- Deleterious Land Use or Layout;
- Obsolescence; and
- Lack of Growth in EAV.

Based on the presence of these factors, the RPA meets the requirements of a "conservation area" under the Act.

The Eligibility Factors-By-Block Table in Appendix 2 details the eligibility factors by building and by block within the RPA. Map 4 illustrates the distribution of those eligibility factors found to be present to a major extent by depicting for each block the respective factors were found to be present



to a meaningful degree. The following sections summarize our field research as it pertains to each of the identified eligibility factors found within the RPA.

MAJOR FACTORS

1. Deterioration

Twelve (12) of the thirty-nine (39) buildings (31%) within the study area demonstrate a significant level of deterioration. Cataloged deterioration included the occurrence of major defects in building components, including collapsed or missing gutters and down spouts, cracked, broken or missing windows, evidence of roof leaks, building foundation problems, and cracked exterior wall surfaces. These are structural conditions not readily correctable through normal maintenance.

In addition, significant deterioration was documented on accessory buildings and ancillary property within the study area. Accessory buildings and ancillary property include garages, surface parking lots, and property enclosed with fencing.

Structural deterioration, coupled with deterioration of ancillary structures and property is indicative of an area that is at risk of becoming blighted without direct intervention.

2. Deleterious Land Use and Layout

Deleterious land use and layout was evaluated on a parcel-by-parcel and an area-wide basis. This factor may be present regardless of whether or not a structure exists on a parcel. Therefore, it was necessary to evaluate deleterious land use and layout in this manner. There are sixty-one (61) improved parcels within the study area. Twenty-four (24) of the improved parcels (39%), directly exhibit deleterious land use or layout, however the configuration of parcels and land uses on some blocks was such that the entire block can be considered to suffer from deleterious land use and layout when evaluated on an, "area-wide" basis.

Instances of deleterious land use or layout include shallow lot depths, insufficient vehicular access, non-conforming land uses and incompatible land use relationships. Deleterious land use or layout exists in several forms throughout the study area and its impact and extent are sufficient to adversely affect the growth and development of the entire study area and also to aggravate traffic patterns and pose special hazards for pedestrians who shop or live in the study area.

Three of the four blocks between Main Street and Illinois Street have irregularly shaped parcels, or poorly configured parcels and in several cases, insufficient setbacks from these roads. Both west and south of this intersection are parcels encompassing a range of different and often incompatible land uses. South of Illinois Street, commercial, light industrial, and residential uses exist side-by-side, and have been developed in an uncoordinated manner. This results in immediate hazards to traffic and pedestrians, the potential obsolescence of some of the properties, and significant obstacles to future development. In several documented instances, the layout of the parcels and the uncoordinated nature of the development has resulted in the obsolescence of parcels which would be very difficult to develop without intervention.

3. Obsolescence

Obsolescence, either functional, economic, or some combination of both, was documented for twelve (12) of the thirty-nine (39) buildings (31%) within the study area. Some of the commercial/light industrial buildings in the study area were designed for uses that have become outmoded. Reconfiguration and rehabilitation of such structures would result in substantial cost to any future user and therefore would render the structure functionally obsolete. This functional obsolescence directly inhibits the redevelopment of these properties due to the enormous practical disadvantages faced by potential new users.

In addition to functional obsolescence, the economic obsolescence of some area properties is demonstrated by the stagnant, or in some cases declining, assessed valuation (other than routine increases attributable to the effect of inflation upon triennial reassessment values), and observations in the field that certain properties are falling into disuse. Economically obsolete buildings and properties have an adverse effect on nearby properties and detract from the physical, functional, and economic vitality of the surrounding community.

4. Lack of Growth in EAV

The total equalized assessed value (EAV) is a measure of the property value in the study area. The Equalized Assessed Value history of all the included tax parcels in the study area was tabulated for the last six years for which information is currently available. A lack of growth in EAV has been found for the study area in that the rate of growth in property values (as measured by EAV) of the study area has been less than that of the balance of the City of St. Charles for four out of the last five years for which information is available (1995 through 2000). The basis for this finding is summarized in Table 1 below. The lack of growth in EAV within the area is one of the strongest indicators that the area as a whole is beginning to fall into decline.

Table 1: Percent Change in Annual Equalized Assessed Valuation (EAV)

	Percent Change in EAV 1995/1996	Percent Change in EAV 1996/1997	Percent Change in EAV 1997/1998	Percent Change in EAV 1998/1999	Percent Change in EAV 1999/2000
TIF Study Area	3.22%	7.05%	-2.24%	10.54%	6.89%
Balance of the City of St. Charles (Kane County portion)	6.40%	7.19%	4.84%	4.07%	10.14%
Balance of the City of St. Charles (Total)	6.32%	7.28%	4.89%	4.56%	10.63%

MINOR SUPPORTING FACTORS

In addition to the factors that previously have been documented as being present to an extent sufficient to qualify the study area, the presence of three additional factors was documented in the study area. These additional factors reinforce the case that the study area is gradually declining through disinvestment. Left unchecked, these conditions could accelerate the continued decline of the study area, and combined with those factors that have been used to qualify the study area as a "conservation area" or "blighted area," could lead to more widespread and intensive commercial and residential disinvestment.

A. Excessive Land Coverage

Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Ten (10) of the thirty-nine (39) buildings (25%) within the study area exhibit problem conditions which warrant the finding of this factor to be present. Examples of problem conditions found in the study area which constitute "excessive land coverage" include a lack of reasonably required off-street parking and inadequate provision for loading and service. This factor was found to exist mainly around the intersection of Main Street and First Street. The buildings at this intersection were built in a different context than the present-day standards of development, and do not have adequate provision for loading and service and or reasonably required off-street parking resulting in the over-intensive use of property and exacerbating the problems of traffic and congestion in the general area. Such problems illustrate the adverse impact that excessive land coverage can have on surrounding areas, not just individual properties. These problems limit the opportunities for continued growth and development and have the overall effect of reducing the competitiveness of area businesses. Additionally, the safety of pedestrians may be threatened in this environment.

B. Inadequate Utilities

A review of the City's underground infrastructure in an April 1996 study by Black & Veatch found that inadequate underground utilities affect most of the parcels within the study area south of Indiana Street (approximately 20% of the total parcels in the study area). This limits the potential for growth and development, especially in the southern portion of the study area. Future growth and development in the area would almost certainly require substantial infrastructure investment.

C. Lack of Community Planning

Lack of community planning is an area-wide factor, not necessarily attributable to any one parcel. The study area in general was developed prior to the implementation or guidance of a comprehensive community plan or in some cases, development occurred that is no longer consistent with the current plans of the community. This is evidenced by the fact that the study area contains irregular and obsolescent parcel configurations, has incompatible land uses, and has a lack of buffering between land uses. Lack of community planning limits potential redevelopment opportunities within the study area.

4. *Redevelopment Project and Plan*

Redevelopment Needs of the RPA

The existing land use pattern and physical conditions in the RPA suggest eight (8) redevelopment needs for the area:

- redevelopment of vacant and underutilized parcels;
- site preparation, site assembly, demolition, and environmental remediation;
- streetscape and infrastructure improvements;
- better vehicular and pedestrian circulation patterns;
- capital improvements for public facilities and institutional uses, including parks and open space, that further the objectives set forth in the Redevelopment Project and Plan;
- creation of a public parking structure;
- resources for retail, commercial, and mixed-use development; and
- job training assistance.

The Redevelopment Plan identifies tools for the City to: support the establishment and improvement of the RPA as a cohesive and vibrant mixed-use corridor consistent with the City's Comprehensive Plan and the *Downtown St. Charles Strategy Plan, 2000*; support other improvements that serve the redevelopment interests of the local community and the City; and assist existing businesses to expand and improve their places of business, and/or other mechanisms as set forth in the Redevelopment Plan.

Currently, the RPA is characterized by conflicting land-use patterns, poor vehicular and pedestrian access and a lack of reasonably required parking, signs of structural deterioration, vacant and underdeveloped properties, and an overall lack of growth in property values. These area and building conditions are minimizing the value of commercial and mixed-use properties in the area compared to other commercial and residential districts elsewhere in the City and surrounding municipalities, limiting local area employment opportunities and growth, and contributing to the lack of new investment within the RPA.

The public improvements outlined in the Redevelopment Plan will create an environment conducive to private investment and redevelopment within the RPA. The goals, objectives, and strategies discussed below have been developed to address these needs and to facilitate the sustainable redevelopment of the RPA. To support specific projects and encourage future investment in the RPA, public resources including tax increment financing may be used to facilitate site assembly, site preparation, and demolition for future private sector redevelopment activities; improve RPA infrastructure and new public facilities; create an identity for the area and the community; and support building rehabilitation. The private sector often acquires and assembles property to create redevelopment opportunities and suitable sites for modern development needs. Property assembly and demolition by the private sector to meet the goals, policies, or objectives of this Redevelopment Plan can be assisted using tax increment revenues.

Ultimately, the goals, objectives and strategies are designed to redevelop the RPA as a vibrant mixed-use commercial district and downtown gateway, providing new and enhanced commercial

and public activities that complement and service the residential population while improving the image and visibility of the City as a whole. Furthermore, redevelopment of the RPA affords an opportunity for creation of a pedestrian-friendly shopping district to complement the businesses found on Main Street as outlined in the *Downtown St. Charles Strategy Plan, 2000*.

Goals, Objectives, and Strategies

Goals, objectives, and strategies designed to address the needs of the community form the overall framework of the Redevelopment Plan for the use of anticipated tax increment funds generated within the RPA.

Goal. The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the RPA as a conservation area; to provide the direction and mechanisms necessary to stimulate the redevelopment of vacant and underutilized parcels; and to establish the RPA as a cohesive and vibrant mixed-use corridor that provides a comprehensive range of commercial and retail uses to the surrounding residential community while accommodating residential and institutional uses where appropriate. Redevelopment of the RPA will strengthen the economic base and improve the image of the City as a whole. The City's "Priority Survey" of St. Charles residents over the last several years has consistently shown that one of the most important priorities for the City of St. Charles should be to maintain an attractive and vital downtown.

Rehabilitation and redevelopment of the RPA are to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use tax increment financing, as well as other funding sources, to reinforce and encourage further private investment.

These activities are representative of the types of projects contemplated to be undertaken during the life of the RPA. Market forces are critical to the completion of these projects. Phasing of projects will depend on the interests and resources of both public and private sector parties. Not all projects will necessarily be undertaken. Further, additional projects may be identified throughout the life of the RPA. To the extent that these projects meet the goals of this Redevelopment Plan and the requirements of the Act and budget outlined in the next section, these projects may be considered for tax increment funding.

Objectives. Twelve (12) broad objectives support the overall goal of area-wide revitalization of the RPA. These include:

1. Foster the development of the First Street corridor as an auto and pedestrian-friendly retail corridor that enhances the overall quality of life of City residents and serves as an appropriate gateway to the downtown district of the City of St. Charles;
2. Provide resources for streetscaping and landscaping to visually link diverse land uses and create a cohesive and integrated identity for a mixed-use First Street corridor that is attractive to pedestrian traffic;

3. Reinforce a downtown identity through such improvements as gateway features, signage, and other public and private improvements;
4. Facilitate the development of new public facilities, parks, and open space in appropriate locations throughout the RPA as needed and in accordance with the Redevelopment Plan, including the creation of a continuous pedestrian loop along the Fox River between Main Street and Prairie Street and the development of pedestrian connections between First Street and the Fox River;
5. Facilitate the provision of adequate on- and off-street parking for visitors, employees, and customers of the RPA;
6. Facilitate the assembly, preparation, and marketing of vacant and underutilized sites for rehabilitation and/or new retail, commercial, institutional, and residential development, and provide for corrective actions to address environmental problems to permit development and redevelopment, as needed or appropriate;
7. Foster the improvement and/or creation of the public infrastructure where needed, including sidewalks, streets, curbs, gutters, underground water and sanitary systems, and stormwater detention of adequate capacity to facilitate the rehabilitation of properties within the RPA as well as the construction of new retail, commercial, residential, and mixed-use development where appropriate;
8. Support the goals and objectives of other overlapping plans, including the *Downtown St. Charles Strategy Plan, 2000* (prepared for the City of St. Charles by the Downtown Professionals Network), and the First Street Business District. Coordinate available federal, state, and local resources to further the goals of this redevelopment plan;
9. Promote a comprehensive development plan that includes a detailed parking and traffic plan that will address potential access/curb-cut consolidation, on-street parking, and the creation of pedestrian links to the Fox River;
10. Strengthen the economic well-being of the RPA and the City of St. Charles by providing resources for rehabilitated and new commercial, residential, and mixed-use development in the RPA, as appropriate;
11. Provide opportunities for women-owned, minority-owned, and locally owned businesses to share in the job and construction opportunities associated with the redevelopment of the RPA; and
12. Support job training programs and increase employment opportunities, including welfare to work programs, for individuals working in area businesses.

Strategies. Redevelopment and rehabilitation of specific sites within the RPA will be supported in order to stimulate private investment and enhance the RPA. Development of vacant and

underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites. These objectives will be implemented through four (4) specific and integrated strategies. These include:

1. **Implement Public Improvements.** A series of public improvements throughout the RPA may be designed and implemented to help define and create an identity for the area and sub-areas, prepare sites for anticipated private investment, and create a more conducive environment for retail, commercial, residential, and institutional development.

Public improvements may include the construction of public parking facilities, streetscaping, new or improved street and sidewalk lighting, new or improved sidewalks and streets, new or improved underground infrastructure, stormwater detention of adequate capacity, the creation of parks, trails, and open space, and other public improvements consistent with the Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

2. **Facilitate Property Assembly, Demolition, and Site Preparation.** Sites may be acquired and assembled by the City to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential developers and will streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Redevelopment Plan.

To meet the goals, policies or objectives of this Redevelopment Plan, the City may acquire and assemble other property throughout the RPA. Land assemblage by the City may be done by purchase, exchange, donation, lease, or eminent domain, and may be for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the City may require written development agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

3. **Encourage Private Sector Activities and Support Rehabilitation and New Development.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Redevelopment Plan.
4. **Assist Existing Businesses and Property Owners.** The City may provide assistance to support existing businesses and property owners in the RPA. This may include financial and

other assistance for building rehabilitation, facade improvements, leasehold improvements, and new construction of private facilities such as plazas and other pedestrian amenities.

Proposed Future Land Use

The proposed future land use of the RPA reflects the objectives of the Redevelopment Plan, which works to provide direction for the marketing of vacant and under-utilized sites in the RPA for redevelopment activities, to support the improvement of the RPA as an active mixed-use downtown gateway corridor, and to support other improvements such as public infrastructure and open space that serve the redevelopment interests of the local community and the City. The proposed objectives are compatible with the City's Comprehensive Plan and the *Downtown St. Charles Strategy Plan, 2000* for the future improvement and redevelopment of the First Street corridor prepared by the Downtown Professionals Network.

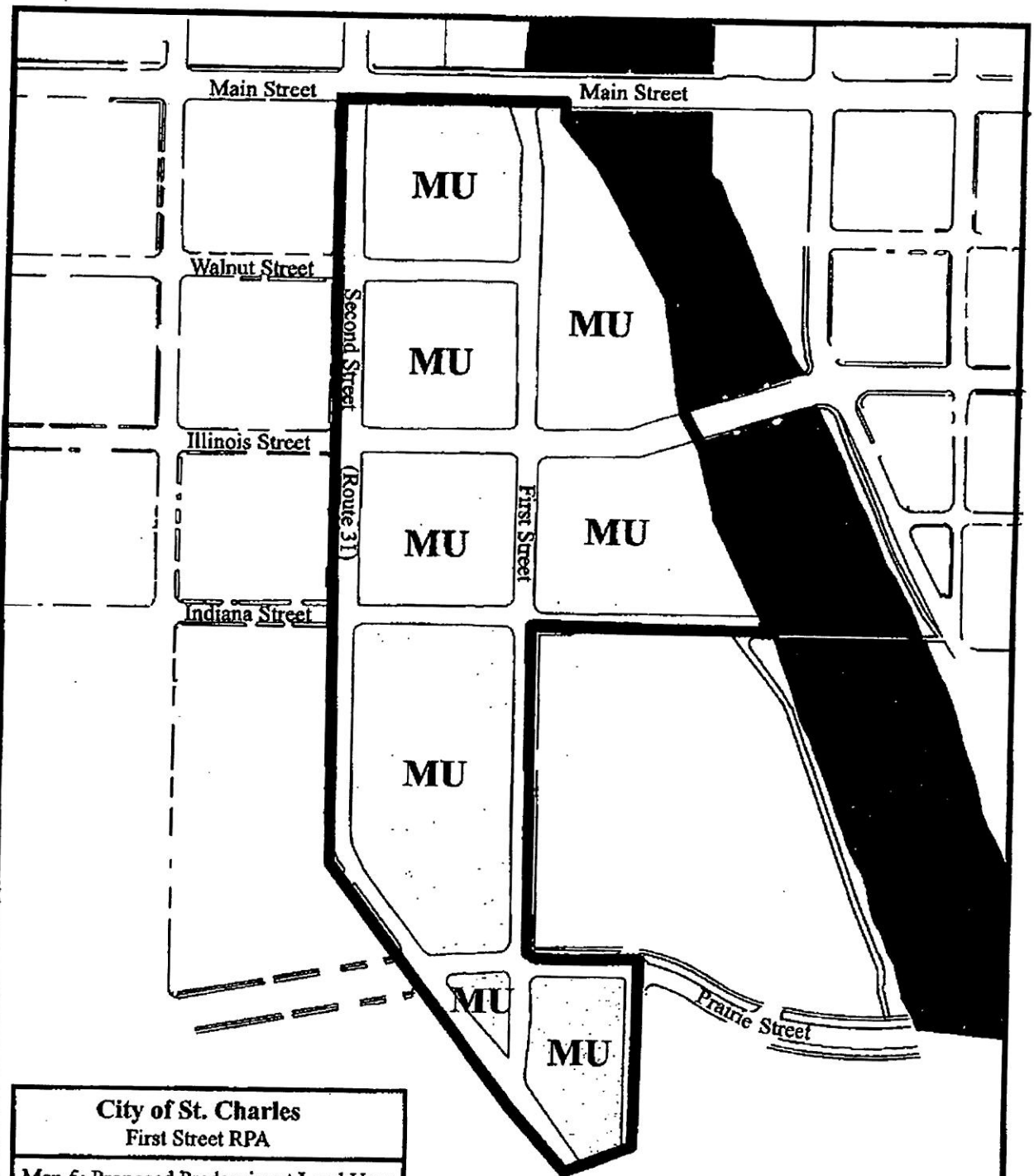
These proposed predominant land uses are detailed on Map 5. As noted on Map 5, the uses listed are to be predominant future uses for the area indicated, and are not exclusive of any other uses.

Housing Impact and Related Matters

As set forth in the Act, if the redevelopment plan for the redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan.

The project area contains an estimated nine (9) residential units, of which seven (7) are occupied residential units, therefore a Housing Impact Study is not required by the Act. If occupied residential units whose inhabitants are to be removed as a result of this Plan happen to be households of low- or very low-income then, as set forth in the Act, this Plan shall provide, with respect to inhabited housing units that are to be removed for households of low-income and very low-income persons, affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility criteria. For the purposes of this Plan, pursuant to the Act, "low-income households," "very low-income households," and "affordable housing" have the meanings set forth in the Illinois Affordable Housing Act. The municipality shall make a good faith effort to ensure that this affordable housing is located in or near the redevelopment project area within the municipality.

The City of St. Charles hereby certifies that the implementation of this Redevelopment Plan and Project will not result in the displacement of residents from 10 or more inhabited residential units.



City of St. Charles
First Street RPA

Map 5: Proposed Predominant Land Uses

- ☐ Mixed Use
- Commercial
 - Office
 - Residential
 - Public/Parks/Open Space



S. B. Friedman & Company
Real Estate Advisors and Development Consultants

5. Financial Plan

Eligible Costs

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this plan pursuant to the Act. The City proposes to realize its goals and objectives of redevelopment through public finance techniques, including, but not limited to, tax increment financing, and by undertaking certain activities and incurring certain costs. Some of the costs listed below are eligible costs under the Act pursuant to an amendment to the Act that became effective November 1, 1999. Such eligible costs may include, without limitation, the following:

1. Costs of studies, 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 sites within the area to prospective businesses, developers, and investors, financial, planning or other services, related hard and soft costs, and other related expenses; provided however, that no such charges for professional services may be based on a percentage of the tax increment collected;
2. 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, and clearing and grading of land, 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;
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures and leasehold improvements;
4. Costs of the construction of public works or improvements consistent with the Act, including 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;
5. Costs of job training and retraining projects including the costs of welfare to work programs implemented by businesses located within the redevelopment project area;
6. 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 hereunder including interest 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 and interest accruing during a construction period;
7. All or a portion of a taxing district's capital costs resulting from the redevelopment project

necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and project, to the extent the municipality by written agreement accepts and approves such costs;

8. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
9. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or under the Act;
10. Payment in lieu of taxes;
11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and taxing district(s), which agreement describes the program to be undertaken, including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public and Community College Act as cited in the Act and by the school districts of cost pursuant to Section 10-22.20a and 10-23.3a of the School Code as cited in the Act.
12. Interest costs incurred by a developer 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 (1) year may not exceed thirty percent (30%) of the annual interest costs incurred by the redeveloper with regard to the development 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 (12) then the amount 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 thirty percent (30%) of the total of (i) cost paid or incurred by the developer 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; and

- e. The percentage increases from thirty percent (30%) to seventy-five percent (75%) for the interest cost incurred by a redeveloper 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.
 - f. Instead of the interest costs described above in paragraphs 12b. and 12d., a municipality may pay from tax incremental revenues up to 50% of the cost of construction, renovation, and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act;
13. Unless explicitly stated in the Act and as provided for in relation to low- and very low-income housing units, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

Estimated Redevelopment Project Costs

The estimated eligible costs of this Redevelopment Plan are shown in Table 3. The total eligible cost provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan. Additional funding in the form of State and Federal grants, private developers contributions and other outside sources may be pursued by the City as a means of financing improvements and facilities which are of benefit to the general community.

Table 3: Estimated TIF Eligible Costs	
Project/Improvements	Estimated Project Costs*
Professional Services	\$250,000
Property Assembly: including site preparation and environmental remediation	\$5,500,000
Rehabilitation Costs (Commercial and Residential)	\$500,000
Eligible Construction Costs	\$100,000
Relocation	\$100,000
Public Works or Improvements (1)	\$8,000,000

Job Training	\$100,000
Interest Costs	\$100,000
TOTAL REDEVELOPMENT COSTS (2)	\$14,650,000

* Exclusive of capitalized interest, issuance costs, and other financing costs

(1) This category also may include the reimbursement of capital costs of taxing districts including schools resulting from the redevelopment project necessarily incurred in the furtherance of the objectives of the Redevelopment Project Area Plan and Project to the extent the City by written agreement accepts and approves such costs.

(2) All costs are in 2001 dollars and may be increased by the rate of inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U. S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

Adjustments to the estimated line item costs in Table 3 are expected and may be made by the City without amendment to the Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the City Board to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/1-74.4-3(q)(11)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Redevelopment Plan. In the event of such amendment(s), the City may add any new eligible redevelopment project costs as a line item in Table 3, or otherwise adjust the line items in Table 3 without amendment to this Redevelopment Plan. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Redevelopment Plan.

Phasing and Scheduling of the Redevelopment

Certain projects within the RPA shall be governed by the terms of written redevelopment agreements entered into between a designated developer and the City. Other projects will consist of City reimbursements of the specified eligible redevelopment costs of applicants who qualify under various programs developed by the City and approved by the City Board.

Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The Redevelopment Plan shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City Treasurer

as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third year calendar year following the year in which the ordinance approving this redevelopment project area is adopted (by December 31, 2026, if the ordinances establishing the RPA are adopted in 2002).

Sources of Funds to Pay Costs

Funds necessary to pay for redevelopment project costs and/or municipal obligations which may be issued or incurred to pay for such costs are to be derived principally from tax increment revenues and/or proceeds from municipal obligations which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the City may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The City may incur Redevelopment Project Costs which are paid from the funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes.

The tax increment revenue which will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the redevelopment project area over and above the certified initial equalized assessed value of each such property. Without the use of such incremental revenues, the redevelopment project area is not likely to redevelop.

Other sources of funds which may be used to pay for development costs and associated obligations issued or incurred include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

The First Street RPA is contiguous to the Hotel Baker RPA and may, in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act. The City may utilize net incremental property tax revenues received from the First Street RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the RPA made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the RPA, shall not at any time exceed the total Redevelopment Project Costs described in Table 3 (Estimated TIF Eligible Costs) of this Redevelopment Plan.

The First Street RPA may become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Illinois Industrial Jobs Recovery Law, (65 ILCS 5/11-74.61-1 et. seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the RPA, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the RPA be made available to support any such redevelopment project areas, and vice versa. The City, therefore, proposes to

utilize net incremental revenues received from the RPA to pay eligible redevelopment projects costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the RPA and such areas. The amount of revenue from the RPA so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the RPA or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 3 of this Redevelopment Plan.

If necessary, the redevelopment plans for other contiguous redevelopment project areas that may be or already have been created under the Act may be drafted or amended as applicable to add appropriate and parallel language to allow for sharing of revenues between such districts.

Issuance of Obligations

To finance project costs, the City may issue bonds or obligations secured by the anticipated tax increment revenue generated within the RPA, or such other bonds or obligations as the City may deem as appropriate. The City may require the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within the time frame described under "Phasing and Scheduling of the Redevelopment" above. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves, bond sinking funds, and redevelopment project costs. To the extent that real property tax increment is not required for such purposes or otherwise required, pledged, earmarked, or otherwise designated for anticipated redevelopment costs, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act.

Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the RPA is to provide an estimate of the initial EAV which the Kane County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the RPA. The 2000

EAV of all taxable parcels in the RPA is approximately \$4,309,765. The total EAV is subject to verification by the Kane County Clerk. After verification, the final figure shall be certified by the Kane County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Kane County. The total EAV amounts by PIN for the RPA are summarized in Appendix 3.

Anticipated Equalized Assessed Valuation

By 2025, the EAV for the RPA will be approximately \$24,000,000. This estimate is based on several key assumptions, including: (1) an inflation factor of 2.5% per year on the EAV of all properties within the RPA, and (2) an equalization factor of 1.000.

6. Required Findings and Tests

Lack of Growth and Private Investment

The City is required under the Act to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a tax increment financing district.

New investment that occurred in the study area in the past five years mostly consists of renovations to three buildings. A significant amount of the renovation that has occurred has been undertaken with public assistance through the City's facade treatment program. Taken as a whole, the study area has not been subject to widespread growth and development through investment by private enterprise.

The study area is located entirely within St. Charles Township. From 1995 through 2000 (the last year for which data is available), the growth of equalized assessed valuation ("EAV," which is the value of property from which property taxes are based) in the study area was actually negative as the total taxable value of land has decreased. The compound annual growth rate of EAV for the study area was 5.00% between 1995 and 2000. In comparison, the compound annual growth rate of EAV was 6.72% for the whole of the City of St. Charles over the same period of time.

As another method to examine the scope of new investment in the study area, *S. B. Friedman & Company* examined building permit data provided by the City of St. Charles Building Department. Specifically, we examined building permit data for the period from 1996 through 2000 which revealed that 25 permits were issued within the study area totaling approximately \$916,341, with no permits issued for new construction, and three permits issued for demolition. However, almost 70% of the total value of these permits was due to the remodeling of only two of the 36 buildings in the study area. Excluding these two buildings the total value of permits issued over the five-year period was only \$281,341. On average over our five-year study period, privately initiated permits amounted to approximately \$183,268 per year of total private investment, or less than 2% of the total St. Charles Township Assessor's estimate of market value of all property within the study area. At this rate, it would take the private market a substantial amount of time to replace the current Assessor's market value of the study area.

The impact on surrounding properties of the property investment on which building permits were issued has been isolated and minimal. These investments and existing property improvements have not stimulated widespread new private investment in the study area as a whole. Public investment through the City's facade improvement program (a 50% matching program) totaled approximately \$200,000 (or about 20% the total value of building permits issued). Several buildings in the RPA have remained vacant for over a year.

Finding: The Redevelopment Project Area (RPA) 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 the Redevelopment Plan.

But for...

The City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the RPA.

Without the support of public resources, the redevelopment objectives for the study area would most likely not be realized. The area-wide improvements and development assistance resources needed to redevelop and revitalize the study area as a mixed-use commercial district are extensive and costly, and the private market, on its own, has shown little ability to absorb all of these costs. Public resources to assist with site preparation, environmental remediation, and public infrastructure improvements are needed to leverage private investment and facilitate area-wide redevelopment consistent with the City's Comprehensive Plan. TIF funds can be used to fund site assembly and preparation, environmental remediation, infrastructure improvements, and building rehabilitation. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without TIF designation for the RPA.

Finding: But for the adoption of this Redevelopment Plan, critical resources will be lacking that would otherwise support the redevelopment of the RPA and the RPA would not reasonably be anticipated to be developed.

Conformance to the Plans of the City

The RPA and Redevelopment Plan must conform to the comprehensive plan for the City, conform to the strategic economic development plans, or include land uses that have been approved by the City Council.

Dates of Completion

The dates of completion of the project and retirement of obligations are described under "Phasing and Scheduling of the Redevelopment" in Section 5 above.

Financial Impact of the Redevelopment Project

As explained above, without the adoption of this Redevelopment Plan and tax increment financing, the RPA is not expected to be redeveloped by private enterprise. Additionally, there is a genuine threat that blighting conditions will continue to exist and spread, and that the entire area will become a less attractive place to maintain and improve existing buildings and sites. The decline of property values within the RPA also may lead to a decline of property values in surrounding areas and could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the life of the RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting

conditions, creating new jobs, and promoting rehabilitation and development in the RPA.

This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized, real estate tax increment revenues from the increases in EAV over and above the certified initial EAV (established at the time of adoption of this document by the City) may be used to pay eligible redevelopment project costs for the RPA. At the time when the RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the RPA will be distributed to all taxing district levying taxes against property located in the RPA. These revenues will then be available for use by the affected taxing districts.

Demand on Taxing District Services and Program to Address Financial and Service Impact

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such financial impacts or increased demand.

The City intends to monitor development in the area and with the cooperation of the affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

Given the preliminary nature of the Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this plan. The following major taxing districts and associated pension funds, presently levy taxes on properties within the RPA:

- Kane County
- Kane County Forest Preserve
- St. Charles Township
- St. Charles Township Road District
- St. Charles Cemetery
- St. Charles Library
- City of St. Charles
- St. Charles Park District
- St. Charles School District 303
- Elgin Community College
- St. Charles Special Service Area 1A
- St. Charles Special Service Area 1B

The tax incremental revenues derived from the two Special Service Areas which overlap parts of the RPA may be used within the RPA for the purposes permitted by the Special Service Area Tax Act or Law as well as the purposes permitted under the Tax Increment Allocation Redevelopment Act.

Replacement of vacant and under-utilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. At this time no special programs are proposed for these taxing districts. Should demand increase, the City will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

7. Provisions for Amending Action Plan

This Redevelopment Plan and Project document may be amended pursuant to the provisions of the Act.

Major changes to this redevelopment that take effect after the original public hearing can occur if the City gives notice, convenes a joint review board, and conducts a public hearing as provided by the Act. Minor changes which do not

- Add additional parcels of property to the RPA;
- Substantially affect the general land uses proposed in the redevelopment plan;
- Substantially change the nature of or extend the life of the RPA; or
- Increase the number of low or very low income buildings displaced from the RPA;

can be made provided that the City gives notice to the affected taxing bodies, to the persons listed on the interested party registry, and publishes the changes to a newspaper in general circulation as provided in the Act.

8. Commitment to Fair Employment Practices and Affirmative Action Plan

The City of St. Charles is an equal opportunity employer. As part of this Redevelopment Project and Plan the City will work with any developers who assist in the redevelopment of the RPA to implement an effective affirmative action program that conforms to City policies and practices.

This program will ensure equal opportunity for all personnel regardless of race, color, religion, sex, age, marital status, handicapped status, nation of origin, sexual preference, creed, or ancestry. All entities involved are responsible for conformance to the policy that is put in place.

Appendix 1:
Boundary and Legal Description

That part of the Northwest Quarter and the Southwest Quarter of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian in the City of St. Charles, Kane County, Illinois, described as follows:

Beginning at the northeast corner of Block 44 in the Original Town of St. Charles, said point also being the intersection of the south right-of-way line of Main Street (Illinois Route 64) and the westerly right-of-way line of 2nd Street (Illinois Route 31); thence easterly along said southerly right-of-way line to the west bank of the Fox River; thence southerly along said west bank to the southerly right-of-way line of Indiana Street; thence westerly along said southerly right-of-way line to the easterly right-of-way line of 1st Street; thence southerly along the easterly right-of-way line of 1st Street to the northerly right-of-way line of Prairie Street; thence easterly along said northerly right-of-way line of Prairie Street to the northerly extension of the west line of Lot 5 in the Piano Factory of St. Charles Subdivision; thence southerly along the west line of said Lot 5 and the northerly extension thereof to the most southerly corner of said Lot 5; thence southwesterly along the extension of the southeasterly line of said Lot 5 to the westerly right-of-way line of 2nd Street (Illinois Route 31); thence northerly along said westerly right-of-way line of 2nd Street to the Point of Beginning.

Appendix 2:
Eligibility Factors By Block Table

Qualifying Eligibility Factors by Block

Tax Parcel Block Number*		Age	Deterioration	Obsolescence	Deleterious Land Use or Layout	Lack of Growth in EAV**
1	09 - 27 - 377	x				
2	09 - 27 - 378	x			x	x
3	09 - 34 - 126	x	x		x	x
4	09 - 34 - 127	x		x	x	x
5	09 - 34 - 128	x	x	x	x	x
6	09 - 34 - 129	x	x			x
7	09 - 34 - 132	x	x	x	x	x
8	09 - 34 - 176	x	x	x	x	x
9	09 - 34 - 177	x	x	x	x	x
Totals		9 100%	6 67%	5 56%	7 78%	9 100%

* The blocks are depicted on Map 4

** Area-wide factor

Note: Percentages shown refer to the percentage of blocks in the RPA that exhibit the factor to a meaningful extent. Not all factors were able to be evaluated in the field or researched adequately to demonstrate their presence. This does not mean that other factors do not exist in the study area.

Appendix 3:
Summary of EAV by PIN

EAV By PIN

	Study Area PINs	2000 EAV	1999 EAV	1998 EAV	1997 EAV	1996 EAV	1995 EAV
1	09 - 27 - 377 - 002	\$ 195,955	\$ 175,939	\$ 200,872	\$ 187,801	\$ 150,965	\$ 147,752
2	09 - 27 - 377 - 004	\$ 59,253	\$ 61,552	\$ 42,466	\$ 43,931	\$ 42,466	\$ 41,561
3	09 - 27 - 377 - 005	\$ 61,917	\$ 64,076	\$ 50,304	\$ 52,040	\$ 50,304	\$ 49,234
4	09 - 27 - 377 - 006	\$ 60,642	\$ 57,471	\$ 22,155	\$ 22,918	\$ 22,155	\$ 21,683
5	09 - 27 - 377 - 007	\$ 108,141	\$ 58,944	\$ 28,112	\$ 29,082	\$ 28,112	\$ 27,513
6	09 - 27 - 377 - 009	\$ 37,853	\$ 35,875	\$ 34,604	\$ 35,798	\$ 34,604	\$ 33,867
7	09 - 27 - 377 - 010			\$ -	\$ -	\$ -	\$ -
8	09 - 27 - 377 - 011			\$ 9,239	\$ 9,558	\$ 9,239	\$ 9,041
9	09 - 27 - 377 - 012	\$ 179,566	\$ 171,835	\$ 137,463	\$ 142,205	\$ 137,463	\$ 136,007
10	09 - 27 - 377 - 014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	09 - 27 - 377 - 015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	09 - 27 - 377 - 016	\$ 48,169	\$ 45,651	\$ 44,252	\$ 45,779	\$ 44,252	\$ 43,518
13	09 - 27 - 377 - 017	\$ 174,882	\$ 165,738	\$ 87,678	\$ 90,702	\$ 87,678	\$ 85,812
14	09 - 27 - 377 - 018	\$ 30,554	\$ 48,630	\$ 49,380	\$ 51,083	\$ 49,380	\$ 48,329
15	09 - 27 - 377 - 019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16	09 - 27 - 377 - 020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17	09 - 27 - 377 - 021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18	09 - 27 - 377 - 022	\$ 17,728	\$ 14,701				
19	09 - 27 - 378 - 001	\$ 100,143	\$ 94,907	\$ 97,274	\$ 102,350	\$ 97,274	\$ 94,184
20	09 - 27 - 378 - 002	\$ 68,685	\$ 65,094	\$ 50,495	\$ 52,236	\$ 50,495	\$ 49,420
21	09 - 27 - 378 - 003	\$ 102,114	\$ 96,785	\$ 85,144	\$ 88,081	\$ 85,144	\$ 83,332
22	09 - 34 - 126 - 002	\$ 60,324	\$ 60,488	\$ 72,544	\$ 73,109	\$ 68,112	\$ 65,980
23	09 - 34 - 126 - 005	\$ 46,773	\$ 44,328	\$ 28,921	\$ 29,918	\$ 28,921	\$ 28,306
24	09 - 34 - 126 - 006	\$ 49,414	\$ 46,831	\$ 28,921	\$ 29,918	\$ 28,921	\$ 28,306
25	09 - 34 - 126 - 007	\$ 39,504	\$ 37,439	\$ 20,091	\$ 20,784	\$ 20,091	\$ 19,663
26	09 - 34 - 126 - 011	\$ 125,507	\$ 125,360	\$ 69,548	\$ 71,947	\$ 69,548	\$ 68,068
27	09 - 34 - 126 - 012	\$ 144,830	\$ 137,258	\$ 105,058	\$ 108,681	\$ 105,058	\$ 102,822
28	09 - 34 - 126 - 013	\$ 27,262	\$ 25,839	\$ 23,641	\$ 24,457	\$ 23,641	\$ 23,138
29	09 - 34 - 126 - 014	\$ 25,966	\$ 24,611	\$ 31,786	\$ 32,882	\$ 31,786	\$ 31,110
30	09 - 34 - 126 - 015	\$ 38,947	\$ 36,915	\$ 38,224	\$ 39,543	\$ 38,224	\$ 37,410
31	09 - 34 - 126 - 016	\$ 18,176	\$ 17,228	\$ 21,598	\$ 22,343	\$ 21,598	\$ 21,138
32	09 - 34 - 126 - 017	\$ 19,355	\$ 18,344	\$ 19,944	\$ 20,632	\$ 19,944	\$ 19,519
33	09 - 34 - 127 - 001	\$ 460,873	\$ 436,778	\$ 483,072	\$ 499,735	\$ 464,331	\$ 448,918
34	09 - 34 - 128 - 001	\$ 128,047	\$ 121,352	\$ 82,880	\$ 77,390	\$ 73,552	\$ 71,216

	Study Area PINs	2000 EAV	1999 EAV	1998 EAV	1997 EAV	1996 EAV	1995 EAV
35	09 - 34 - 128 - 002	\$ 24,631	\$ 23,344	\$ 23,616	\$ 12,959	\$ 12,527	\$ 12,260
36	09 - 34 - 128 - 004	\$ 16,594	\$ 15,726	\$ 15,908	\$ 8,732	\$ 8,441	\$ 8,262
37	09 - 34 - 128 - 005	\$ 26,871	\$ 25,466	\$ 17,855	\$ 18,472	\$ 17,855	\$ 17,475
38	09 - 34 - 128 - 006	\$ 65,789	\$ 62,349	\$ 62,802	\$ 64,968	\$ 62,802	\$ 61,465
39	09 - 34 - 128 - 007	\$ 73,356	\$ 69,521	\$ 68,927	\$ 71,305	\$ 68,927	\$ 56,766
40	09 - 34 - 128 - 008	\$ 22,160	\$ 21,002	\$ 21,979	\$ 22,737	\$ 21,979	\$ 21,511
41	09 - 34 - 129 - 001	\$ 70,636	\$ 66,950	\$ 482,845	\$ 499,499	\$ 436,250	\$ 426,964
42	09 - 34 - 129 - 002	\$ 160,286	\$ 151,905	\$ 132,012	\$ 136,565	\$ 132,012	\$ 129,202
43	09 - 34 - 129 - 003	\$ 73,091	\$ 69,269	\$ 40,042	\$ 41,423	\$ 40,042	\$ 39,190
44	09 - 34 - 129 - 004	\$ 446,031	\$ 422,754				
45	09 - 34 - 132 - 001	\$ 62,845	\$ 59,565	\$ 48,260	\$ 54,344	\$ 52,532	\$ 51,414
46	09 - 34 - 132 - 002	\$ 52,864	\$ 37,033	\$ 24,528	\$ 25,374	\$ 24,528	\$ 24,005
47	09 - 34 - 132 - 003	\$ 50,207	\$ 50,899	\$ 53,109	\$ 53,501	\$ 49,884	\$ 47,431
48	09 - 34 - 132 - 004	\$ 47,151	\$ 48,004	\$ 50,184	\$ 50,648	\$ 47,320	\$ 44,585
49	09 - 34 - 132 - 005	\$ 46,151	\$ 40,832	\$ 44,923	\$ 46,014	\$ 43,333	\$ 37,191
50	09 - 34 - 132 - 006	\$ 46,287	\$ 34,053	\$ 40,526	\$ 41,504	\$ 39,129	\$ 38,296
51	09 - 34 - 132 - 007	\$ 38,628	\$ 39,925	\$ 42,305	\$ 43,294	\$ 40,712	\$ 39,845
52	09 - 34 - 132 - 009	\$ 45,094	\$ 45,152	\$ 56,490	\$ 57,456	\$ 56,490	\$ 55,886
53	09 - 34 - 132 - 010	\$ 23,742	\$ 22,501	\$ 27,042	\$ 27,504	\$ 27,042	\$ 26,753
54	09 - 34 - 132 - 011	\$ 59,734	\$ 56,610	\$ 63,445	\$ 64,530	\$ 63,445	\$ 62,766
55	09 - 34 - 132 - 012	\$ 95,260	\$ 81,793	\$ 95,260	\$ 96,889	\$ 95,260	\$ 94,241
56	09 - 34 - 132 - 013	\$ 191,770	\$ 164,770	\$ 128,887	\$ 133,333	\$ 127,508	\$ 126,144
57	09 - 34 - 176 - 001	\$ 25,789	\$ 24,441	\$ 21,898	\$ 22,653	\$ 21,898	\$ 21,432
58	09 - 34 - 177 - 001	\$ 47,916	\$ 45,410	\$ 49,250	\$ 50,949	\$ 49,250	\$ 48,202
59	09 - 34 - 177 - 002	\$ 64,126	\$ 60,773	\$ 56,454	\$ 67,912	\$ 49,911	\$ 48,849
60	09 - 34 - 177 - 007	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
61	09 - 34 - 177 - 010	\$ 2,176	\$ 2,062	\$ 13,538	\$ 14,004	\$ 13,538	\$ 13,250
62	09 - 34 - 177 - 014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS:		\$ 4,309,765	\$ 4,032,078	\$ 3,647,751	\$ 3,731,467	\$ 3,485,873	\$ 3,377,231
Annual Change		6.89%	10.54%	-2.24%	7.05%	3.22%	N/A
City Total EAV		\$ 883,471,157	\$ 798,697,597	\$ 763,629,907	\$ 728,262,531	\$ 678,828,787	\$ 638,590,256
Balance of:		\$ 879,161,392	\$ 794,665,519	\$ 759,982,156	\$ 724,531,064	\$ 675,342,914	\$ 635,213,025
Annual Change		10.63%	4.56%	4.89%	7.28%	6.32%	N/A

State of Illinois)
) ss.
Counties of Kane and DuPage)

Certificate

I, KRISTIE A. NEPHEW, certify that I am the duly elected and acting municipal clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on March 18, 2002, the Corporate Authorities of such municipality passed and approved Ordinance No. 2002-M-13, entitled

"An Ordinance of the City of St. Charles,
Kane and DuPage Counties, Illinois,
Approving a Tax Increment Redevelopment Plan
and Redevelopment Project for the
First Street Redevelopment Project Area,"

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2002-M-13, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on March 22, 2002, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 18th day of March 2002.

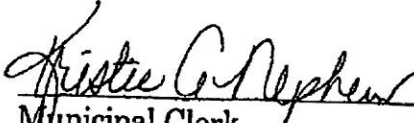

Municipal Clerk



EXHIBIT "E"
Amendment

First Street Redevelopment Project Area
Tax Increment Financing District
Eligibility Study, Redevelopment Plan and Project

Amendment No. 1

City of St. Charles

January 17, 2006

 **S. B. Friedman & Company**
Real Estate Advisors and Development Consultants

Introduction

To induce redevelopment pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended from time to time (the "Act"), the City Council of the City of St. Charles (the "City") adopted three ordinances on March 18, 2002, approving the First Street Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project (the "Original Plan"), designating the First Street Redevelopment Project Area (the "RPA") as a redevelopment project area under the Act, and adopting tax increment allocation financing for the RPA.

The Original Plan is being amended to revise the Financial Plan including the Estimated Redevelopment Project Costs, and to add certain language in light of recent amendments to the Act.

The First Street Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project adopted by the City of St. Charles on March 18, 2002, will herein be referred to as the "Original Plan." The Original Redevelopment Plan, as amended shall be referred to herein as the "Redevelopment Plan."

Modifications to Original Plan

Each of the changes to the Original Plan is detailed below following the format of the Original Plan.

1. Executive Summary

There are no changes to the introductory language in the Executive Summary.

Determination of Eligibility

There are no changes to this section.

Redevelopment Plan Goal, Objectives, and Strategies

There are no changes to this section.

Required Findings

There are no changes to this section.

2. Introduction

The Study Area

There are no changes to this section.

Existing Land Use

There are no changes to this section.

3. Eligibility Analysis

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

There are no changes to this section.

Factors for Improved Property

There are no changes to this section.

Factors for Vacant Land

There are no changes to this section.

Methodology Overview and Determination of Eligibility

There are no changes to this section.

Conservation Area Findings

There are no changes to this section.

4. Redevelopment Project and Plan

Redevelopment Needs of the RPA

There are no changes to this section.

Goals Objectives, and Strategies

There are no changes to this section.

Proposed Future Land Use

There are no changes to this section.

Housing Impact and Related Matters

There are no changes to this section.

5. Financial Plan**Eligible Costs**

On page 27, insert the new item below to the list of eligible costs. This item will be number 12. Items 12 and 13 will be renumbered 13 and 14.

12. The costs of day care services for children of employees from low-income families working for businesses located in the RPA and all or a portion of the cost of operation of day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the RPA. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80 percent of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

Estimated Redevelopment Project Costs

There are no changes to the introductory paragraph to this section.

Table 2 on page 28 with the Amended Table 2 below:

Amended Table 2: Estimated TIF Eligible Costs	Estimated Project Costs
Professional Services: Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	\$3,000,000
Property Assembly: Including acquisition, site preparation, demolition and environmental remediation	\$11,000,000
Rehabilitation of Existing Buildings: Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Costs	\$500,000
Eligible Construction Costs	\$500,000
Relocation	\$5,000,000
Public Works or Improvements: Including streets and utilities, parks and open space, public facilities (schools & other facilities) ⁽¹⁾	\$9,000,000
Job Training, Retraining, Welfare-to-work	\$100,000
Day Care Services	\$100,000
Interest Subsidy	\$800,000
TOTAL REDEVELOPMENT COSTS ⁽²⁾⁽³⁾	\$30,000,000 ⁽⁴⁾

⁽¹⁾ This category may also include paying for or reimbursing (i) an elementary, secondary or unit school district's increased

costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, to the extent the city by written agreement accepts and approves the same, the city may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.

⁽²⁾ Total Redevelopment Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Project Costs.

⁽³⁾ The amount of the Total Redevelopment Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right-of-way.

⁽⁴⁾ All costs are in 2005 dollars and may be increased by five percent (5%) after adjusting for annual inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U. S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

The following paragraph is added at the end of this section:

If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

Phasing and Scheduling of the Redevelopment Plan

There are no changes to this section.

Source of Funds to Pay Costs

There are no changes to this section.

Issuance of Obligations

There are no changes to this section.

Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area

There are no changes to this section.

Anticipated Equalized Assessed Valuation

Replace this section with the following:

By 2025 the EAV for the RPA will be approximately \$46,000,000. This estimate is based on several key assumptions including: (1) an inflation factor of 2.5% per year on the EAV of all properties within the RPA, and (2) an equalization factor of 0.948.

6. Required Findings and Tests

Lack of Growth and Private Investment

There are no changes to this section.

But For.....

There are no changes to this section.

Conformance to the Plans of the City

There are no changes to this section.

Dates of Completion

There are no changes to this section.

Financial Impact of the Redevelopment Project

There are no changes to this section.

Demand on Taxing District Services and Programs to Address Financial and Service Impact

There are no changes to this section.

7. Provisions for Amending Action Plan

There are no changes to this section.

8. Commitment to Fair Employment Practices and Affirmative Action Plan

There are no changes to this section.

Appendix 1: Boundary and Legal Description

There are no changes to this section.

Appendix 2: Eligibility Factors By Block Table

There are no changes to this section.

Appendix 3: Summary of EAV by PIN

There are no changes to this section.

State of Illinois)
)
Counties of Kane and DuPage) ss.

Certificate

I, NANCY GARRISON, certify that I am the duly elected and acting Municipal Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on January 17, 2006, the Corporate Authorities of such municipality passed and approved Ordinance No. 2006-M-6, entitled

"An Ordinance of the City of St. Charles, Kane and DuPage Counties, Illinois, Approving an Amendment to the Redevelopment Plan and Project for the First Street Redevelopment Project Area,"

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2006-M-6, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on January 20, 2006, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 17 day of January, 2006.


Municipal Clerk

(SEAL)



Preliminary Draft
12/16/14

Exhibit C
TIF District Maps as Amended



City of St. Charles, Illinois

Two East Main Street, St. Charles, IL 60174-1984
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

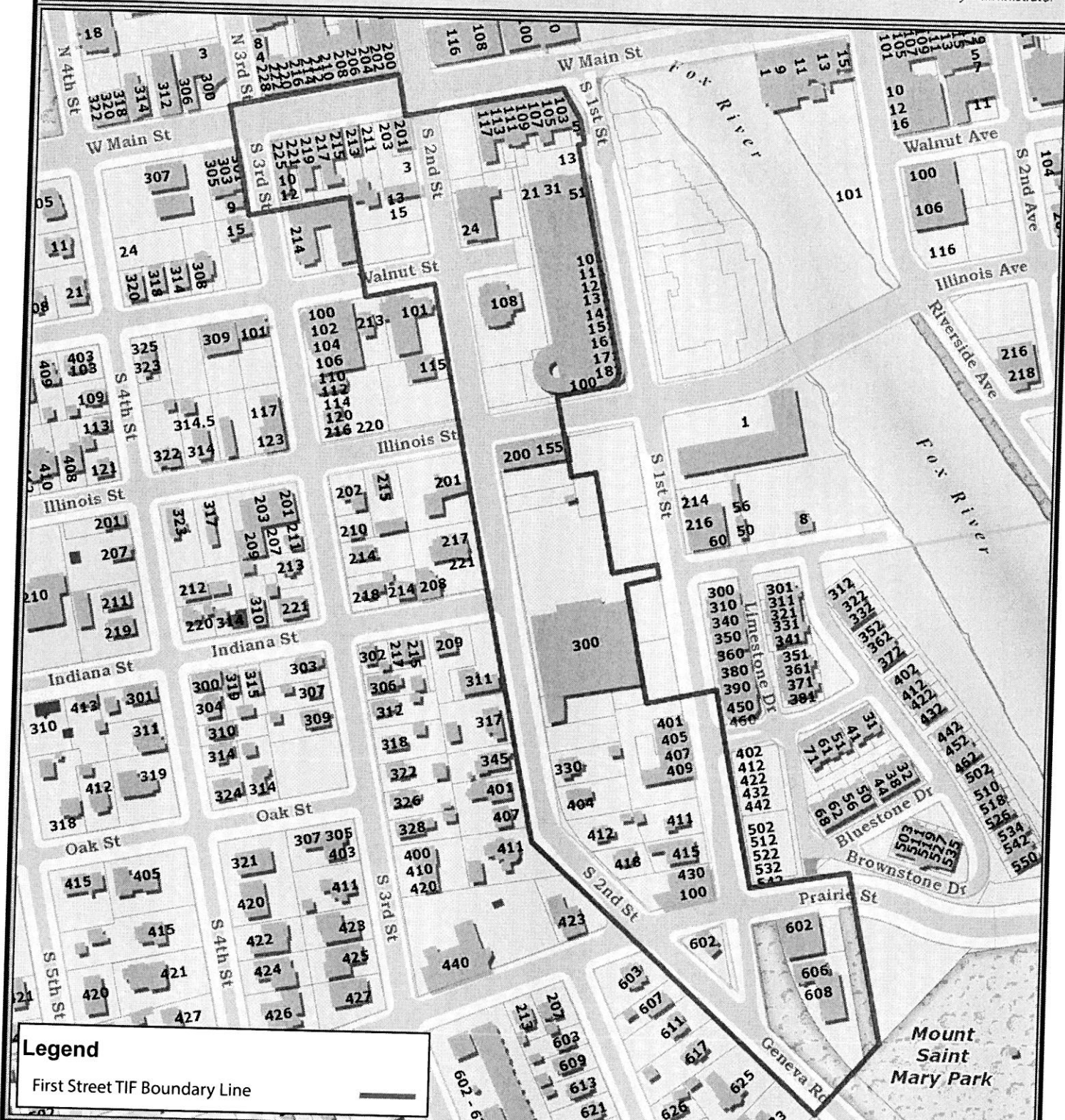
Precision GIS

RAYMOND ROGINA

Mayor

MARK KOENEN

City Administrator



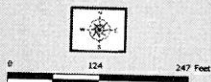
Legend

First Street TIF Boundary Line



Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Coordinate System: Illinois State Plane East
Projection: Transverse Mercator
North American Datum 1983

Printed on: September 26, 2014 10:59 AM

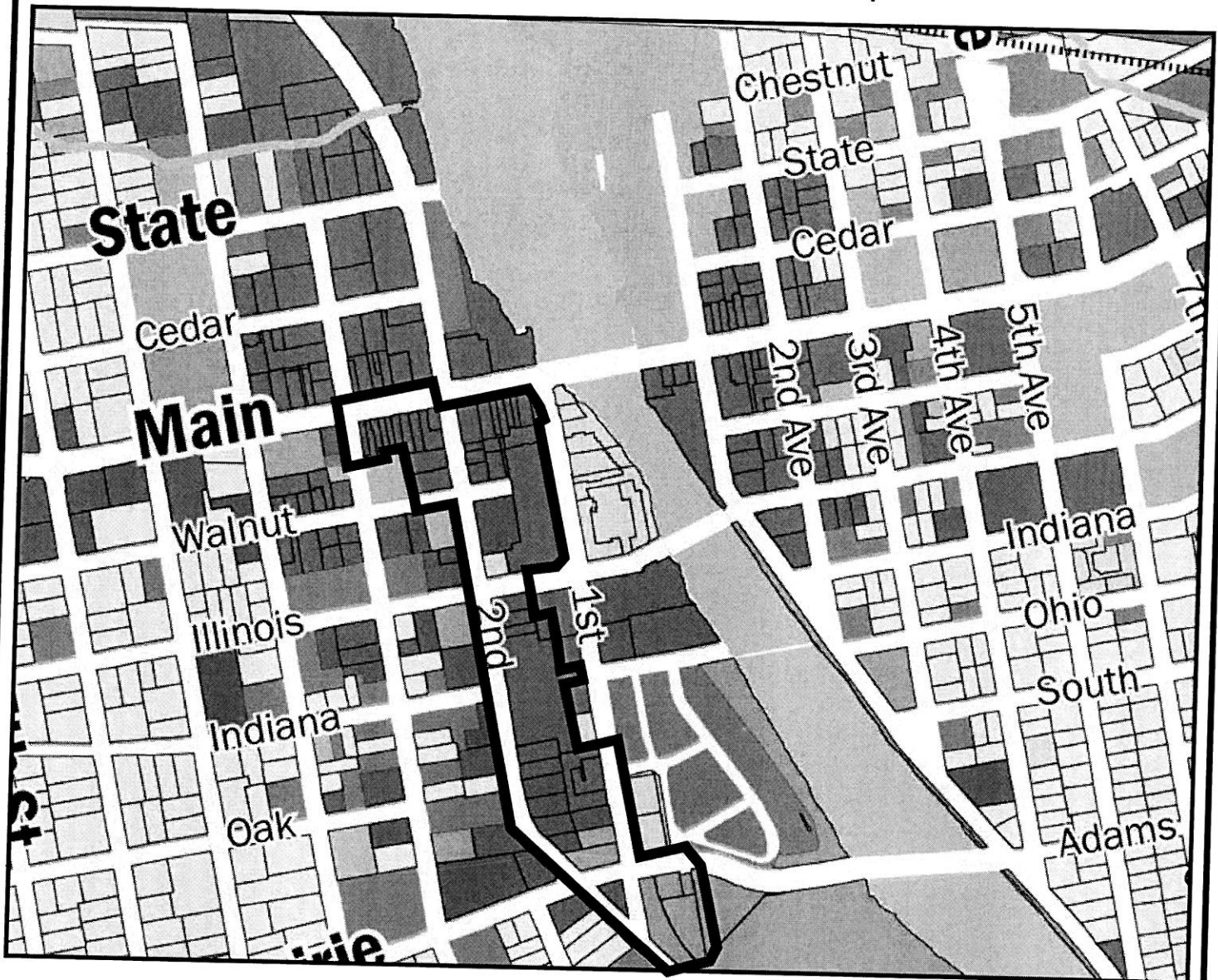


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Powered by Precision GIS

First Street TIF Existing Land Use Map



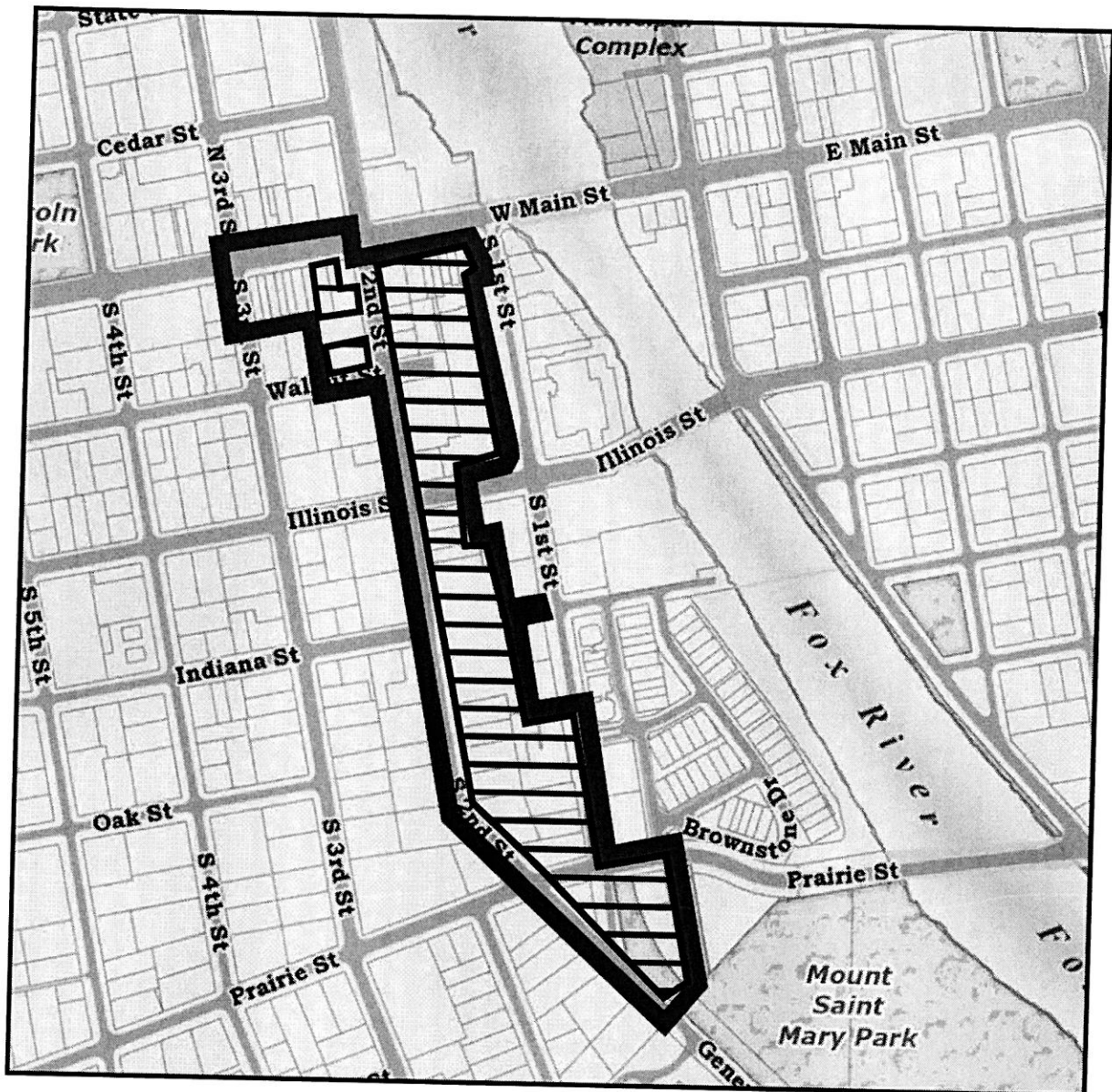
City of St. Charles First Street TIF RPA

Existing and Predominant Land Use Map

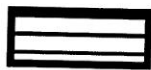
- | | |
|------------------------|---------------------------|
| Detached Single-Family | Heavy Industrial |
| Attached Single-Family | Public & Quasi-Public |
| Multi-Family | Parks and Open Space |
| Commercial | Vacant |
| Commercial Service | Agricultural/Undeveloped |
| Office | Utility |
| Light Industrial | First Street TIF Boundary |



First Street TIF RPA Development Map



City of St. Charles First Street TIF RPA



Mixed Use
Commercial
Office
Residential
Public/Parks/Openspace



First Street TIF Boundary

**All other properties shall retain the land use designation shown on the First Street Existing Land Use Map



Preliminary Draft
12/16/14

Exhibit D
Legal Description for TIF District as Amended

Second Amendment to First Street TIF

That part of the South Half of Section 27 and the North Half of Section 34 in Township 40 North, Range 8 East of the Third Principal Meridian in the City of St. Charles, Kane County, Illinois, described as follows:

Beginning at the southeast corner of Block 48 in the Original Town of St. Charles, recorded May 8, 1837, in Book 19, page 2; thence northeasterly, 324 feet along the northerly line of Illinois Route 64 (Main Street) to the southeast corner of Block 45 in said subdivision; thence southeasterly, 80 feet to the northeast corner of Block 44 in said subdivision; thence northeasterly, along the southerly line of Illinois Route 64 (Main Street) to the westerly line of 1st Street, according to the plat recorded January 25, 1844, in Book 4, page 342; thence southeasterly, 59.15 feet along said right-of-way to an angle point in said line; thence southeasterly, 37.52 feet along said right-of-way to the easterly extension of the north line of Lot 13 in the Amended Phase II First Street Redevelopment Subdivision, recorded July 8, 2008, as Document No. 2008K056095; thence South 78 degrees 29 minutes 30 seconds West, 12.31 feet along said extension to the northeast corner of said Lot 13; thence South 11 degrees 54 minutes 23 seconds East, 441.52 feet along the east line of Lots 13 and 3 in said subdivision to a curve in said line; thence southwesterly, 44.24 feet along said curve having a radius of 28.00 feet, the chord of said curve bears South 33 degrees 21 minutes 37 seconds West, 39.78 feet to the southerly line of said Lot 3; thence South 78 degrees 37 minutes 37 seconds West along said southerly line to the northerly extension of the westerly line of Lot 6 in Phase I of First Street Redevelopment Subdivision, recorded March 29, 2007, as Document No. 2007K035551; thence South 11 degrees 13 minutes 55 seconds East, along said extension and said westerly line to a jog in said westerly line; thence North 78 degrees 20 minutes 40 seconds East, 41.90 feet along said jog; thence South 11 degrees 39 minutes 20 seconds East, 197.00 feet along said westerly line to the southwest corner of said Lot 6; thence North 78 degrees 35 minutes 36 seconds East, 84.96 feet along the south line of said Lot 6 to the southeast corner thereof; thence South 11 degrees 30 minutes 41 seconds East, 25.00 feet along an east line of Lot 5 in said subdivision to the northeast corner of Lot 14 thereof; thence South 78 degrees 35 minutes 36 seconds West, 66.48 feet along the north line of said Lot 14 to the northwest corner thereof; thence South 11 degrees 17 minutes 02 seconds East, 231.95 feet along the west line of Lots 14 and 7 in said subdivision to the southwest corner of said Lot 7; thence North 78 degrees 42 minutes 53 seconds East along the south line of said Lot 7 and the easterly extension thereof to the westerly line of Brownstone, recorded January 2, 2001, as Document No. 2001K000149; thence southeasterly, along said westerly line to the southwest corner thereof; thence northeasterly, 128.91 feet along the northerly line of Prairie Street; thence continuing northeasterly along the northerly line of Prairie Street, being a curve to the right having a radius of 340.0 feet, to the intersection with the northwesterly extension of the westerly line of Parcel 10 in said Brownstone; thence southeasterly, along said extension and said westerly line, to the south corner of said Parcel 10; thence southwesterly, along the southwesterly extension of the easterly line of said Parcel 10, to the southwesterly line of Illinois Route 31 (Geneva Road); thence northwesterly, along said right-of-way line to an angle point in said line as described in Warranty Deed recorded as Document No. 97K057468; thence northwesterly along said right-of-way line to the northeast corner of Block 43 in the Original Town of St. Charles; thence southwesterly, 132 feet along the southerly line of Walnut Street, to the northeast corner of Lot 2 in said Block 43; thence northwesterly, 192 feet along the southeasterly extension of the easterly line of Lot 6 and the easterly line of Lot 6 in Block 44 of said subdivision, to the northeast corner of said Lot 6; thence southwesterly, 192 feet along the north line of Lots 6 and 5 and the westerly extension thereof, to the southeast corner of Lot 4 in Block 49 in said subdivision; thence northwesterly, 212 feet along the easterly line of said Lot 4 and the northerly extension thereof, to the Point of Beginning.

Preliminary Draft
12/16/14

Exhibit E
TIF Qualification Report, Second Amendment to
The First Street Redevelopment Project Area

**CITY OF ST. CHARLES, ILLINOIS
TIF QUALIFICATION REPORT
SECOND AMENDMENT TO THE FIRST STREET
REDEVELOPMENT PROJECT AREA**

A preliminary analysis to assess the likelihood that all or a portion of an area located in the City of St. Charles 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 St. Charles, Illinois

Prepared by: Kane, McKenna and Associates, Inc.

November 2014

**SECOND AMENDMENT TO THE FIRST STREET
REDEVELOPMENT PROJECT AREA
TIF QUALIFICATION REPORT**

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EXECUTIVE SUMMARY

Kane, McKenna and Associates, Inc. (KMA) has been retained by the City of St. Charles, Illinois (the "City") to conduct an analysis of the potential qualification and designation of certain property located in the City, to be addressed herein as the proposed Second Amendment to the First Street Redevelopment Project Area (the "Study Area") and included in the map attached as Exhibit A. Essentially the Study Area is located west of the current First Street Redevelopment Project Area and is bounded by West Main Street on the north, Walnut Street on the south, South 3rd Street on the west and South 2nd Street on the east. The qualification review is being carried out pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended (the "TIF Act").

The City is pursuing the TIF District amendment as part of its ongoing review of its First Street redevelopment plans. By undertaking the designation, the City will help strengthen the existing TIF District and position the Downtown area for further development.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the qualification of the Study Area as an amendment to the First Street TIF District:

- 1) *The proposed TIF District could meet the criteria for a "conservation area," as the term is defined under the TIF Act* - Because 50% or more of the structures are over 35 years of age, the Study Area meets the threshold finding for such designation.
- 2) *Current conditions impede redevelopment* – Without the use of City planning and economic development resources to address certain issues, potential redevelopment activities are not likely to be economically feasible. This observation is also noted in the City's "Downtown Subarea Plan" as part of the City's Comprehensive Plan adopted in 2013 and the First Street Redevelopment Plan adopted in 2002.
- 3) *Viable redevelopment sites could produce incremental revenue* – Within the proposed Study Area, there are parcels which potentially could be redeveloped and thereby produce incremental property tax revenue or other additional revenues to the City. As part of the City's planning efforts, several potential development sites are included in the Study Area. Such revenue, used in combination with other City resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the Study Area.
- 4) *Review of TIF designation* – To mitigate the existing conditions and to leverage the City's investment and redevelopment efforts, the City is also amending the First Street TIF District boundaries to remove certain properties east of First Street in order to reposition the properties due to the delays associated with the economic downturn and to add the properties west of South 2nd Street.

I. BACKGROUND

Current Land Use. The Study Area is generally bounded bordered by South 3rd Street on the west, South 2nd Street on the east, Walnut Street on the south and Main Street on the north. Most of the uses within this area are retail/commercial, parking, and some residential (upper floor). The institutional use (Methodist Church and offices) located at the northeast corner of South 3rd Street and Walnut Street is excluded.

Downtown St. Charles continues to be an important area for the community – both symbolically and from a community and economic development standpoint. The location of City Hall, the Fox River, and other retail/commercial uses are important assets of the Downtown.

Several goals and objectives are included in the City's Downtown Subarea Plan:

Subarea Goals

The vision for Downtown St. Charles includes the following important components:

- Full utilization of the Fox River as a recreational and environmental asset;
- Preservation and enhancement of the Downtown's historic architectural character;
- Accessibility for all modes of transportation, including vehicles and pedestrians; and
- Enhanced cultural activities that serve as both local and regional attractions.

Subarea Objectives

The following goals can help achieve the vision for Downtown*:

- Encourage development practices that minimize environmental impacts on the Fox River and consider its presence and benefits;
- Provide continuous open space and bike/pedestrian access along the Fox River corridor as envisioned in the 2002 River Corridor Master Plan;
- Provide a high level of physical and visual access to the Fox River from all portions of Downtown;
- Recognize Downtown's important architectural resources, and establish programs to preserve and enhance them;
- Require new development to meet high standards of site and building design that are compatible with the historic character;
- Enhance the public realm through streetscaping and gateways;
- Move people using all modes of transportation safely and efficiently throughout Downtown;
- Mitigate the impacts of truck traffic on Main Street;
- Maintain and strengthen a comprehensive pedestrian network;
- Better manage parking capacity and access throughout Downtown, especially as new development comes on-line;

- Strategically coordinate civic and cultural events to attract residents and visitors to various portions of Downtown and different times of the year; and
- Enhance mobility between Downtown and surrounding neighborhoods, communities, and other assets, such as other commercial centers, major bikeways and trails for all modes of travel.

*Source: City of St. Charles Comprehensive Plan, 2013

Overall, the First Street TIF District has experienced improvement as part of City initiatives prior to the economic downturn, but certain areas still remain to be redeveloped. Additionally, while the area has certain beneficial locational assets, the current state of the local and national economy, characteristics of parcel sizes, existing uses, and redevelopment challenges associated with older buildings contribute to constraints related to redevelopment.

The City has determined that the redevelopment of the proposed Study Area could be beneficial to the community. With a redevelopment strategy in place, the economic base of the Study Area would be stabilized and increased – thereby benefiting the community as a whole.

General Scope and Methodology. KMA performed its analysis by conducting a series of discussions with City staff, starting in August, 2014 and continuing periodically up to the date of this report. The purpose of the review was to gather data related to the preliminary qualification criteria for properties included in the Study Area. These discussions were complemented by a series of field surveys for the entire area to evaluate the condition of the Study Area. The field surveys and data collected have been utilized to determine that the Study Area could qualify for TIF designation.

The qualification factors discussed in this report would assist in the qualification of the Study Area as a conservation area, as the term is defined pursuant to the TIF Act.

For additional information about KMA's data collection and evaluation methods, refer to Section III of this report.

II. QUALIFICATION CRITERIA

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

The Act sets out specific procedures which must be adhered to in designating a redevelopment project area (Study 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 areas and conservation areas.”

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

TIF Qualification Factors for a Conservation Area. In accordance with the TIF Act, KMA performed a two-step assessment to determine if the proposed Study Area qualified as a conservation area. First, KMA analyzed the threshold factor of age to determine if 50% or more of the structures were 35 years of age or older.

Secondly, the area was examined to determine if a combination of three (3) or more of the following factors were present, 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. Per the TIF Act, such an area is not yet a blighted area but because of a combination of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted 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 include but are not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, 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 refers 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, and 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 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. Any such remediation costs would 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) "Stagnant" 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, 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 years for which information is available.

III. EVALUATION METHODOLOGY

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

- 1) Site surveys of the Study Area were undertaken by representatives from Kane, McKenna and Associates, Inc., supplemented with photographic analysis of the sites. Preliminary surveys were completed of properties located within the Study Area.
- 2) KMA conducted evaluations of exterior structures and associated site improvements, noting such conditions as overcrowding and obsolescence. Additionally, KMA reviewed the following data: 2008-2013 tax information from Kane County, St. Charles Township Assessor, tax maps, aerial photos, site data, local history (including discussions with City staff), and an evaluation of area-wide factors that have affected the area's development (e.g., obsolescence, deleterious land-use and layout, etc.).
- 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 factors applicable to specific structures and site conditions of the parcels.
- 4) The Study Area was examined to assess the applicability of the different factors required for qualification as a TIF district. Examination was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The Study Area was evaluated to determine the applicability of the thirteen (13) different factors, as defined under the Act, which would qualify the area as a TIF District.

IV. QUALIFICATION FINDINGS FOR PROPOSED STUDY AREA

Based upon KMA's preliminary evaluation of parcels in the proposed Study Area and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support preliminary qualification of the proposed Study Area as a conservation area under the TIF Act – to be supplemented by additional data, if the City decides to proceed with the designation. These factors are summarized in the table below.

Exhibit 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	5 <ul style="list-style-type: none">• Declining EAV• Excessive Coverage• Obsolescence• Deleterious Layout• Deterioration

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 9 of 9 structures (100%) were 35 years in age or older based upon Township Assessor data. Secondly, KMA reviewed the 13 aforementioned criteria needed to qualify the area as a conservation area, determining that 5 factors were present:

1. Lagging or Declining EAV. The Act states that this qualification is met 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 declined for five (5) of the last five (5) years and has lagged behind the CPI for five (5) of the last five (5) (refer to chart below). Therefore, a finding of declining or lagging EAV is made pursuant to the TIF Act.

Exhibit 2
EAV Trends for Proposed Study Area

	2013	2012	2011	2010	2009	2008
Total EAV for TIF District	960,236	966,047	1,027,742	1,097,318	1,117,791	1,127,751
EAV Change (%)	-3.60%	-3.08%	-6.34%	-1.83%	-0.88%	-
City-wide EAV (Excluding TIF)	1,301,291,910	1,372,918,768	1,458,370,684	1,547,418,867	1,641,000,373	1,647,654,583
City EAV Change (%)	-5.22%	-5.86%	-5.75%	-5.70%	-0.40%	-
CPI	1.5	2.10	3.20	1.60	-0.40	-

Source: Kane County Clerk, St. Charles Township Assessor, and U.S. Bureau of Labor Statistics

2. Excessive Coverage. Excessive land coverage can be defined as an over-intensive use of property and the crowding of buildings and accessory facilities onto a site. 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 or 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 services.

Certain buildings located along the south side of Main Street are located close together and exhibit lack of off-street parking as well as limited setbacks. The age of the buildings and their construction materials are also of concern in the event of fire. Limited loading access in the rear of the buildings along the west portion of Main Street is also present.

The majority of structures have greater land coverage than would be suitable or acceptable for today's development standards. For example, there exists a very high proportion of "zero lot line" parcels more common in the decades prior to construction of modern shopping areas. This condition is manifested most significantly in the lack of on-site parking facilities for many of the commercial structures. Lack of on-site parking acts as a detriment to healthy private sector redevelopment efforts.

Similar to properties in the adjacent proposed Central Downtown TIF District, merchants 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.

Any redevelopment efforts for the expansion to create on-site parking for more efficient business operation could be discouraged due to the costs of acquisition and/or demolition that make redevelopment economically infeasible for the private sector alone. This factor compounds the problem of deleterious layout/land use and obsolescence found throughout the area. The general lack of land area reduces the viability of economic re-use of those sites with virtually no room for additional on-site facilities or parking.

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. Due to age of the structures and changes in both City regulations and market conditions, obsolescence is present. As stated above, 100% of the buildings are over 35 years old. All of the structures were constructed in the early part of the 20th Century – 1900 to 1930 – and exhibit characteristics associated with older market uses – including multiple stories, limited provisions for loading and unloading, in some cases deferred maintenance, outmoded HVAC/utility systems, and building layouts that were designed prior to modern requirements for automobile usage. These antiquated characteristics are quantified in the declining EAV in the area. Consumer shopping alternatives also pose a challenge to smaller, deeper building layouts (e.g., retailers with on-site parking and visibility).

Challenges related to the age and characteristics of existing building inventory, parking, and traffic circulation all impact existing or proposed uses within the Study Area. These challenges are quantified in the data for property values. The property values have declined for five (5) of the last five (5) years indicating the effect of the age and conditions of the structures are creating obsolescence.

4. Deleterious Layout. As noted in Section II, a municipality can make a finding of deleterious layout or land use when there exists either (a) incompatible land-use relationships, (b) buildings occupied by inappropriate mixed-uses or uses considered to be noxious, or (c) uses offensive or unsuitable for the surrounding area.

The City has created special parking regulations for the Downtown area as a whole, but much of the existing parking is concentrated in municipal parking facilities. Off-street parking opportunities are not distributed evenly throughout the area. Many businesses lack their own off-street parking and rely on public parking facilities to help attract customers or clients. In some cases, that parking may not be adjacent or nearby the businesses.

Many stores or commercial uses have not been or cannot be re-oriented to where the customers enter within a few feet of where their vehicles may be parked. Parking in a shopping district must be (or perceived as) simple, convenient, and safe. In short, people want to park directly in front of where they want to shop or secure a service. Traditional downtown shopping areas typically cannot offer this as readily as today's modern retail and service malls and this tends to contribute to the problem of deleterious layout and land use.

The manner which the City has been forced to create and transform open land for parking creates excessive coverage of parcels, as well as difficult access to and from what parking that is available.

Another determinant in the deleterious land use and layout relates to traffic patterns and conditions, including:

- Ability to manage traffic flow and volumes along Main Street and ancillary streets.
- Improvements to parking related signage and circulation, as well as area connectivity.
- Buffering to adjacent residential uses.

Another issue contributing to deleterious land use and layout relates to inconsistent building setbacks and land uses.

5. Deterioration. As noted in Section II, “deterioration” under the TIF Act is defined to include deteriorated surface improvements or structures (specifically evidenced by surface cracking, crumbling, potholes, depressions, loose paving material and weeds). Various degrees of deterioration were observed throughout the Study Area. Much of the observed deterioration centered around the condition of surface improvements such as the alleys and parking lots. These surface improvements had multiple potholes, uneven pavement and cracks.

Building site improvement conditions were mixed: the rear portions of certain commercial buildings along Main Street and South 2nd Street exhibited elements of deterioration. Overall, most instances of deterioration related to site improvements, including parking lots and driveways throughout the area.

V. SUMMARY OF FINDINGS; GENERAL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to the City's potential designation of the proposed TIF District.

1. The area is contiguous and is greater than 1½ acres in size;
2. The proposed TIF District will qualify as a conservation area. Further, the Conservation Area factors found in the RPA are present to a meaningful extent and are reasonably distributed throughout the area. A more detailed analysis of the qualification findings is outlined in Section IV. of this report;
3. All property in the area would substantially benefit by the proposed redevelopment project improvements;
4. The sound growth of taxing districts applicable to the area, including the City, has been impaired by the factors found present in the area; and
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

In the judgment of KMA, these findings provide the City with sufficient justification to consider designation of the property as a TIF District.

Exhibit A
Boundary Map



City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

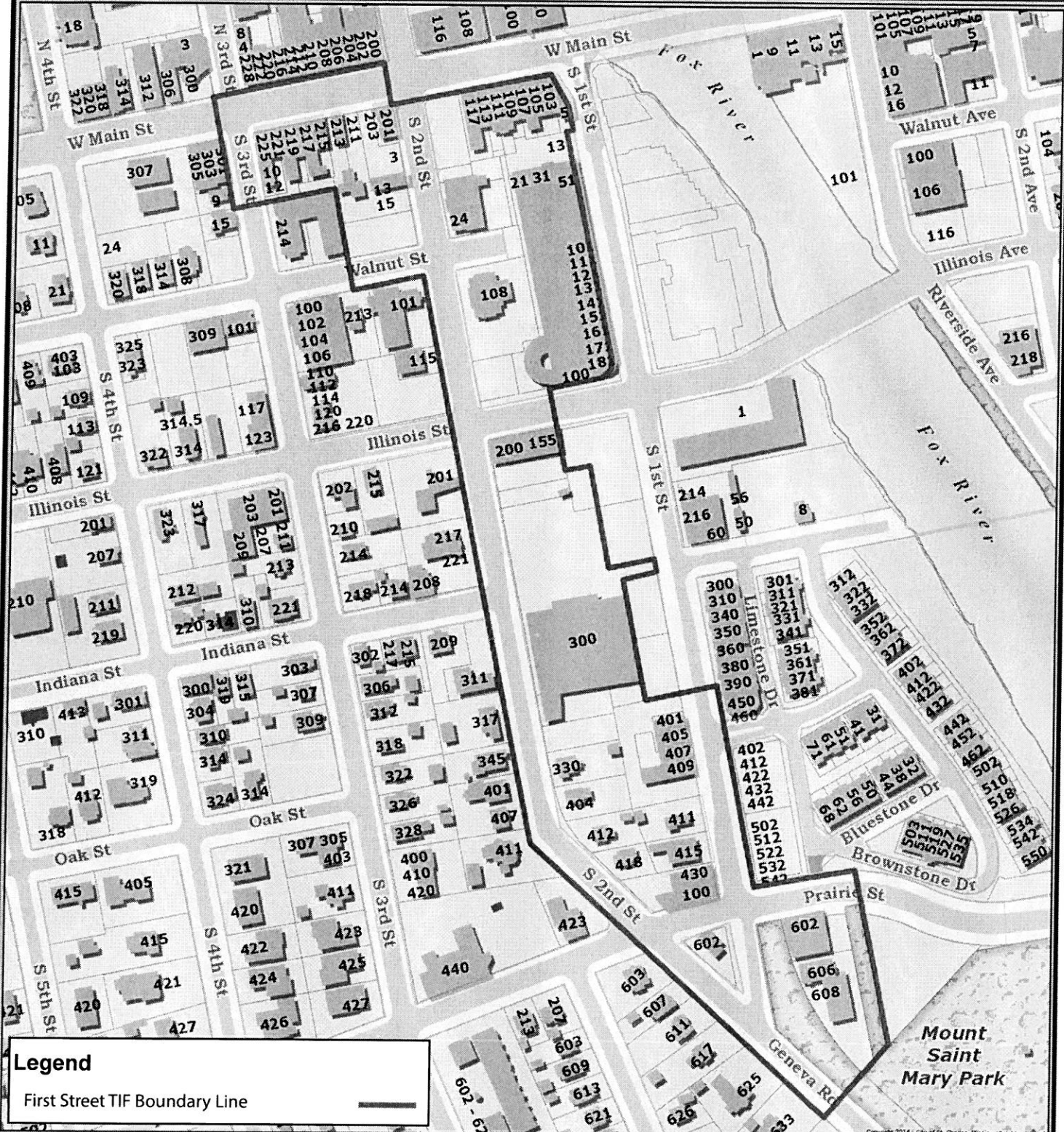
Precision GIS

RAYMOND ROGINA

Mayor

MARK KOENEN

City Administrator



Legend

First Street TIF Boundary Line



Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Coordinate System: Illinois State Plane East
Projection: Transverse Mercator
North American Datum 1983
Printed on: September 26, 2014 10:59 AM



0 124 247 Feet

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Exhibit B

Tax Parcel List

First Street TIF, Second Amendment
St. Charles, Illinois
Parcel Identification Number (PIN) List

09-27-364-001
09-27-364-002
09-27-364-003
09-27-364-004
09-27-364-006
09-27-364-007
09-27-364-008
09-27-364-009
09-27-364-010
09-27-364-013
09-27-364-014
09-27-364-016
09-27-364-017

City of St. Charles
Ordinance No. 2015-M-___

**An Ordinance Designating the Second Amended First
Street Redevelopment Project Area**

WHEREAS, the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois (the "City"), desires to designate an area of real property located in the City of St. Charles as the Second Amended First Street Redevelopment Project Area; and

WHEREAS, the City Council determines it is desirable and in the best interest of the citizens of the City of St. Charles to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for the proposed Second Amendment to the redevelopment plan and Project (the "Plan and Project") within the municipal boundaries of the City and within a proposed redevelopment project area (the "Area") described in Section 1 of this Ordinance; and

WHEREAS, the City Council has heretofore by ordinance amended the Plan and Project, which Plan and Project were identified in such ordinance and were the subject, along with the Area designation hereinafter made, of a public hearing held on January 20, 2015, and it is now necessary and desirable to designate the Area as a redevelopment project area pursuant to the Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, in the exercise of its home rule powers, as follows:

1. That the foregoing recital clauses to this Ordinance are adopted as findings of the Corporate Authorities of the City of St. Charles and are incorporated herein by specific reference.
2. That the Area, as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.
3. 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.

4. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the City Council and approval as provided by law.

5. This Ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law; or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the City of St. Charles that to the extent that the terms of this ordinance should be inconsistent with non-preemptive state law, said terms shall supersede said state law to the extent of said inconsistency.

6. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PRESENTED to the City Council of the City of St. Charles, Illinois this 17th day of February, 2015.

PASSED by the City of Council of the City of St. Charles, Illinois on this 17th day of February, 2015.

APPROVED by the Mayor of the City of St. Charles, Illinois this Illinois this 17th day of February, 2015.

Raymond P. Rogina, Mayor

Attest:

Nancy Garrison, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: _____

APPROVED AS TO FORM:

City Attorney

DATE: _____

List of Exhibits

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

EXHIBIT A

LEGAL DESCRIPTION

Beginning at the southeast corner of Block 48 in the Original Town of St. Charles, recorded May 8, 1837, in Book 19, page 2; thence northeasterly, 324 feet along the northerly line of Illinois Route 64 (Main Street) to the southeast corner of Block 45 in said subdivision; thence southeasterly, 80 feet to the northeast corner of Block 44 in said subdivision; thence northeasterly, along the southerly line of Illinois Route 64 (Main Street) to the westerly line of 1st Street, according to the plat recorded January 25, 1844, in Book 4, page 342; thence southeasterly, 59.15 feet along said right-of-way to an angle point in said line; thence southeasterly, 37.52 feet along said right-of-way to the easterly extension of the north line of Lot 13 in the Amended Phase II First Street Redevelopment Subdivision, recorded July 8, 2008, as Document No. 2008K056095; thence South 78 degrees 29 minutes 30 seconds West, 12.31 feet along said extension to the northeast corner of said Lot 13; thence South 11 degrees 54 minutes 23 seconds East, 441.52 feet along the east line of Lots 13 and 3 in said subdivision to a curve in said line; thence southwesterly, 44.24 feet along said curve having a radius of 28.00 feet, the chord of said curve bears South 33 degrees 21 minutes 37 seconds West, 39.78 feet to the southerly line of said Lot 3; thence South 78 degrees 37 minutes 37 seconds West along said southerly line to the northerly extension of the westerly line of Lot 6 in Phase I of First Street Redevelopment Subdivision, recorded March 29, 2007, as Document No. 2007K035551; thence South 11 degrees 13 minutes 55 seconds East, along said extension and said westerly line to a jog in said westerly line; thence North 78 degrees 20 minutes 40 seconds East, 41.90 feet along said jog; thence South 11 degrees 39 minutes 20 seconds East, 197.00 feet along said westerly line to the southwest corner of said Lot 6; thence North 78 degrees 35 minutes 36 seconds East, 84.96 feet along the south line of said Lot 6 to the southeast corner thereof; thence South 11 degrees 30 minutes 41 seconds East, 25.00 feet along an east line of Lot 5 in said subdivision to the northeast corner of Lot 14 thereof; thence South 78 degrees 35 minutes 36 seconds West, 66.48 feet along the north line of said Lot 14 to the northwest corner thereof; thence South 11 degrees 17 minutes 02 seconds East, 231.95 feet along the west line of Lots 14 and 7 in said subdivision to the southwest corner of said Lot 7; thence North 78 degrees 42 minutes 53 seconds East along the south line of said Lot 7 and the easterly extension thereof to the westerly line of Brownstone, recorded January 2, 2001, as Document No. 2001K000149; thence southeasterly, along said westerly line to the southwest corner thereof; thence northeasterly, 128.91 feet along the northerly line of Prairie Street; thence continuing northeasterly along the northerly line of Prairie Street, being a curve to the right having a radius of 340.0 feet, to the intersection with the northwesterly extension of the westerly line of Parcel 10 in said Brownstone; thence southeasterly, along said extension and said westerly line, to the south corner of said Parcel 10; thence southwesterly, along the southwesterly extension of the easterly line of said Parcel 10, to the southwesterly line of Illinois Route 31 (Geneva Road); thence northwesterly, along said right-of-way line to an angle point in said line as described in Warranty Deed recorded as Document No. 97K057468; thence northwesterly along said right-of-way line to the northeast corner of Block 43 in the Original Town of St. Charles; thence southwesterly, 132 feet along the southerly line of Walnut Street, to the northeast corner of Lot 2 in said Block 43; thence northwesterly, 192 feet along the southeasterly extension of the easterly line of Lot 6

and the easterly line of Lot 6 in Block 44 of said subdivision, to the northeast corner of said Lot 6; thence southwesterly, 192 feet along the north line of Lots 6 and 5 and the westerly extension thereof, to the southeast corner of Lot 4 in Block 49 in said subdivision; thence northwesterly, 212 feet along the easterly line of said Lot 4 and the northerly extension thereof, to the Point of Beginning.

EXHIBIT B

GENERAL STREET LOCATION

The Redevelopment Project Area is generally bounded by South 3rd Street on the west, South 2nd Street on the east, Walnut Street on the south and Main Street on the north.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA



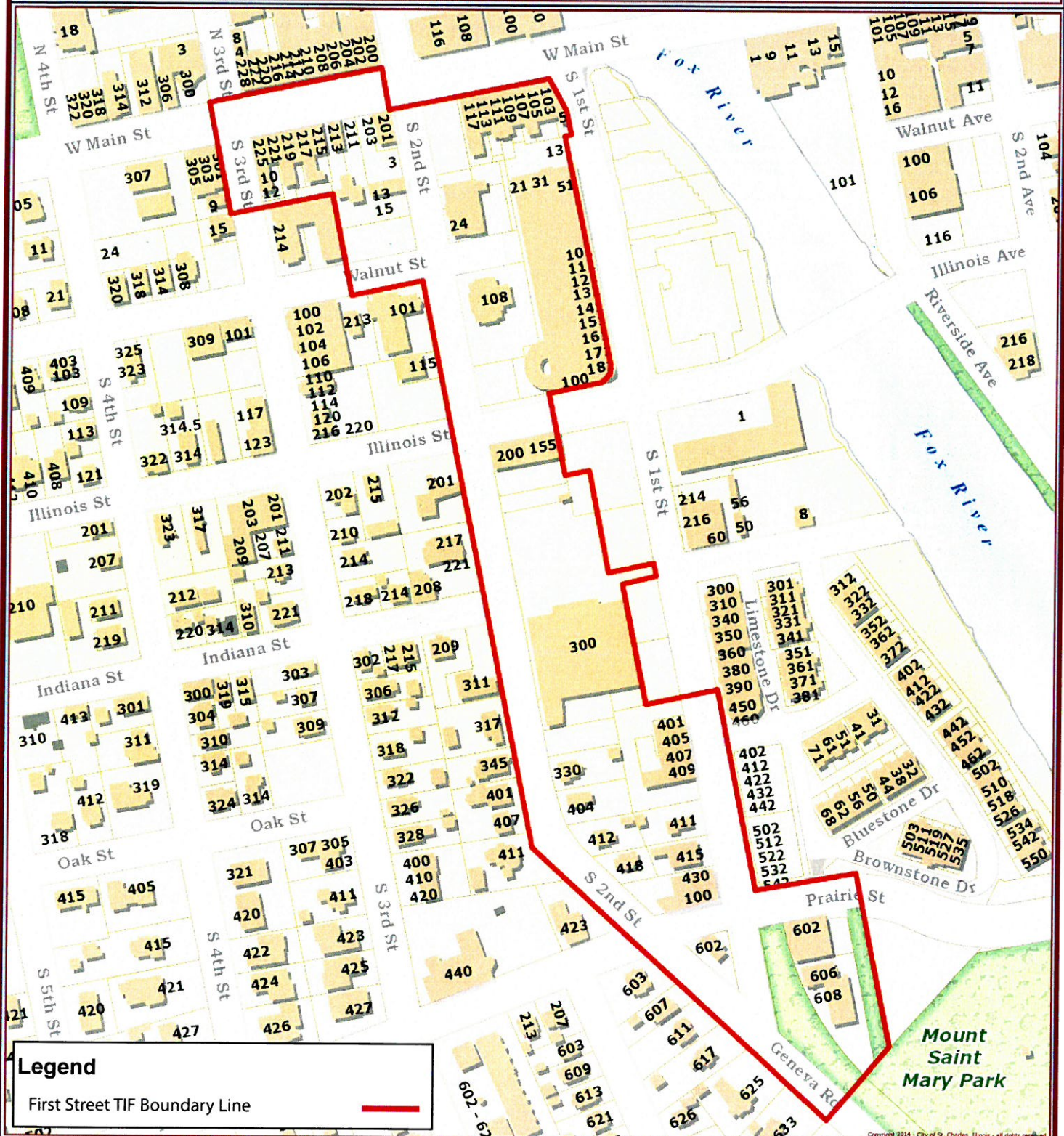
City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984
Phone: 630-377-4400 Fax: 630-377-4440 www.stcharlesil.gov

Precision GIS

RAYMOND ROGINA
MARK KOENEN

Mayor
City Administrator



Legend

First Street TIF Boundary Line



0 124 247 Feet

Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Coordinate System: Illinois State Plane East
Projection: Transverse Mercator
North American Datum 1983

Printed on: September 26, 2014 10:59 AM

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Revised: 9/26/2014

City of St. Charles
Ordinance No. 2015-M-__

An Ordinance Confirming Tax Increment Financing for the Second Amendment to the First Street TIF Redevelopment Project Area

WHEREAS, the City Council of City of St. Charles, Kane and DuPage Counties, Illinois (the "City") has heretofore by ordinance adopted tax increment financing to pay redevelopment costs for the First Street TIF Redevelopment Plan and Project, as amended (the "Plan and Project"); and

WHEREAS, the City Council determines it is desirable and in the best interest of the citizens of the City of St. Charles to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"); and

WHEREAS, the Mayor and City Council has heretofore by ordinance amended the Plan and Project as required by the Act by passage of an ordinance and has heretofore approved the Second Amended First Street Redevelopment Project Area (the "Area") as required by the Act by passage of an ordinance and has otherwise complied with all other conditions precedent required by the Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the City Council of the City of St. Charles, Kane County, Illinois, in the exercise of its home rule powers, as follows:

1. That the foregoing recital clauses to this Ordinance are adopted as findings of the Corporate Authorities of the City of St. Charles and are incorporated herein by specific reference.
2. That tax increment allocation financing is hereby confirmed to pay redevelopment costs as defined in the Act and as set forth in the Plan and Project within the Area as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.
3. That pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the Project costs and obligations issued in respect thereto have been paid shall be divided as follows:

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

b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid to the Treasurer of the City of St. Charles who shall deposit said taxes into a special fund, hereby created, and designated the "First Street Tax Increment Area Special Tax Allocation Fund" of the City and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

4. 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.

5. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effective immediately upon its passage by the City Council and approval as provided by law.

6. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the City Council and approval as provided by law.

7. This Ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law; or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the City of St. Charles that to the extent that the terms of this ordinance should be inconsistent with non-preemptive state law, said terms shall supersede said state law to the extent of said inconsistency.

8. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PRESENTED to the City Council of the City of St. Charles, Illinois this 17th day of February, 2015.

PASSED by the City of Council of the City of St. Charles, Illinois on this 17th day of February, 2015.

APPROVED by the Mayor of the City of St. Charles, Illinois this Illinois this 17th day of February, 2015.

Raymond P. Rogina, Mayor

Attest:

Nancy Garrison, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: _____

APPROVED AS TO FORM:

City Attorney

DATE: _____

List of Exhibits

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

EXHIBIT A

LEGAL DESCRIPTION

Beginning at the southeast corner of Block 48 in the Original Town of St. Charles, recorded May 8, 1837, in Book 19, page 2; thence northeasterly, 324 feet along the northerly line of Illinois Route 64 (Main Street) to the southeast corner of Block 45 in said subdivision; thence southeasterly, 80 feet to the northeast corner of Block 44 in said subdivision; thence northeasterly, along the southerly line of Illinois Route 64 (Main Street) to the westerly line of 1st Street, according to the plat recorded January 25, 1844, in Book 4, page 342; thence southeasterly, 59.15 feet along said right-of-way to an angle point in said line; thence southeasterly, 37.52 feet along said right-of-way to the easterly extension of the north line of Lot 13 in the Amended Phase II First Street Redevelopment Subdivision, recorded July 8, 2008, as Document No. 2008K056095; thence South 78 degrees 29 minutes 30 seconds West, 12.31 feet along said extension to the northeast corner of said Lot 13; thence South 11 degrees 54 minutes 23 seconds East, 441.52 feet along the east line of Lots 13 and 3 in said subdivision to a curve in said line; thence southwesterly, 44.24 feet along said curve having a radius of 28.00 feet, the chord of said curve bears South 33 degrees 21 minutes 37 seconds West, 39.78 feet to the southerly line of said Lot 3; thence South 78 degrees 37 minutes 37 seconds West along said southerly line to the northerly extension of the westerly line of Lot 6 in Phase I of First Street Redevelopment Subdivision, recorded March 29, 2007, as Document No. 2007K035551; thence South 11 degrees 13 minutes 55 seconds East, along said extension and said westerly line to a jog in said westerly line; thence North 78 degrees 20 minutes 40 seconds East, 41.90 feet along said jog; thence South 11 degrees 39 minutes 20 seconds East, 197.00 feet along said westerly line to the southwest corner of said Lot 6; thence North 78 degrees 35 minutes 36 seconds East, 84.96 feet along the south line of said Lot 6 to the southeast corner thereof; thence South 11 degrees 30 minutes 41 seconds East, 25.00 feet along an east line of Lot 5 in said subdivision to the northeast corner of Lot 14 thereof; thence South 78 degrees 35 minutes 36 seconds West, 66.48 feet along the north line of said Lot 14 to the northwest corner thereof; thence South 11 degrees 17 minutes 02 seconds East, 231.95 feet along the west line of Lots 14 and 7 in said subdivision to the southwest corner of said Lot 7; thence North 78 degrees 42 minutes 53 seconds East along the south line of said Lot 7 and the easterly extension thereof to the westerly line of Brownstone, recorded January 2, 2001, as Document No. 2001K000149; thence southeasterly, along said westerly line to the southwest corner thereof; thence northeasterly, 128.91 feet along the northerly line of Prairie Street; thence continuing northeasterly along the northerly line of Prairie Street, being a curve to the right having a radius of 340.0 feet, to the intersection with the northwesterly extension of the westerly line of Parcel 10 in said Brownstone; thence southeasterly, along said extension and said westerly line, to the south corner of said Parcel 10; thence southwesterly, along the southwesterly extension of the easterly line of said Parcel 10, to the southwesterly line of Illinois Route 31 (Geneva Road); thence northwesterly, along said right-of-way line to an angle point in said line as described in Warranty Deed recorded as Document No. 97K057468; thence northwesterly along said right-of-way line to the northeast corner of Block 43 in the Original Town of St. Charles; thence southwesterly, 132 feet along the southerly line of Walnut Street, to the northeast corner of Lot 2 in said Block 43; thence northwesterly, 192 feet along the southeasterly extension of the easterly line of Lot 6 and the easterly line of Lot 6 in Block 44 of said subdivision, to the northeast corner of said Lot

6; thence southwesterly, 192 feet along the north line of Lots 6 and 5 and the westerly extension thereof, to the southeast corner of Lot 4 in Block 49 in said subdivision; thence northwesterly, 212 feet along the easterly line of said Lot 4 and the northerly extension thereof, to the Point of Beginning.

EXHIBIT B

GENERAL STREET LOCATION

The Redevelopment Project Area is generally bounded by South 3rd Street on the west, South 2nd Street on the east, Walnut Street on the south and Main Street on the north.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA



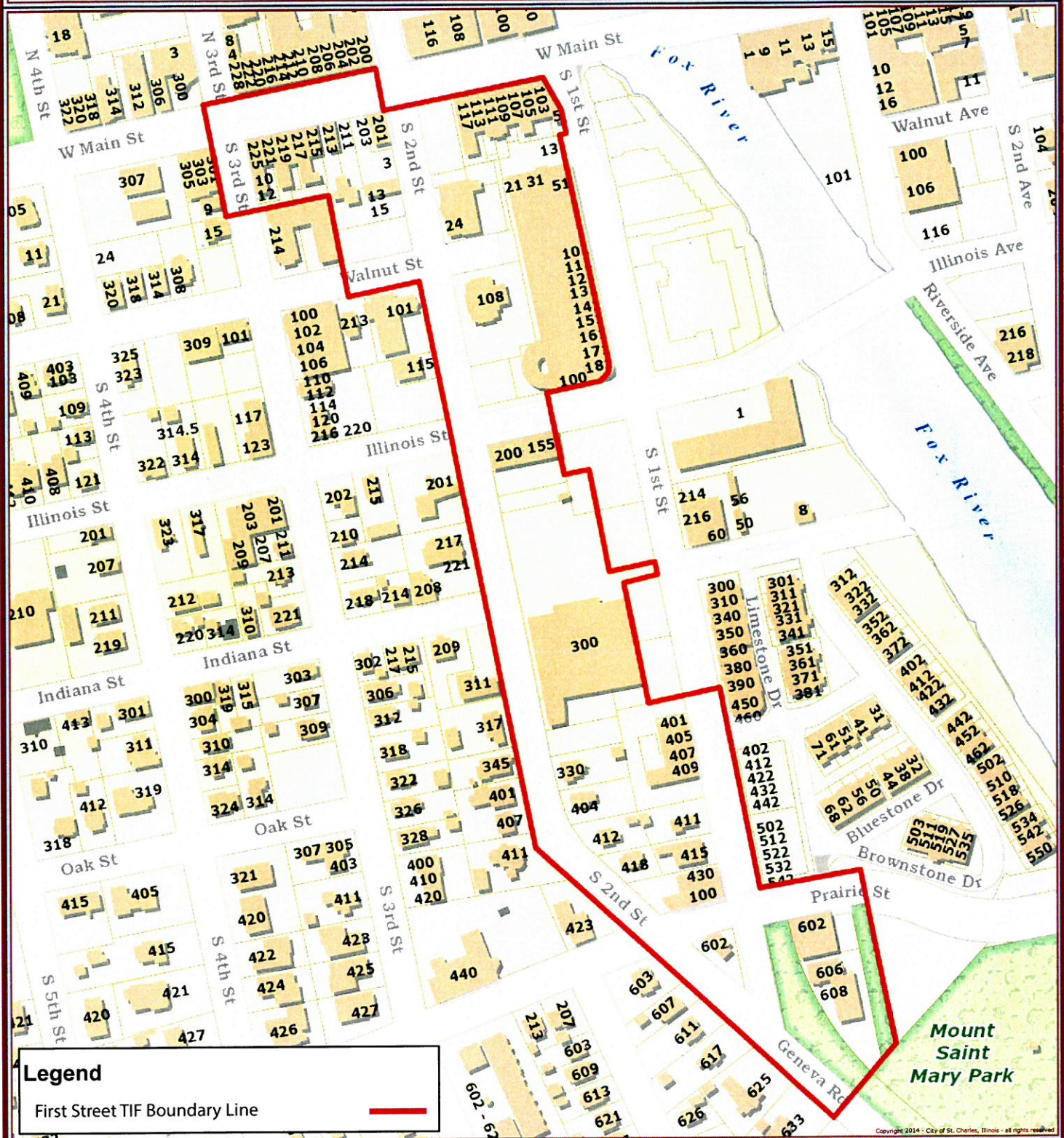
City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

Precision GIS

RAYMOND ROGINA
MARK KOENEN

Mayor
City Administrator



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Legend

First Street TIF Boundary Line



0 124 247 Feet



Data Source:
City of St. Charles, Illinois
DuPage County, Illinois
Coordinate System: Illinois State Plane East
Projection: Transverse Mercator
North American Datum 1983
Printed on: September 26, 2014 10:55 AM

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ST. CHARLES
SINCE 1834

AGENDA ITEM EXECUTIVE SUMMARY

Title:	An Ordinance Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Central Downtown TIF An Ordinance Designating a Tax Increment Redevelopment Plan and Redevelopment Project for the Central Downtown TIF An Ordinance Adopting Tax Increment Redevelopment Plan and Redevelopment Project for the Central Downtown TIF
Presenter:	Rita Tungare, Director of Community & Economic Development

Please check appropriate box:

<input type="checkbox"/>	Government Operations	<input type="checkbox"/>	Government Services
<input type="checkbox"/>	Planning & Development	<input checked="" type="checkbox"/>	City Council – New Business (2/17/15)
Estimated Cost:	N/A	Budgeted:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

If NO, please explain how item will be funded:

Executive Summary:

The City has hired Kane McKenna and Associates to conduct the required eligibility study and draft the “Central Downtown TIF Redevelopment Plan and Project”. The purpose of this study and plan were to consider the feasibility of establishing of a new TIF district in downtown St. Charles. Upon determination that this area met the eligibility requirements for a new TIF district, the process was started to formally approve and establish this new TIF District. Per the Tax Increment Allocation Redevelopment Act, Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1et.seq. (the “TIF Act”), as amended. The following required procedural steps have been completed:

- An ordinance proposing the establishment of the new TIF District was approved on November 17, 2014.
- A Joint Review Board (JRB) was convened on December 16, 2014 to consider the “Central Downtown TIF Redevelopment Plan and Project”. The JRB recommended approval of the redevelopment plan and project. The vote was 6-aye, 1-nay, and 1-abstain.
- A public hearing in front of the City Council, to consider the “Central Downtown TIF Redevelopment Plan and Project”, was convened and closed on January 20, 2015.
- The required waiting period of no less than 14 days and no longer than 90 days to approve the TIF District has been observed.

At this point, all necessary statutory requirements of the TIF Act have been fulfilled, and Staff has placed the necessary ordinances on the City Council agenda to approve the “Central Downtown TIF Redevelopment Project and Plan” and designate the area for tax increment redevelopment financing.

Attachments: (please list)

- An Ordinance Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Central Downtown TIF
- An Ordinance Designating a Tax Increment Redevelopment Plan and Redevelopment Project for the Central Downtown TIF
- An Ordinance Adopting Tax Increment Redevelopment Plan and Redevelopment Project for the Central Downtown TIF

Recommendation / Suggested Action (briefly explain):

Motions to approve the following ordinances:

- An Ordinance Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Central Downtown TIF
- An Ordinance Designating a Tax Increment Redevelopment Plan and Redevelopment Project for the Central Downtown TIF
- An Ordinance Adopting Tax Increment Redevelopment Plan and Redevelopment Project for the Central Downtown TIF

For office use only

Agenda Item Number: 1F-H

City of St. Charles
Ordinance No. 2015-M-__

**An Ordinance Approving a Tax Increment Redevelopment Plan and
Redevelopment Project for the Central Downtown TIF**

WHEREAS, it is desirable and in the best interest of the citizens of the City of St. Charles, Kane and DuPage Counties, Illinois (the "City"), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment and redevelopment project (the "Plan and Project") within the municipal boundaries of the City within a proposed redevelopment project area (the "Area") described in Section 2(a) of this Ordinance, which Area constitutes in the aggregate more than one and one-half acres; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Mayor and City Council (the "Corporate Authorities") called a public hearing relative to the Plan and Project and the designation of the Area as a redevelopment project area under the Act on January 20, 2015; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on November 21, 2014, by publication on December 23, 2014, and January 6, 2015, and by certified mail to taxpayers within the Area on January 5, 2015; and

WHEREAS, the City has heretofore convened a joint review board on December 16, 2014 as required by and in all respects in compliance with the provisions of the Act; and

WHEREAS, the Corporate Authorities have reviewed the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that could cause the Area to be a "Conservation area" as defined in the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

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

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

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, as follows:

1. That the foregoing recital clauses to this Ordinance are adopted as findings of the Corporate Authorities of the City of St. Charles and are incorporated herein by specific reference.

2. Findings. That the Corporate Authorities hereby make the following findings:

a. The Area is legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

b. There exist conditions that cause the Area to be subject to designation as a redevelopment project area under the Act and to be classified as a Conservation area as defined in Section 11-74.4-3(a) of the Act.

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

d. The Plan and Project conform to the comprehensive plan for the development of the City as a whole.

e. As set forth in the Plan it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the Plan shall be retired within twenty-three (23) years after the Area is designated.

f. The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the proposed Project improvements are included in the proposed Area.

3. Plan and Project Approved. That the Plan and Project, which were the subject matter of the public hearing held on January 20, 2015, are hereby adopted and approved. A copy of the Plan and Project is set forth in Exhibit D attached hereto and incorporated herein as if set out in full by this reference.

4. Invalidity of Any Section. 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.

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

PRESENTED to the City Council of the City of St. Charles, Illinois this 17th day of February, 2015.

PASSED by the City of Council of the City of St. Charles, Illinois on this 17th day of February, 2015.

APPROVED by the Mayor of the City of St. Charles, Illinois this Illinois this 17th day of February, 2015.

Raymond P. Rogina, Mayor

Attest:

Nancy Garrison, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: _____

APPROVED AS TO FORM:

City Attorney

DATE: _____

List of Exhibits

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

EXHIBIT D – Redevelopment Plan and Project

EXHIBIT A

LEGAL DESCRIPTION

Beginning at the southwesterly corner of Block 22 in the Original Town of St. Charles, recorded May 8, 1837, in Book 19, page 2; thence southeasterly, 340 feet along the easterly line of 3rd Avenue to the northwest corner of Block 6 of said subdivision; thence southwesterly, 260 feet along the southerly line of Main Street to the northwest corner of Block 4 of said subdivision; thence southeasterly, 608.3 feet along the easterly line of Second Avenue to a line parallel with and 111.7 feet northerly of (as measured along the easterly line thereof) the southerly line of Block 15 in said subdivision; thence westerly, along said parallel line to the westerly line of said Block 15; thence southeasterly, along said westerly line and the southeasterly extension thereof to the easterly extension of the northerly line of Brownstone, recorded January 2, 2001, as Document No. 2001K000149; thence southwesterly, along said extension and said northerly line, to the northwest corner of said Brownstone; thence southeasterly, along the westerly line of said Brownstone to the easterly extension of the southerly line of Lot 7 in Phase I of First Street Redevelopment Subdivision, recorded March 29, 2007, as Document No. 2007K035551; thence South 78 degrees 42 minutes 53 seconds West along said extension and the southerly line of said Lot 7 to the southwest corner thereof; thence North 11 degrees 17 minutes 02 seconds West, 231.95 feet along the west line of Lots 7 and 14 in said subdivision to the northwest corner of said Lot 14; thence North 78 degrees 35 minutes 36 seconds East, 66.48 feet along the north line of said Lot 14 to the northeast corner thereof; thence North 11 degrees 30 minutes 41 seconds West, 25.00 feet along an east line of Lot 5 in said subdivision to the southeast corner of Lot 6 in said subdivision; thence South 78 degrees 35 minutes 36 seconds West, 84.96 feet along the south line of said Lot 6 to the southwest corner thereof; thence North 11 degrees 39 minutes 20 seconds West, 197.00 feet along a westerly line of said Lot 6 to a jog in said westerly line; thence South 78 degrees 20 minutes 40 seconds West, 41.90 feet along said jog to the westerly line of said Lot 6; thence North 11 degrees 13 minutes 55 seconds West along said westerly line and the northerly extension thereof to the southerly line of Lot 3 in the Amended Phase II First Street Redevelopment Subdivision, recorded July 8, 2008, as Document No. 2008K056095; thence North 78 degrees 37 minutes 37 seconds East along the southerly line of said Lot 3 to a curve in said southerly line; thence northeasterly, 44.24 feet along said curve, having a radius 28.00 feet, the chord of said curve bears North 33 degrees 21 minutes 37 seconds East, 39.78 feet to the easterly line of said Lot 3; thence North 11 degrees 54 minutes 23 seconds West, 441.52 feet along the easterly line of Lots 3 and 13 in said subdivision to the northeast corner of said Lot 13; thence North 78 degrees 29 minutes 30 seconds East, 12.31 feet along the easterly extension of the north line of said Lot 13 to the westerly line of 1st Street, according to the plat recorded January 25, 1844, in Book 4, page 342; thence northwesterly, 37.52 feet along said right-of-way to an angle point in said line; thence northwesterly, 59.15 feet along said right-of-way to the northerly line of Block 39 in said Original Town of St. Charles; thence northeasterly along said northerly line to the northeast corner thereof; thence northerly to the southeast corner of the Hotel Baker Subdivision, recorded December 2, 1982, as Document No. 1623173; thence northeasterly along the northerly line of Illinois Route 64 (Main Street) to the southwest corner of Lot 5 in Block 2 of County Clerk's 1899 Assessment Division East of the Fox River; thence continuing northeasterly along the southerly line of said Block 2 to the northwesterly right-of-way line of Illinois Route 64 (Main Street) and 1st Avenue per Document Number 96K045968; thence northeasterly 21.22 feet along said line to the easterly line of said Block 2; thence northwesterly along the westerly line of 1st Avenue to the southeast corner of Block 3 in said

County Clerk's 1899 Assessment Division; thence northeasterly, 580 feet along the north line of Cedar Avenue to the Point of Beginning.

EXHIBIT B

GENERAL STREET LOCATION

The Redevelopment Project Area is generally bounded by 1st Street on the west, 3rd Avenue on the east, Indiana Street on the south and Main Street (west of Fox River) and Cedar Avenue (east of Fox River) on the north.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA



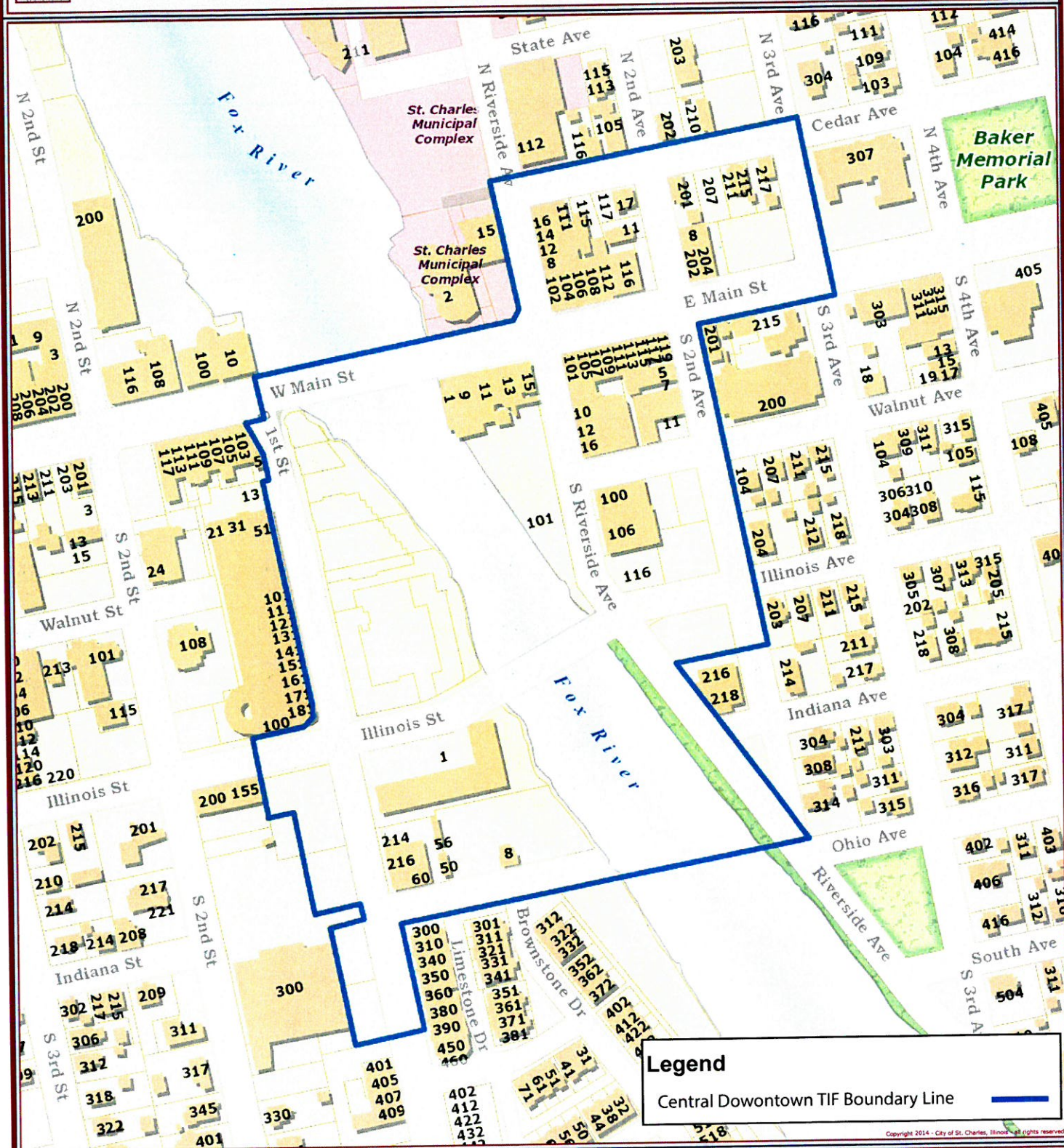
City of St. Charles, Illinois

Two East Main Street, St. Charles, IL 60174-1984
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

Precision GIS

RAYMOND ROGINA
MARK KOENEN

Mayor
City Administrator

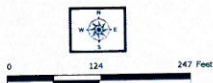


Legend

Central Downtown TIF Boundary Line



Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Coordinate System: Illinois State Plane East
Projection: Transverse Mercator
North American Datum 1983
Printed on: September 26, 2014 11:00 AM



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EXHIBIT D

REDEVELOPMENT PLAN AND PROJECT

CITY OF ST. CHARLES, ILLINOIS

**CENTRAL DOWNTOWN TIF
REDEVELOPMENT PLAN AND PROJECT**

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

Prepared for: City of St. Charles, Illinois

Prepared by: Kane, McKenna and Associates, Inc.

November 2014

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LIST OF EXHIBITS

EXHIBITS

- EXHIBIT A - Legal Description
- EXHIBIT B - Boundary Map
- EXHIBIT C - Existing Land Use Map
- EXHIBIT D - Proposed Land Use Map
- EXHIBIT E - TIF Qualification Report

I. INTRODUCTION

The City of St. Charles (the “City”) is a home rule municipality located in Kane and DuPage Counties, approximately thirty-five (35) miles west of Chicago. The City lies adjacent to the municipalities of Wayne to the north, West Chicago to the east, Geneva to the south, and Campton Hills to the west.

In the context of planning for the Central Downtown Redevelopment Project Area, the City has initiated actions related to the study of an area, in the commercial district of St. Charles, in its entirety to determine whether it qualifies for consideration as a Tax Increment Financing (“TIF”) District pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, *et. seq.*, as amended (the “Act”). The City proposes a Tax Increment Financing (“TIF”) Redevelopment Plan (the “Plan”) to assist an area in overcoming a number of redevelopment barriers. Kane, McKenna and Associates, Inc. (KMA) has been retained by the City of St. Charles to conduct an analysis of the qualification of an area that would result in the establishment of the Central Downtown Tax Increment Finance District (the “TIF District,” “Redevelopment Project Area,” or “RPA”), and to assist the City in drafting this Plan. The City is pursuing the designation of the TIF District as part of its strategy to promote the revitalization of key under-utilized properties located within the City. The Qualification report detailing the area eligibility is attached as Exhibit E.

TIF Plan Requirements

The City is completing this Plan as required by the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, *et. seq.*, as amended (the “Act”). To establish the Downtown TIF District the City must adopt the Plan and a TIF Qualification Report.

The Act enables Illinois municipalities to establish TIF districts, either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest so as 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 to be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas” (65 ILCS 5/11-74.4-2[b]).

By definition, a TIF “Redevelopment Plan” means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualify the redevelopment project area as a “blighted area,” “conservation area” (or combination thereof), or “industrial park conservation area,” and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act.

Community Background

The City has a long on prosperous history dating back to the 1830s. The City was founded and incorporated in 1834 as Charleston but changed its name its name to St.

Charles in 1839. The City sits on the Fox River and traces its founding and economic history to its transportation network including the river and later the railways and highways. The City is intersected by Illinois State Routes 25, 31, 38, and 64. In 2012 the City had a population of 33,046 which is a 16% increase over the City's population 27,896 in 2000.¹ In 2012, the workforce was 18,516 or 71.4% of the population participated in the labor force which is almost exactly the same workforce participation as in 2000.² In 2012 14.1% of the population was 65 years or older. The 65+ age group has grown from 10.2% in 2000 to 14.1% in 2012.³ These figures give a snapshot of city where the population is increasing but also aging slightly while workers continue to work longer.

The TIF District

The RPA straddles the Fox River encompassing two bridges and a part of the commercial district in St. Charles. The RPA is generally bounded by South 1st Street on the west, South 3rd Avenue on the east, Indiana Street on the south and Main Street (west of Fox River) and Cedar Avenue (east of Fox River) on the north. Most of the uses within this area are retail/commercial, institutional, parking with some residential above commercial uses. The RPA boundaries encompass some of the City's historical downtown area. The RPA consists of approximately sixty-one (61) tax parcels and thirty-three (33) structures. The area is 23.87 acres in size including the right of ways and the Fox River.

The downtown area for St. Charles is an area of economic and cultural importance for the City. The RPA is identified in numerous planning documents as an area for planned concentration and importance. The RPA is deemed an area that the City should invest in and use economic development tools like TIF to encourage private investment. This Plan reflects the strategies identified in the previous City Plans and also the importance of the downtown area for St. Charles. The 2013 Comprehensive Plan identifies portions of the RPA in Subarea Plan due to its importance to City.

The downtown of St. Charles and the RPA has been the subject of planning and economic development efforts in the past. The City has identified its singularity and importance in the following documents:

- 2014 Strategic Plan
- 2013 Comprehensive Plan
- 2002 River Corridor Master Plan
- 2000 Downtown Strategy Plan

The confluence of the riverfront and the commercial district make the RPA a driving force in the St. Charles economy and identity. This Plan reflects the important nature of the RPA and will establish parameters for redevelopment under the TIF Act.

¹ 2012 ACS 5-Year estimates, DP05: ACS Demographic and Housing Estimates; 2000 Census SF-1, DP-1: Profile of General Demographic

² 2012 ACS 5-Year estimates, DP03: Selected Economic Characteristics; 2000 Census SF-3, DP-3: Profile of Selected Economic Data.

³ 2012 ACS 5-Year estimates, S0101: Age and Sex; 2000 Census SF-1, DP-1: Profile of General Demographic Characteristics.

The TIF District has multiple land-uses but is mainly made up of retail/commercial, institutional, parking and some residential above commercial uses. The RPA has seen some investment in the recent years since the easing of the recession but these investments need to be leveraged and protected for sustainable development.

Rationale for Redevelopment

The City recognizes the need for implementation of a strategy to stabilize and encourage more investment in the RPA due to its pivotal nature within the City. The analysis performed by KMA in conjunction with the guidance from the City's Comprehensive Plan and subsequent planning documents conclude that without further action by both public and private parties, disinvestment or under-investment is a possibility. The needed private investment to accomplish these goals may only be possible if TIF is adopted pursuant to the terms of the Act. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Existing conditions that may have precluded intensive private investment in the past may be eliminated. Ultimately, the implementation of the Plan will benefit the City and all the taxing districts, which encompass the area in the form of a significantly expanded tax base.

The designation of the area as a Redevelopment Project Area will allow the City to address area wide deficiencies. The City can use the provisions in the TIF Act to develop actions for the redevelopment of the RPA including but not limited to the following:

- Providing viable uses/redevelopment for the properties located within the RPA;
- Establishing a pattern of land-use activities that will increase efficiency and economic relationships, especially as such uses complement adjacent commercial, retail, residential, recreational, institutional and other City redevelopments;
- Providing infrastructure that is adequate in relation to City redevelopment plans;
- Provision for roadway and traffic improvements within the area, including the continued review of ingress and egress requirements that satisfy area circulation, parking and connections to major arterials;
- Entering into redevelopment agreements in order to include the redevelopment of property and/or to induce new development to locate within the RPA;
- Improving area appearance through rehabilitation of structures, landscape, streetscape and signage programs; and

- Coordinating land and facilitating assembly in order to provide sites for more modern redevelopment plans.

The adoption of this Plan makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA will become a more viable area that will attract private investment. The public investment will set the stage for the redevelopment of the area with private capital. This in turn will lead to the retention, expansion and attraction of commercial and other development into the City in general and the RPA in particular.

The Redevelopment Plan

The City recognizes the need for implementation of a strategy to revitalize existing properties within the boundaries of the RPA and to stimulate and enhance private development. Private investment attraction and expansion are key components of the strategy. The needed private investment may only be possible if tax increment financing (TIF) is adopted pursuant to the terms of the Tax Increment Allocation Redevelopment Act (the "Act") Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1 et seq., as amended. Incremental property tax revenue generated by redevelopment activities will play a decisive role in encouraging private redevelopment. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the City and all the taxing districts which encompass the area in the form of a significantly expanded tax base.

The area on the whole would not reasonably be anticipated to be redeveloped in a coordinated manner without the adoption of a Redevelopment Plan and Project. The City, with the assistance of Kane, McKenna and Associates, Inc. has commissioned this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA may become a more viable area that may attract more private investment. The public investment can set the stage for the redevelopment of the area with private capital. This in turn will lead to operation of viable mixed residential, retail, commercial and institutional uses within the area.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the area is not less in the aggregate than 1½ acres.

Through this Redevelopment Plan and Project, the City will serve as a force for marshalling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the City and all the taxing districts which encompass the RPA in the form of a stabilized and expanded tax base and creation of new employment

and investment opportunities within the City as a result of new private redevelopment in the area.

Housing Impact

It is further found, and certified by the City, in connection to the process required for the adoption of this Plan and Project pursuant to 65 ILSC Section 5/11-74.4.3(n)(5) of the Act, that this Plan and Project will not result in the displacement of 10 or more inhabited residential units. Therefore, this Plan and Project does not include a housing impact study.

Summary

It is found and declared by the City that in order to promote and protect the health, safety, and welfare of the public, that certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken; and, to alleviate the existing adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts by the development or redevelopment of certain areas. Public/private partnerships are determined to be necessary in order to achieve redevelopment goals. Without the redevelopment focus and resources provided under the Act, the redevelopment goals of the municipality would not reasonably be expected to be achieved.

It is found and declared by the City that the use of incremental tax revenues derived from the tax rates of various taxing districts in the Redevelopment Project Area for the payment of redevelopment project costs is of benefit to said taxing districts. This is because these taxing districts whose jurisdictions are included in the Redevelopment Project Area would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment.

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 TIF.

II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

The Redevelopment Project Area legal description is attached in Exhibit A.

III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

The following goals and objectives are presented for the RPA in conformance with the City's Comprehensive Plan (including any amendments thereto).

General Goals of the City

- A) Develop attractive and highly functional retail and commercial areas that are market responsive, create a diverse tax base, and serve the needs of the City's residents, and in some areas, larger regional markets.
- B) Enhance the economic viability, productivity, appearance and function of the City's commercial corridors.
- C) Revitalize Downtown St. Charles as the symbolic "heart" of the community and enhance its role as the City's primary mixed use pedestrian environment.
- D) To strengthen the property tax base of the City and overlapping tax districts.
- E) To create new jobs and retain existing jobs for City and area residents.
- F) To coordinate all redevelopment within the City in a comprehensive manner, avoiding adjacent land use conflicts and negative community impacts.
- G) To create a cooperative partnership between City and private redevelopment entities.

Specific Objectives for the RPA

- 1) Continue to revitalize Downtown with a mixture of uses including commercial, office, restaurant, and residential.
- 2) Focus efforts and resources on development projects that are likely to catalyze other investment based on the population and benefits they bring to the Downtown.
- 3) Promote new infill development in the Downtown area and encourage the consolidation of smaller development parcels where possible to foster larger, more coordinated development opportunities.
- 4) Strengthen or enhance or improve the pedestrian environment on Main Street as the heart of the Downtown area by working closely with IDOT to mitigate the impacts of truck and vehicular traffic, and coordinating pedestrian improvements with roadway enhancements, streetscaping, and private development.
- 5) Consider establishing a program to assist with improvements to existing buildings that bring them to current codes and standards so that they can sustain occupancy and market competitiveness.
- 6) Manage truck traffic in Downtown, to the extent possible given IDOT jurisdiction over several significant corridors, so that it does not negatively impact the character and functionality of the area for patrons, residents and business owners.

Redevelopment Objectives

The purpose of the RPA designation will allow the City to:

- I. Assist in coordinating redevelopment activities within the RPA in order to provide a positive marketplace signal;
- II. Reduce or eliminate negative factors as more fully described in the TIF Eligibility Report, present within the area. These factors include inadequate utilities, lack of community planning, deterioration, obsolescence, excessive land coverage and deleterious layout;
- III. Accomplish redevelopment over a reasonable time period;
- IV. Provide for high quality development within the RPA; and
- V. Provide for an attractive overall appearance of the area.

Measuring Results

The implementation of the Redevelopment Project will serve to improve the physical appearance of the RPA and contribute to the economic development of the area. The

implementation of the RPA will provide new employment opportunities for community and City residents.

To track success in meeting RPA-specific objectives and strategies, the City may wish to consider establishing certain performance measures that would help the City monitor the projects to be undertaken within the RPA.

The Government Finance Officers Association recommends that municipalities adopting TIF districts evaluate actual against projected performance (e.g., using metrics such as job creation or tax revenue generation). Table 1 below identifies the types of performance measures the City may consider to track the performance of projects within the RPA. (Section VI of this Plan discusses the types of projects that the City may pursue within the RPA, with the caveat that specific projects at this point are only conceptual in nature.)

Table 1
Examples of TIF Performance Measures

Measure	Examples
Input	Public investment Private investment Acres of land assembled for TIF
Output/Workload	Jobs created or retained Number of streetscaping fixtures installed Commercial space created (square feet)
Efficiency	Leverage ratio (private investment / public investment) Cost per square foot of commercial space Public subsidies per job created/retained
Effectiveness	Change in assessed value (AV) in TIF versus AV in rest of City Change in AV within TIF before and after TIF creation Municipal sales taxes before and after TIF creation
Risk	Debt coverage ratio Credit ratings of anchor tenants Tenant diversification (e.g., percent of total TIF EAV attributable to top 10 tenants in commercial development)

Source: *An Elected Official's Guide to Tax Increment Financing*, Government Finance Officers Association.

IV. LACK OF DEVELOPMENT, GROWTH AND FISCAL IMPACT ON TAXING DISTRICTS

Evidence of the Lack of Development and Growth within the RPA

As documented in Exhibit E of this Plan, the RPA has suffered from a lack of development and the RPA would qualify as a conservation area. In recent years, the area has not benefited from sustained private investment and/or redevelopment. Absent intervention by the City, properties within the RPA would not be likely to increase in market value.

The RPA exhibits various conditions which, if not addressed by the City, would eventually worsen. These various conditions discourage private sector investment in business enterprises. Consequently, the City finds that actions taken, at least in part, through the implementation of this plan will significantly mitigate such problems.

Assessment of Fiscal Impact on Affected Taxing Districts

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

Since there is the potential for new development, the City may permit new residential development to occur within the RPA. As such, there could be an increased burden placed on the area's school districts. To the extent that such development does occur, and school age children result from new community arrivals, the elementary and high school taxing districts could potentially be affected. In addition, the library district would also be provided per the TIF Act provisions, if patrons are increased. The City has made allowances in this plan and project for revenue distributions to such taxing districts and will follow the guidelines provided by the Act to compensate the districts at levels dictated by the precise increase in students.

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

V. TIF QUALIFICATION FACTORS EXISTING IN THE REDEVELOPMENT PROJECT AREA

Findings

The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies as a TIF district as a “conservation area” under Illinois law. Refer to the TIF Qualification Report, (Exhibit E) which is attached as part of this Plan.

Eligibility Survey

The RPA was evaluated beginning in August of 2014 and continuing to the date of this report by representatives of Kane, McKenna and Associates, Inc., (KMA) and City staff. Analysis was aided by certain reports obtained from the City and other sources. In KMA’s evaluation, only information was recorded which would directly aid in the determination of eligibility for a TIF district.

VI. REDEVELOPMENT PROJECT

Plan Objectives

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

The project-specific objectives envisioned for the Downtown RPA are as follows:

- 1) Implementing a plan that provides for the attraction of users to redevelop underutilized land and buildings that are available within the RPA.
- 2) Constructing public improvements which may include (if necessary):
 - Street and sidewalk improvements (including new street construction and widening of current streets; any street widening would conform with City standards for context-sensitive design);
 - Utility improvements (including, but not limited to, water, stormwater management, and sanitary sewer projects consisting of construction and rehabilitation);
 - Signalization, traffic control and lighting;
 - Off-street parking and public parking facilities; and
 - Landscaping and beautification.
- 3) Entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act.
- 4) Providing for site preparation, clearance, environmental remediation, and demolition, including grading and excavation, as provided for under the TIF Act.
- 5) By the redevelopment of certain buildings through necessary rehabilitation and improvement of structures.
- 6) Exploration and review of job training programs in coordination with any City, federal, state, and county programs.
- 7) By entering into agreements with other public bodies for the development or construction of public facilities and infrastructure.

Redevelopment Activities

Pursuant to the project objectives cited above, the City will implement a coordinated program of actions. These include, but are not limited to, acquisition, site preparation, clearance, demolition, provision of public infrastructure and related public improvements, and rehabilitation of structures, if necessary. Such activities conform to the provision of the TIF Act that define the scope of permissible redevelopment activities.

Site Preparation, Clearance, and Demolition

Property within the RPA may be acquired and improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

Land Assembly

Certain properties in the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. Relocation may also be required and the City would conform to the provisions of the Act.

Public Improvements

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

- Improvements and/or construction of public utilities including extension of water mains as well as sanitary and storm sewer systems, detention facilities, roadways, and traffic-related improvements;
- Parking facilities (on grade and parking structures);
- Beautification, identification markers, landscaping, lighting, signage of public right-of-ways, and other elements of a streetscaping program; and
- Construction of new (or rehabilitation of existing) public facilities to allow for the redevelopment of the existing sites for new retail/commercial, mixed use, or light industrial uses.

Rehabilitation

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

Interest Rate Write-Down

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

Job Training

The City may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs; and
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

School and Library Districts Costs

The City may provide for payment of school and library districts costs as provided for in the Act relating to residential components assisted through TIF funding.

General Land Use Plan

As noted in Section I of this Plan, the RPA currently contains primarily retail and commercial uses with some institutional and residential. Existing land uses are shown in Exhibit C attached hereto and made a part of this Plan. Exhibit D designates future land uses in the Redevelopment Project Area. Future land uses will conform to the Zoning Ordinance and the comprehensive planning process as either may be amended from time to time.

Additional Design and Control Standards

The appropriate design standards (including any Planned Unit Developments) as set forth in the City's Zoning Ordinance and the comprehensive planning process shall apply to the RPA.

Eligible Redevelopment Project Costs

Under the Act, redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred as well as any such costs incidental to the Plan. (Private investments, which supplement "Redevelopment Project Costs," are expected to substantially exceed such redevelopment project costs.) Eligible costs permitted by the Act and pertaining to this Plan include:

- (1) *Professional Service Costs* – Costs of studies, 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, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), 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 3 years. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;
- The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
 - Annual administrative costs shall *not* include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;
 - In addition, redevelopment project costs shall *not* include lobbying expenses;
- (2) *Property Assembly Costs* – Costs including but not limited to acquisition of land and other property (real or personal) or rights or interests 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;

- (3) *Improvements to Public or Private Buildings* – Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes⁴ or LEED-certified construction elements or construction elements with an equivalent certification per the TIF Act;
- (4) *Public Works* – 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 November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the 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;
- (5) *Job Training* – Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
- (6) *Financing Costs* – 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 hereunder including (a) interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months thereafter and (b) reasonable reserves related thereto;
- (7) *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 costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan;

⁴ Green Globes is an environmental assessment and certification program for commercial buildings, operated by the Green Buildings Initiative.

- (8) *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.⁵

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. Certain library district costs may also be paid as provided for in the Act;

⁵ The calculation is 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 the 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 the 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 the 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 districts, 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 the Act; (ii) for elementary school districts, 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 the 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) For any school district in a municipality with a population in excess of 1,000,000, additional provisions apply.

- (9) *Relocation Costs* – To the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of the Act;
- (10) *Payment in Lieu of Taxes*;
- (11) *Other Job Training* – Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;
- (12) *Developer Interest Cost* – Interest cost 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 redeveloper with regard to the redevelopment project during that year;
 - (C) If there are not sufficient funds available in the special tax allocation fund to make the payment 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) of paragraph 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. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D); and

(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).⁶

The TIF Act prohibits certain costs. Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost. In addition, the statute prohibits costs related to retail development that results in the closing of nearby facilities of the same retailers. Specifically, none of the redevelopment project costs enumerated in the Act shall be eligible redevelopment project costs 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.⁷

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

⁶ 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) of paragraph (11) 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.

⁷ 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, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

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.

Projected Redevelopment Project Costs

Estimated project costs are shown in Table 2 below. Adjustments to estimated line-item costs below are expected and may be made without amendment to the Plan. 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.

Further, the projected cost of an individual line-item as set forth below is not intended to place a limit on the described line-item expenditure. Adjustments may be made in line-items, either increasing or decreasing line-item costs for redevelopment. The specific items listed below are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the *total amount* of payment for eligible redevelopment project costs (the “Total Estimated TIF Budget” in Table 2) shall not exceed the amount set forth below, as adjusted pursuant to the Act. As explained in the following sub-section, incremental property tax revenues from any contiguous RPA may be used to pay eligible costs for the Downtown RPA.

Table 2
RPA Project Cost Estimates

Program Actions/Improvements	Estimated Costs
Land Acquisition and Relocation	\$4,750,000
Site Preparation, Including Environmental Remediation, Demolition, and Site Grading	\$875,000
Utility Improvements (Including Water, Storm, Sanitary Sewer, Service of Public Facilities, and Road Improvements)	\$5,000,000
Public Improvements/Facilities and Parking Structures	\$10,000,000
Rehabilitation of Existing Structures	\$875,000
Interest Costs Pursuant to the Act	\$1,000,000
Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting, and Marketing)	\$1,500,000
Job Training	\$250,000
Statutory School and Library District Payments	\$2,500,000
TOTAL ESTIMATED TIF BUDGET	\$26,750,000

Notes:

- (1) All project cost estimates are in 2014 dollars. Costs may be adjusted for inflation per the TIF Act.
- (2) In addition to the costs identified in the exhibit above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, and (c) capitalized interest and reasonably required reserves.
- (3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated 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 the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall budget amount outlined above.

Sources of Funds to Pay Redevelopment Project Costs

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

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

Redevelopment project costs as identified in Table 2 specifically authorize those eligible costs set forth in the Act and do not address the preponderance of the costs to redevelop the area. The majority of development costs will be privately financed. TIF or other public sources are to be used, subject to approval by the City Board, only to leverage and commit private redevelopment activity.

The incremental tax revenues which will be used to pay debt service on the municipal obligations (if any) and to directly pay redevelopment project costs shall be the incremental increase in property taxes. The property tax increment would be attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA – over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2013 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.

Nature and Term of Obligations to Be Issued

The City may issue obligations secured by the Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the City by virtue of its power pursuant to the Illinois State Constitution. Any and all obligations issued by the City pursuant to this Plan and the Act shall be retired not more than twenty-three (23) years from the date of adoption of the ordinance approving the RPA, or as such a later time permitted pursuant to the Act and to the extent such obligations are reliant upon the collection of incremental property tax revenues from the completion of the twenty-third year of the TIF, with taxes collected in the twenty-fourth year. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance.

One or more series of obligations may be issued from time to time in order to implement this Plan. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year. The total principal and interest may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

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

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

Most Recent Equalized Assessed Valuation for the RPA

The most recent equalized assessed valuation for the RPA is based on the 2013 EAV, and is estimated to be approximately \$5,544,001 million.

Anticipated Equalized Assessed Valuation for the RPA

Upon completion of the anticipated private development of the RPA over a twenty-three (23) year period, it is estimated that the EAV of the property within the RPA would increase to between approximately \$25,000,000-28,000,000 million depending upon market conditions and the scope of the redevelopment projects.

VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

Potential Redevelopment Project Actions

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

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

Land Assembly and Relocation: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site, with relocation costs undertaken as provided by the Act. It is expected that the City would facilitate private acquisition through reimbursement or write-down of related costs, including the acquisition of land needed for construction of public improvements.

Demolition and Site Preparation: The existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition of certain parcels may be necessary for future projects. Additionally, the redevelopment plan contemplates site preparation, or other requirements including environmental remediation necessary to prepare the site for desired redevelopment projects.

Rehabilitation: The City may assist in the rehabilitation of buildings or site improvements located within the RPA.

Landscaping/Buffering/Streetscaping: The City may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The City may also undertake the provision/upgrade of necessary detention or retention ponds.

Roadway/Street/Parking Improvements: The City may widen and/or vacate existing roads. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the public. Utility services may also be provided or relocated in order to accommodate redevelopment activities.

Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

Public Facility-Related Infrastructure: Certain public facilities (including public safety and other taxing districts) improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.

School District and Library Costs: Provide for the payment of such costs pursuant to the requirements of the TIF Act.

Interest Costs Coverage: The City may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

Professional Services: The City may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The City may reimburse itself from annual tax increment revenue if available.

Commitment to Fair Employment Practices and 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 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 handicaps. 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 compliance with 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, any public/private 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, with specific attention to minority and/or female individuals.

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.

Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs

This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) years after the adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the ordinance approving the RPA is adopted.

VII. PROVISIONS FOR AMENDING THE TIF PLAN AND PROJECT

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

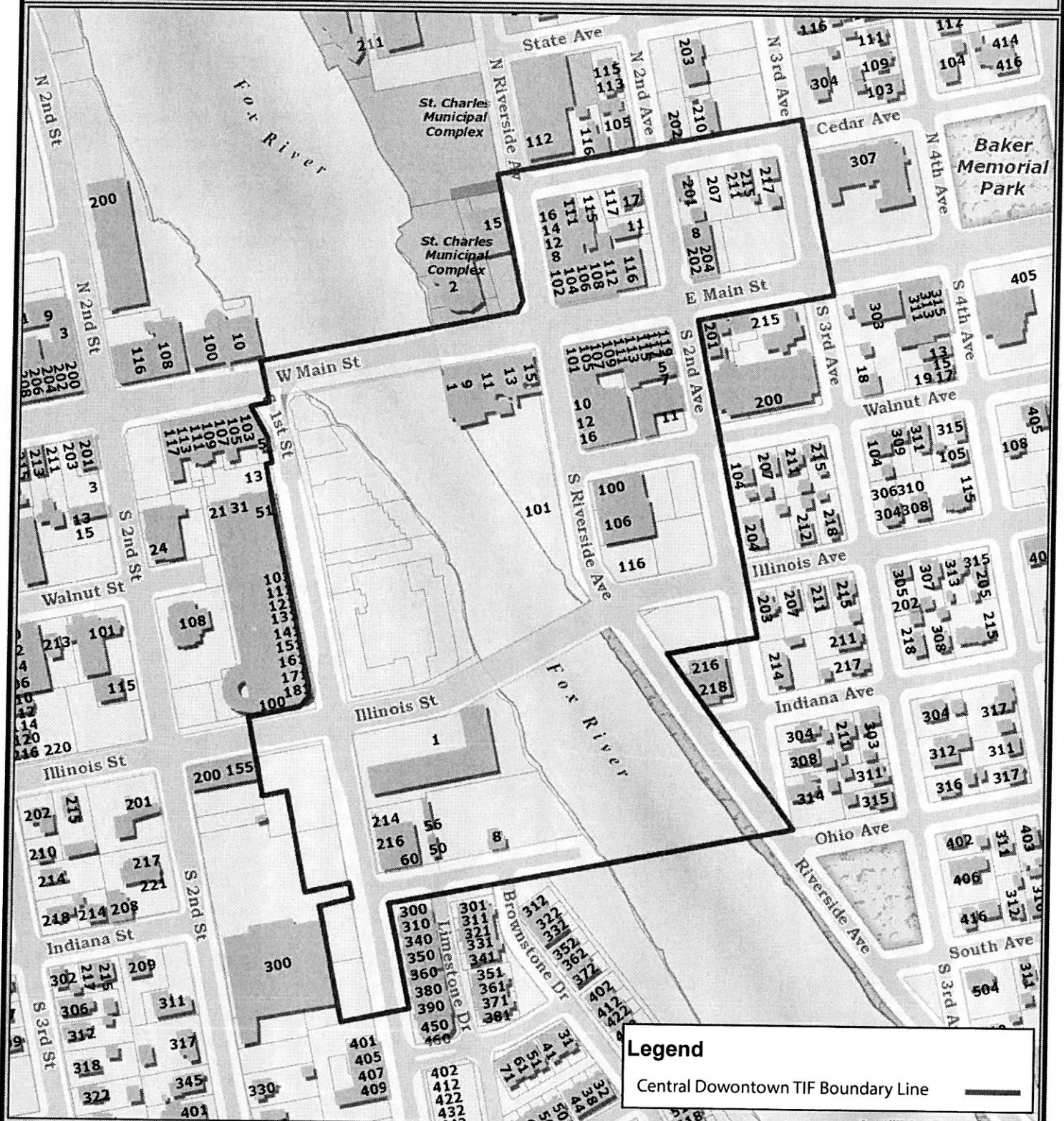
EXHIBIT A
LEGAL DESCRIPTION

Central Downtown TIF

That part of the South Half of Section 27 and the North Half of Section 34 in Township 40 North, Range 8 East of the Third Principal Meridian in the City of St. Charles, Kane County, Illinois, described as follows:

Beginning at the southwesterly corner of Block 22 in the Original Town of St. Charles, recorded May 8, 1837, in Book 19, page 2; thence southeasterly, 340 feet along the easterly line of 3rd Avenue to the northwest corner of Block 6 of said subdivision; thence southwesterly, 260 feet along the southerly line of Main Street to the northwest corner of Block 4 of said subdivision; thence southeasterly, 608.3 feet along the easterly line of Second Avenue to a line parallel with and 111.7 feet northerly of (as measured along the easterly line thereof) the southerly line of Block 15 in said subdivision; thence westerly, along said parallel line to the westerly line of said Block 15; thence southeasterly, along said westerly line and the southeasterly extension thereof to the easterly extension of the northerly line of Brownstone, recorded January 2, 2001, as Document No. 2001K000149; thence southwesterly, along said extension and said northerly line, to the northwest corner of said Brownstone; thence southeasterly, along the westerly line of said Brownstone to the easterly extension of the southerly line of Lot 7 in Phase I of First Street Redevelopment Subdivision, recorded March 29, 2007, as Document No. 2007K035551; thence South 78 degrees 42 minutes 53 seconds West along said extension and the southerly line of said Lot 7 to the southwest corner thereof; thence North 11 degrees 17 minutes 02 seconds West, 231.95 feet along the west line of Lots 7 and 14 in said subdivision to the northwest corner of said Lot 14; thence North 78 degrees 35 minutes 36 seconds East, 66.48 feet along the north line of said Lot 14 to the northeast corner thereof; thence North 11 degrees 30 minutes 41 seconds West, 25.00 feet along an east line of Lot 5 in said subdivision to the southeast corner of Lot 6 in said subdivision; thence South 78 degrees 35 minutes 36 seconds West, 84.96 feet along the south line of said Lot 6 to the southwest corner thereof; thence North 11 degrees 39 minutes 20 seconds West, 197.00 feet along a westerly line of said Lot 6 to a jog in said westerly line; thence South 78 degrees 20 minutes 40 seconds West, 41.90 feet along said jog to the westerly line of said Lot 6; thence North 11 degrees 13 minutes 55 seconds West along said westerly line and the northerly extension thereof to the southerly line of Lot 3 in the Amended Phase II First Street Redevelopment Subdivision, recorded July 8, 2008, as Document No. 2008K056095; thence North 78 degrees 37 minutes 37 seconds East along the southerly line of said Lot 3 to a curve in said southerly line; thence northeasterly, 44.24 feet along said curve, having a radius 28.00 feet, the chord of said curve bears North 33 degrees 21 minutes 37 seconds East, 39.78 feet to the easterly line of said Lot 3; thence North 11 degrees 54 minutes 23 seconds West, 441.52 feet along the easterly line of Lots 3 and 13 in said subdivision to the northeast corner of said Lot 13; thence North 78 degrees 29 minutes 30 seconds East, 12.31 feet along the easterly extension of the north line of said Lot 13 to the westerly line of 1st Street, according to the plat recorded January 25, 1844, in Book 4, page 342; thence northwesterly, 37.52 feet along said right-of-way to an angle point in said line; thence northwesterly, 59.15 feet along said right-of-way to the northerly line of Block 39 in said Original Town of St. Charles; thence northeasterly along said northerly line to the northeast corner thereof; thence northerly to the southeast corner of the Hotel Baker Subdivision, recorded December 2, 1982, as Document No. 1623173; thence northeasterly along the northerly line of Illinois Route 64 (Main Street) to the southwest corner of Lot 5 in Block 2 of County Clerk's 1899 Assessment Division East of the Fox River; thence continuing northeasterly along the southerly line of said Block 2 to the northwesterly right-of-way line of Illinois Route 64 (Main Street) and 1st Avenue per Document Number 96K045968; thence northeasterly 21.22 feet along said line to the easterly line of said Block 2; thence northwesterly along the westerly line of 1st Avenue to the southeast corner of Block 3 in said County Clerk's 1899 Assessment Division; thence northeasterly, 580 feet along the north line of Cedar Avenue to the Point of Beginning.

EXHIBIT B
BOUNDARY MAP



Data Source:
 City of St. Charles, Illinois
 Kane County, Illinois
 DuPage County, Illinois
 Coordinate System: Illinois State Plane East
 Projection: Transverse Mercator
 North American Datum 1983
 Printed on September 26, 2014 11:00 AM



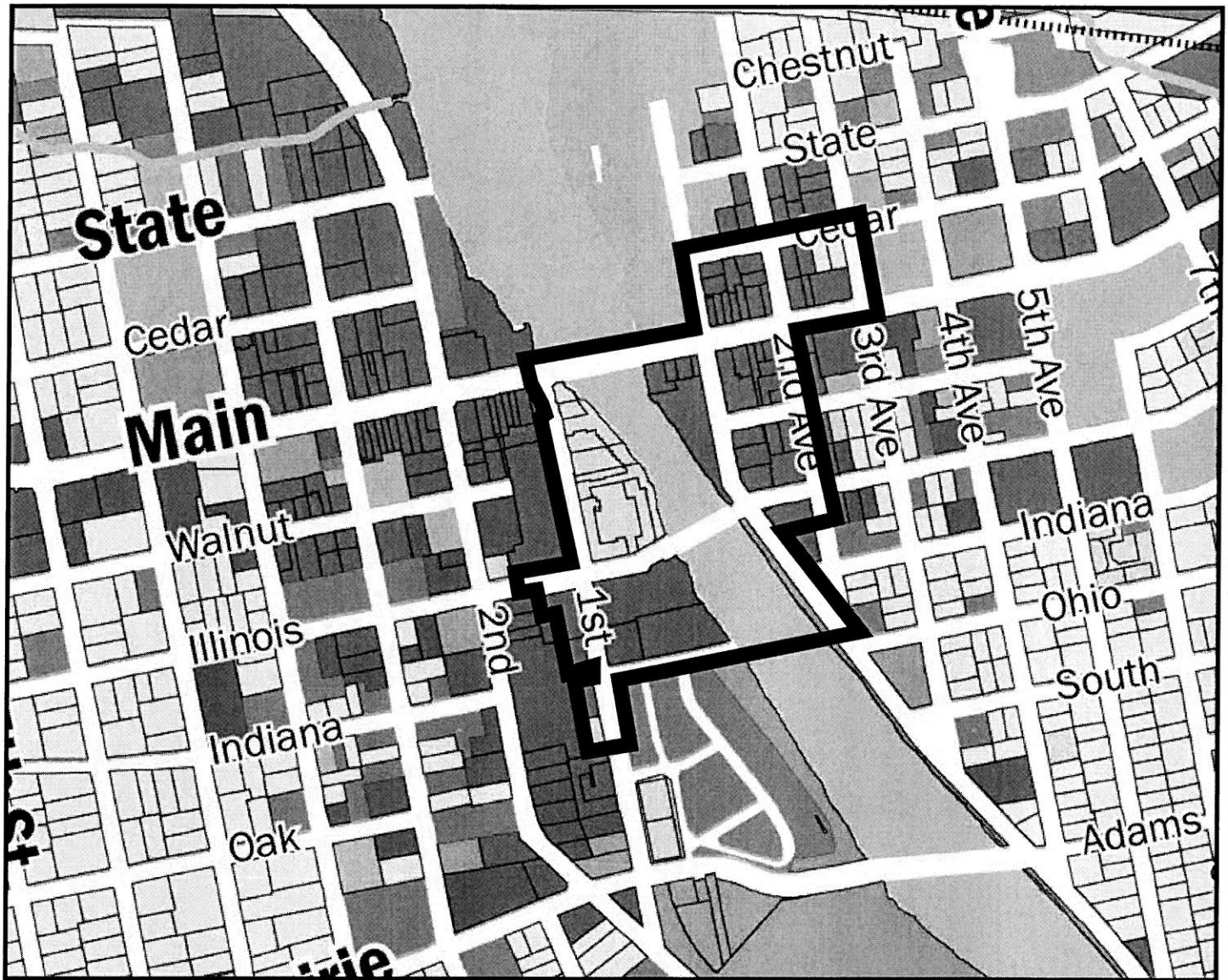
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PROPERTY OF THE U.S. GOVERNMENT

EXHIBIT C
EXISTING LAND USE MAP

Central Downtown TIF Existing Land Use Map



City of St. Charles Central Downtown TIF RPA

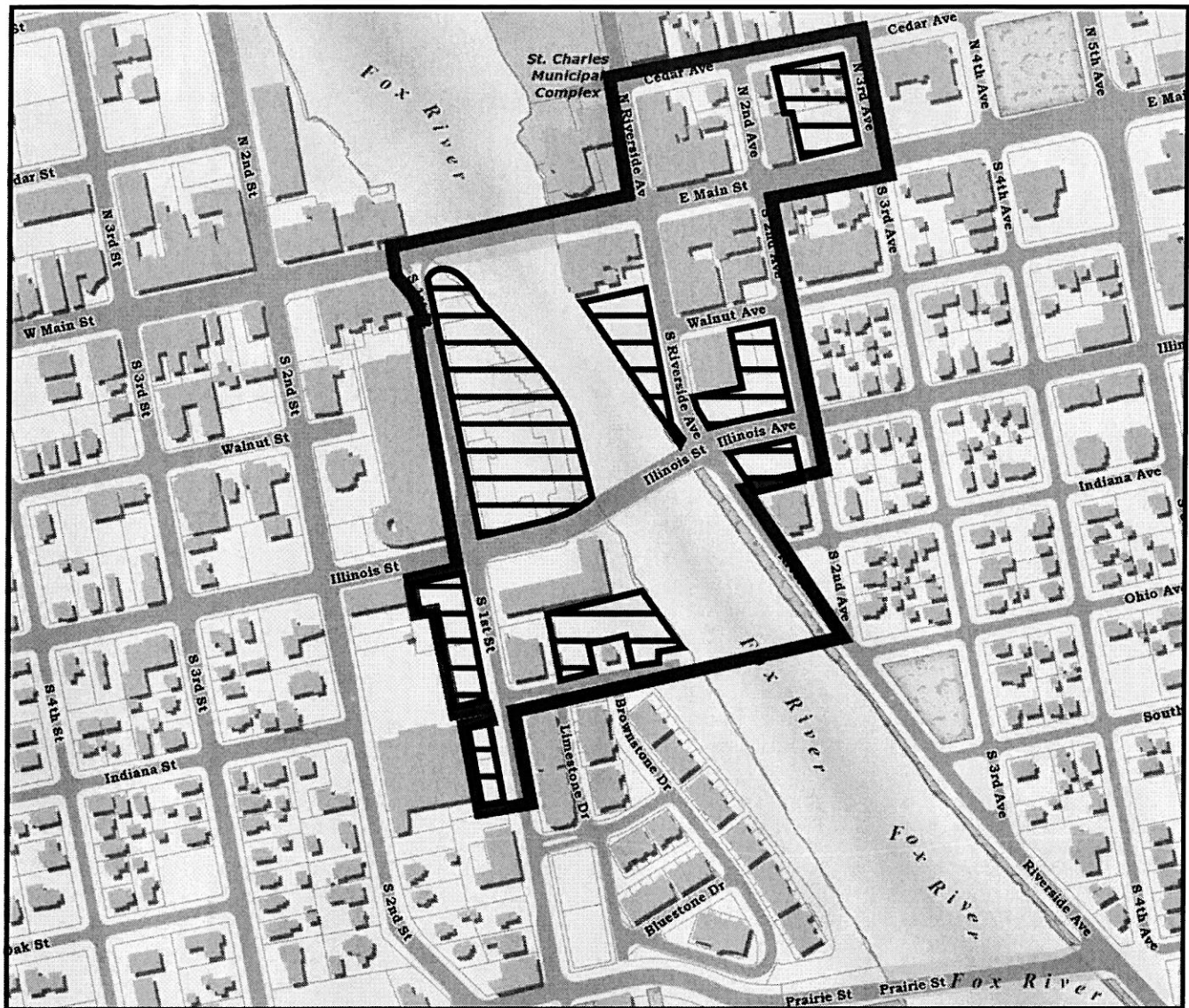
Existing and Predominant Land Use Map

Detached Single-Family	Heavy Industrial
Attached Single-Family	Public & Quasi-Public
Multi-Family	Parks and Open Space
Commercial	Vacant
Commercial Service	Agricultural/Undeveloped
Office	Utility
Light Industrial	Central Downtown TIF Boundary

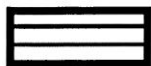


EXHIBIT D
PROPOSED LAND USE MAP

Central Downtown TIF RPA Development Map



City of St. Charles Central Downtown TIF RPA



Mixed Use

Commercial

Office

Residential

Public/Parks/Openspace



Central Downtown TIF Boundary

**All other properties shall retain the land use designation shown on the Central Downtown Existing Land Use Map



EXHIBIT E
TIF QUALIFICATION REPORT

**CITY OF ST. CHARLES, ILLINOIS
TIF QUALIFICATION REPORT
CENTRAL DOWNTOWN
REDEVELOPMENT PROJECT AREA**

A preliminary analysis to assess the likelihood that all or a portion of an area located in the City of St. Charles could 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 St. Charles, Illinois

Prepared by: Kane, McKenna and Associates, Inc.

November 2014

**PROPOSED CENTRAL DOWNTOWN
REDEVELOPMENT PROJECT AREA
TIF QUALIFICATION REPORT**

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EXECUTIVE SUMMARY

Kane, McKenna and Associates, Inc. (KMA) has been retained by the City of St. Charles, Illinois (the "City") to conduct an analysis of the potential qualification and designation of certain property located in the City, to be addressed herein as the proposed Redevelopment Project Area (the "Study Area") and included in the map attached as Exhibit A. Essentially the Study Area includes portions of the City's Central Downtown area generally bordered by 1st Street on the west, 3rd Avenue on the east, Indiana Street on the south and Main Street (west of Fox River) and Cedar Avenue (east of Fox River) on the north. The qualification review is being carried out pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended (the "TIF Act").

The City is pursuing the Study Area designation as part of its ongoing review of the Downtown area, in order to assist in the revitalization of the property. By undertaking the designation, the City will help strengthen the Study Area as a significant contributor to the City's overall economic base.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the qualification of the Study Area as a TIF District:

- 1) *The proposed TIF District could meet the criteria for a "conservation area," as the term is defined under the TIF Act subject to the provision of additional documentation.* Because 50% or more of the structures are over 35 years of age, the Study Area meets the threshold finding for such designation.
- 2) *Current conditions impede redevelopment* – Without the use of City planning and economic development resources to address certain issues, potential redevelopment activities are not likely to be economically feasible. This observation is also noted in the City's "Downtown Subarea Plan" as part of the City's Comprehensive Plan adopted in 2013.
- 3) *Viable redevelopment sites could produce incremental revenue* – Within the proposed Study Area, there are parcels which potentially could be redeveloped and thereby produce incremental property tax revenue or other additional revenues to the City. As part of the City's planning efforts, several potential development sites are included in the Study Area. Such revenue, used in combination with other City resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the Study Area.
- 4) *Review of TIF designation* – To mitigate the existing conditions (thereby promoting the Study Area) and to leverage the City's investment and redevelopment efforts, the City had previously included portions of the west side area in the First Street TIF District, but the economic downturn has necessitated revisiting the undeveloped phases of the initial plan in order to implement the remainder of projects.

I. BACKGROUND

Current Land Use. The Study Area is generally bounded bordered by 1st Street on the west, 3rd Avenue on the east, Indiana Street on the south and Main Street (west of Fox River) and Cedar Avenue (east of Fox River) on the north. Most of the uses within this area are retail/commercial, institutional, parking, and some residential (second floor).

Downtown St. Charles continues to be an important area for the community – both symbolically and from a community and economic development standpoint. The location of City Hall, the Fox River, and other retail/commercial uses are important assets of the Downtown.

Several goals and objectives are included in the City's Downtown Subarea Plan:

Subarea Goals

The vision for Downtown St. Charles includes the following important components:

- Full utilization of the Fox River as a recreational and environmental asset;
- Preservation and enhancement of the Downtown's historic architectural character;
- Accessibility for all modes of transportation, including vehicles and pedestrians; and
- Enhanced cultural activities that serve as both local and regional attractions.

Subarea Objectives

The following goals can help achieve the vision for Downtown:

- Encourage development practices that minimize environmental impacts on the Fox River and consider its presence and benefits;
- Provide continuous open space and bike/pedestrian access along the Fox River corridor as envisioned in the 2002 River Corridor Master Plan;
- Provide a high level of physical and visual access to the Fox River from all portions of Downtown;
- Recognize Downtown's important architectural resources, and establish programs to preserve and enhance them;
- Require new development to meet high standards of site and building design that are compatible with the historic character;
- Enhance the public realm through streetscaping and gateways;

- Move people using all modes of transportation safely and efficiently throughout Downtown;
- Mitigate the impacts of truck traffic on Main Street;
- Maintain and strengthen a comprehensive pedestrian network;
- Better manage parking capacity and access throughout Downtown, especially as new development comes on-line;
- Strategically coordinate civic and cultural events to attract residents and visitors to various portions of Downtown and different times of the year; and
- Enhance mobility between Downtown and surrounding neighborhoods, communities, and other assets, such as other commercial centers, major bikeways and trails for all modes of travel.

Source: City of St. Charles Comprehensive Plan, 2013

Overall, the area faces a number of potential redevelopment impediments as described in Section IV of this report. Additionally, while the area has certain beneficial locational assets, the current state of the local and national economy, characteristics of parcel sizes, existing uses, and redevelopment challenges associated with older buildings contribute to constraints related to redevelopment.

The City has determined that the redevelopment of the proposed Study Area could be beneficial to the community. With a redevelopment strategy in place, the economic base of the Study Area would be stabilized and increased – thereby benefiting the community as a whole.

General Scope and Methodology. KMA performed its analysis by conducting a series of discussions with City staff, starting in January, 2014 and continuing periodically up to the date of this report. The purpose of the review was to gather data related to the preliminary qualification criteria for properties included in the Study Area. These discussions were complemented by a series of field surveys for the entire area to evaluate the condition of the Study Area. The field surveys and data collected have been utilized to determine that the Study Area could qualify for TIF designation.

The qualification factors discussed in this report would assist in the qualification of the Study Area as a conservation area, as the term is defined pursuant to the TIF Act. For additional information about KMA's data collection and evaluation methods, refer to Section III of this report.

II. QUALIFICATION CRITERIA

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

The Act sets out specific procedures which must be adhered to in designating a redevelopment project area (Study 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 areas and conservation areas.”

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

TIF Qualification Factors for a Conservation Area. In accordance with the TIF Act, KMA performed a two-step assessment to determine if the proposed Study Area qualified as a conservation area. First, KMA analyzed the threshold factor of age to determine if 50% or more of the structures were 35 years of age or older.

Secondly, the area was examined to determine if a combination of three (3) or more of the following factors were present, 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. Per the TIF Act, such an area is not yet a blighted area but because of a combination of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted 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 include but are not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, 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 refers 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, and 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 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. Any such remediation costs would 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) "Stagnant" 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, 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 years for which information is available.

III. EVALUATION METHODOLOGY

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

- 1) Site surveys of the Study Area were undertaken by representatives from Kane, McKenna and Associates, Inc., supplemented with photographic analysis of the sites. Preliminary surveys were completed of properties located within the Study Area.
- 2) KMA conducted evaluations of exterior structures and associated site improvements, noting such conditions as overcrowding and obsolescence. Additionally, KMA reviewed the following data: 2007-2013 tax information from Kane County, St. Charles Township Assessor, tax maps, aerial photos, site data, local history (including discussions with City staff), and an evaluation of area-wide factors that have affected the area's development (e.g., obsolescence, deleterious land-use and layout, etc.).
- 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 factors applicable to specific structures and site conditions of the parcels.
- 4) The Study Area was examined to assess the applicability of the different factors required for qualification as a TIF district. Examination was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The Study Area was evaluated to determine the applicability of the thirteen (13) different factors, as defined under the Act, which would qualify the area as a TIF District.

IV. QUALIFICATION FINDINGS FOR PROPOSED STUDY AREA

Based upon KMA's preliminary evaluation of parcels in the proposed Study Area and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support preliminary qualification of the proposed Study Area as a conservation area under the TIF Act – to be supplemented by additional data, if the City decides to proceed with the designation. These factors are summarized in the table below.

Exhibit 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	6 <ul style="list-style-type: none">• Declining EAV• Excessive Coverage• Obsolescence• Deleterious Layout• Deterioration• Inadequate Utilities

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 33 of 33 structures (100%) were 35 years in age or older based upon Township Assessor data. Secondly, KMA reviewed the 13 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 declined for four (4) of the last five (5) years and has lagged behind the CPI for four (4) of the last five (5) (refer to chart below) and has grown at a rate less than the balance of the City EAV for three (3) of the last five (5) years. Therefore, a finding of declining or lagging EAV is made pursuant to the TIF Act.

Exhibit 2
EAV Trends for Proposed Study Area

	2013	2012	2011	2010	2009	2008
Total EAV for TIF District	5,544,001	5,988,541	6,298,383	6,744,402	6,714,556	7,144,873
EAV Change (%)	-7.42%	-4.92%	-6.61%	0.44%	-6.02%	
City-wide EAV (Excluding TIF)	1,296,708,145	1,367,926,274	1,453,100,043	1,541,771,783	1,635,403,608	1,641,637,461
City EAV Change (%)	-5.21%	-5.86%	-5.75%	-5.73%	-0.38%	
CPI	1.50	2.10	3.20	1.60	-0.40	

Source: Kane County Clerk, St. Charles Township Assessor, and U.S. Bureau of Labor Statistics

2. Excessive Coverage. Excessive land coverage can be defined as an over-intensive use of property and the crowding of buildings and accessory facilities onto a site. 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 or 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 services.

Certain buildings located along both the north and south side of Main Street are located close together and exhibit lack of off-street parking as well as limited set backs. The age of the buildings and their construction materials are also of concern in the event of fire. Multiple buildings are also located on one site at the intersection of 1st Street and Ohio Avenue.

The majority of structures have greater land coverage than would be suitable or acceptable for today's development standards. There exists a very high 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. Lack of on-site parking acts as a detriment to healthy private sector redevelopment efforts.

Merchants 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.

Redevelopment is hindered by the preponderance of structures on several blocks that are adjoined to each other. A related problem is the overcrowding of structures on parcels too small for multiple buildings and uses. The result is that any effort for expansion to create on-site parking for more efficient business operation is discouraged due to the costs of acquisition and/or demolition that make redevelopment economically infeasible for the private sector alone. This factor compounds the problem of deleterious layout/land use and obsolescence found throughout the area. The general lack of land area reduces the viability of economic re-use of those sites with virtually no room for additional on-site facilities or parking.

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. Due to age of the structures and changes in both City regulations and market conditions, obsolescence would be present. As stated above, 100% of the buildings are over 35 years old. Thirty (30) of the thirty-three (33) structures were constructed in the early part of the 20th Century – 1900 to 1930 – and exhibit characteristics associated with older market uses – including multiple stories, limited provisions for loading and unloading, in some cases deferred maintenance, and outmoded HVAC/utility systems. Many buildings have been converted from existing uses – single family to commercial along 2nd and 3rd Avenues, single use to multiple use along Walnut Avenue, 1st Avenue, and South Riverside Avenue. As a result of such conversions on site parking, loading accessibility, and overall building layout are less desirable in comparison to modern designed layouts.

Challenges related to the age and characteristics of existing building inventory, parking, and traffic circulation all impact existing or proposed uses within the Study Area.

Most commercial structures are two or three story, older buildings including converted single family structures that are located along 2nd and 3rd Avenues. The area also includes a large special use building – the Arcada Theater – which preliminary examination indicates a number of significant cost upgrades are needed to the HVAC system and other building components.

4. Deleterious Layout. As noted in Section II, a municipality can make a finding of deleterious layout or land use when there exists either (a) incompatible land-use relationships, (b) buildings occupied by inappropriate mixed-uses or uses considered to be noxious, or (c) uses offensive or unsuitable for the surrounding area.

The City has created special parking regulations for the area as a whole, but much of the existing parking is concentrated in municipal parking facilities. Off-street parking opportunities are not distributed evenly throughout the area. Many businesses lack their own off-street parking and rely on public parking facilities to help attract customers or clients. In some cases, that parking may not be adjacent or nearby the businesses.

To the extent that public off-street parking does exist in close proximity to businesses, in many cases that parking is situated in positions with limited visual access to potential patrons. Many stores or commercial uses have not been or cannot be re-oriented to where the customers enter within a few feet of where their vehicles may be parked. Parking in a shopping district must be (or perceived as) simple, trouble-free, and safe. In short, people want to park directly in front of where they want to shop or secure a service. Traditional downtown shopping areas typically cannot offer this as readily as today's modern retail and service malls and this tends to contribute to the problem of deleterious layout and land use.

The manner which the City has been forced to create and transform open land for parking creates excessive coverage of parcels, as well as difficult access to and from what parking that is available.

Another determinant in the deleterious land use and layout relates to traffic patterns and conditions, including:

- Ability to manage traffic flow and volumes along Main Street and ancillary streets.
- The bisection of the area by the Fox River. This creates additional challenges for downtown patrons given limited connectivity.
- Improvements to parking related signage and circulation.
- Competition with adjacent residential uses (in particular on the east side of the river).

These issues contribute to the deleterious land use and layout condition.

Another issue contributing to deleterious land use and layout relates to inconsistent building setbacks and land uses.

There remains an ongoing issue with instances of single-family homes and residential multi-family uses within and on the periphery of the area which are located on sites in close proximity to commercial uses. In most situations, there is little buffer between such land uses.

5. Deterioration. As noted in Section II, "deterioration" under the TIF Act is defined to include deteriorated surface improvements or structures (specifically evidenced by surface cracking, crumbling, potholes, depressions, loose paving material and weeds). Various degrees of deterioration were observed throughout the Study Area. Much of the observed deterioration centered around the condition of surface improvements such as the alleys and parking lots. These surface improvements had multiple potholes, uneven pavement and cracks.

Building site improvement conditions were mixed: the rear portions of commercial buildings along Main Street exhibited elements of deterioration. Overall, most instances of deterioration related to site improvements, including parking lots and driveways throughout the area. Street improvements along Riverside Drive and South 2nd Street are also in poor condition, and the pedestrian bridge at Indiana Avenue exhibits elements of deterioration.

6. Inadequate Utilities. This factor is defined to be present based on “Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated and obsolete or in disrepair; or (iii) lacking within the redevelopment project area.”

The water main located on Riverside Drive between Main Street and Cedar Avenue has experienced main breaks and there is also the need for vault construction at Walnut and Riverside and also at Illinois and 2nd Avenue. The Indiana Street pedestrian bridge is also in need of repair; and the City may need to consider replacement at some point in the future. These facilities exhibit instances of “deterioration” or “disrepair” as set forth in the Act.

V. SUMMARY OF FINDINGS; GENERAL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to the City's potential designation of the proposed TIF District.

1. The area is contiguous and is greater than 1½ acres in size;
2. The proposed TIF District will qualify as a Conservation Area. Further, the Conservation Area factors found in the RPA are present to a meaningful extent and are reasonably distributed throughout the area. A more detailed analysis of the qualification findings is outlined in Section IV. of this report;
3. All property in the area would substantially benefit by the proposed redevelopment project improvements;
4. The sound growth of taxing districts applicable to the area, including the City, has been impaired by the factors found present in the area; and
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

In the judgment of KMA, these findings provide the City with sufficient justification to consider designation of the property as a TIF District.

Exhibit A
Boundary Map



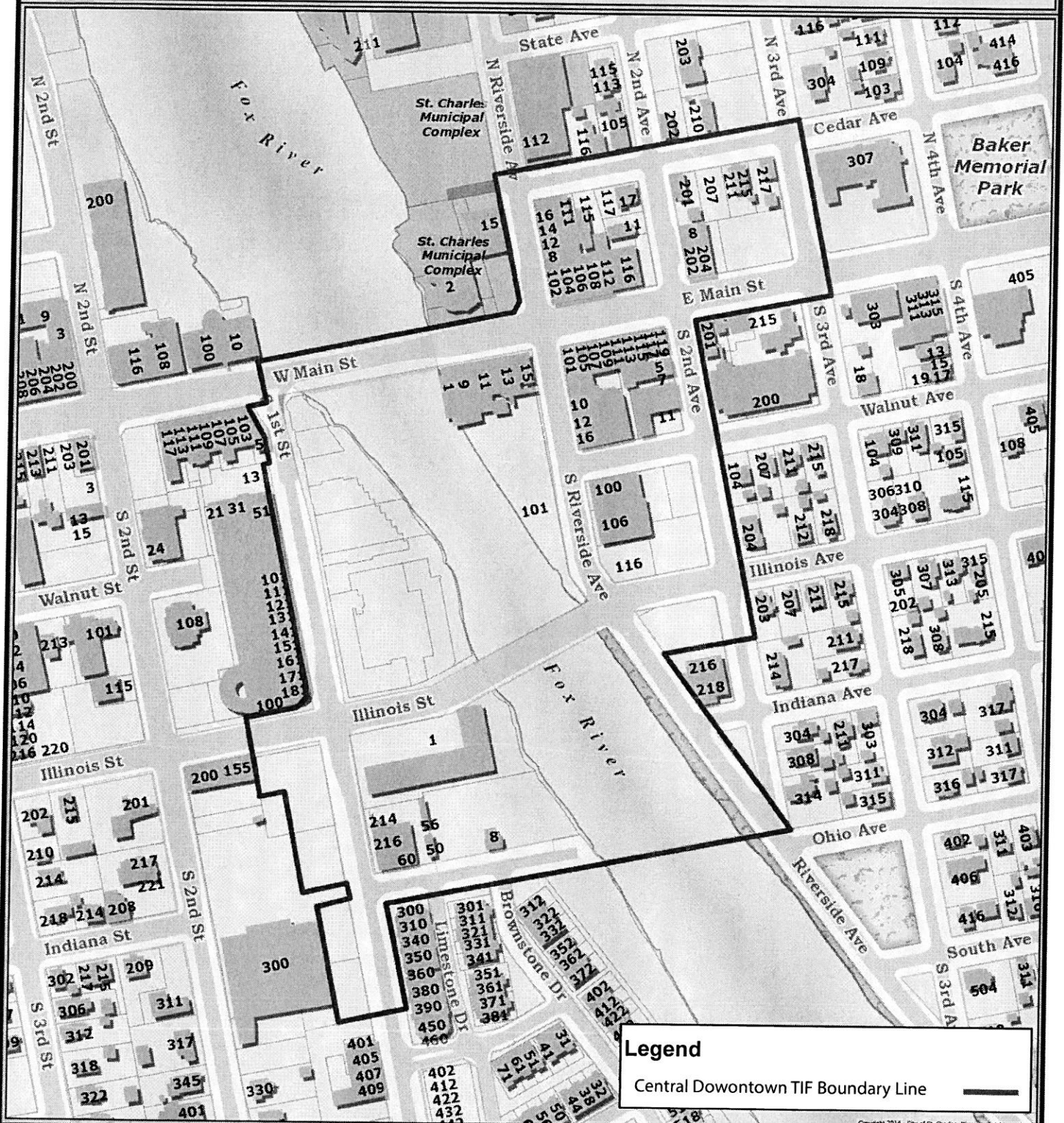
City of St. Charles, Illinois

Two East Main Street, St. Charles, IL 60174-1984
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

Precision GIS

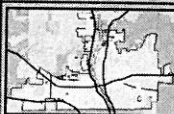
RAYMOND ROGINA
MARK KOENEN

Mayor
City Administrator

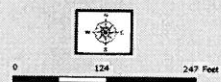


Legend

Central Downtown TIF Boundary Line



Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Coordinate System: Illinois State Plane East
Projection: Transverse Mercator
North American Datum 1983
Printed on: September 26, 2014 11:00 AM



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Exhibit B
Tax Parcel List

Central Downtown Tax Increment Finance District

St Charles, Illinois

Parcel Identification Number (PIN) List

09-27-386-003
09-27-386-004
09-27-386-005
09-27-386-008
09-27-386-009
09-27-386-010
09-27-386-011
09-27-386-013
09-27-386-014
09-27-386-015
09-27-387-001
09-27-387-002
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09-34-129-003
09-34-129-005
09-34-130-004
09-34-130-005
09-34-132-019
09-34-132-020
09-34-132-021
09-34-288-007

City of St. Charles
Ordinance No. 2015-M-___

**An Ordinance Designating a Tax Increment Redevelopment Plan
and Redevelopment Project for the Central Downtown TIF**

WHEREAS, it is desirable and in the best interest of the citizens of the City of St. Charles, Kane and DuPage Counties, Illinois (the "City"), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment plan and redevelopment project (the "Plan and Project") within the municipal boundaries of the City and within a proposed redevelopment project area (the "Area") described in Section 2 of this Ordinance; and

WHEREAS, the Corporate Authorities have heretofore by ordinance approved the Plan and Project, which Plan and Project were identified in such ordinance and were the subject, along with the Area designation hereinafter made, of a public hearing held on January 20, 2015, and it is now necessary and desirable to designate the Area as a redevelopment project area pursuant to the Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, as follows:

1. That the foregoing recital clauses to this Ordinance are adopted as findings of the Corporate Authorities of the City of St. Charles and are incorporated herein by specific reference.
2. Area Designated. That the Area, as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.
3. Invalidity of Any Section. 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.
4. Superseder and Effective Date. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

PRESENTED to the City Council of the City of St. Charles, Illinois this 17th day of February, 2015.

PASSED by the City of Council of the City of St. Charles, Illinois on this 17th day of February, 2015.

APPROVED by the Mayor of the City of St. Charles, Illinois this Illinois this 17th day of February, 2015.

Raymond P. Rogina, Mayor

Attest:

Nancy Garrison, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: _____

APPROVED AS TO FORM:

City Attorney

DATE: _____

List of Exhibits

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

EXHIBIT A**LEGAL DESCRIPTION**

Beginning at the southwesterly corner of Block 22 in the Original Town of St. Charles, recorded May 8, 1837, in Book 19, page 2; thence southeasterly, 340 feet along the easterly line of 3rd Avenue to the northwest corner of Block 6 of said subdivision; thence southwesterly, 260 feet along the southerly line of Main Street to the northwest corner of Block 4 of said subdivision; thence southeasterly, 608.3 feet along the easterly line of Second Avenue to a line parallel with and 111.7 feet northerly of (as measured along the easterly line thereof) the southerly line of Block 15 in said subdivision; thence westerly, along said parallel line to the westerly line of said Block 15; thence southeasterly, along said westerly line and the southeasterly extension thereof to the easterly extension of the northerly line of Brownstone, recorded January 2, 2001, as Document No. 2001K000149; thence southwesterly, along said extension and said northerly line, to the northwest corner of said Brownstone; thence southeasterly, along the westerly line of said Brownstone to the easterly extension of the southerly line of Lot 7 in Phase I of First Street Redevelopment Subdivision, recorded March 29, 2007, as Document No. 2007K035551; thence South 78 degrees 42 minutes 53 seconds West along said extension and the southerly line of said Lot 7 to the southwest corner thereof; thence North 11 degrees 17 minutes 02 seconds West, 231.95 feet along the west line of Lots 7 and 14 in said subdivision to the northwest corner of said Lot 14; thence North 78 degrees 35 minutes 36 seconds East, 66.48 feet along the north line of said Lot 14 to the northeast corner thereof; thence North 11 degrees 30 minutes 41 seconds West, 25.00 feet along an east line of Lot 5 in said subdivision to the southeast corner of Lot 6 in said subdivision; thence South 78 degrees 35 minutes 36 seconds West, 84.96 feet along the south line of said Lot 6 to the southwest corner thereof; thence North 11 degrees 39 minutes 20 seconds West, 197.00 feet along a westerly line of said Lot 6 to a jog in said westerly line; thence South 78 degrees 20 minutes 40 seconds West, 41.90 feet along said jog to the westerly line of said Lot 6; thence North 11 degrees 13 minutes 55 seconds West along said westerly line and the northerly extension thereof to the southerly line of Lot 3 in the Amended Phase II First Street Redevelopment Subdivision, recorded July 8, 2008, as Document No. 2008K056095; thence North 78 degrees 37 minutes 37 seconds East along the southerly line of said Lot 3 to a curve in said southerly line; thence northeasterly, 44.24 feet along said curve, having a radius 28.00 feet, the chord of said curve bears North 33 degrees 21 minutes 37 seconds East, 39.78 feet to the easterly line of said Lot 3; thence North 11 degrees 54 minutes 23 seconds West, 441.52 feet along the easterly line of Lots 3 and 13 in said subdivision to the northeast corner of said Lot 13; thence North 78 degrees 29 minutes 30 seconds East, 12.31 feet along the easterly extension of the north line of said Lot 13 to the westerly line of 1st Street, according to the plat recorded January 25, 1844, in Book 4, page 342; thence northwesterly, 37.52 feet along said right-of-way to an angle point in said line; thence northwesterly, 59.15 feet along said right-of-way to the northerly line of Block 39 in said Original Town of St. Charles; thence northeasterly along said northerly line to the northeast corner thereof; thence northerly to the southeast corner of the Hotel Baker Subdivision, recorded December 2, 1982, as Document No. 1623173; thence northeasterly along the northerly line of Illinois Route 64 (Main Street) to the southwest corner of Lot 5 in Block 2 of County Clerk's 1899 Assessment Division East of the Fox River; thence continuing northeasterly along the southerly line of said Block 2 to the northwesterly right-of-way line of Illinois Route 64 (Main Street) and 1st Avenue per Document Number 96K045968;

thence northeasterly 21.22 feet along said line to the easterly line of said Block 2; thence northwesterly along the westerly line of 1st Avenue to the southeast corner of Block 3 in said County Clerk's 1899 Assessment Division; thence northeasterly, 580 feet along the north line of Cedar Avenue to the Point of Beginning.

EXHIBIT B

GENERAL STREET LOCATION

The Redevelopment Project Area is generally bounded by 1st Street on the west, 3rd Avenue on the east, Indiana Street on the south and Main Street (west of Fox River) and Cedar Avenue (east of Fox River) on the north.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA



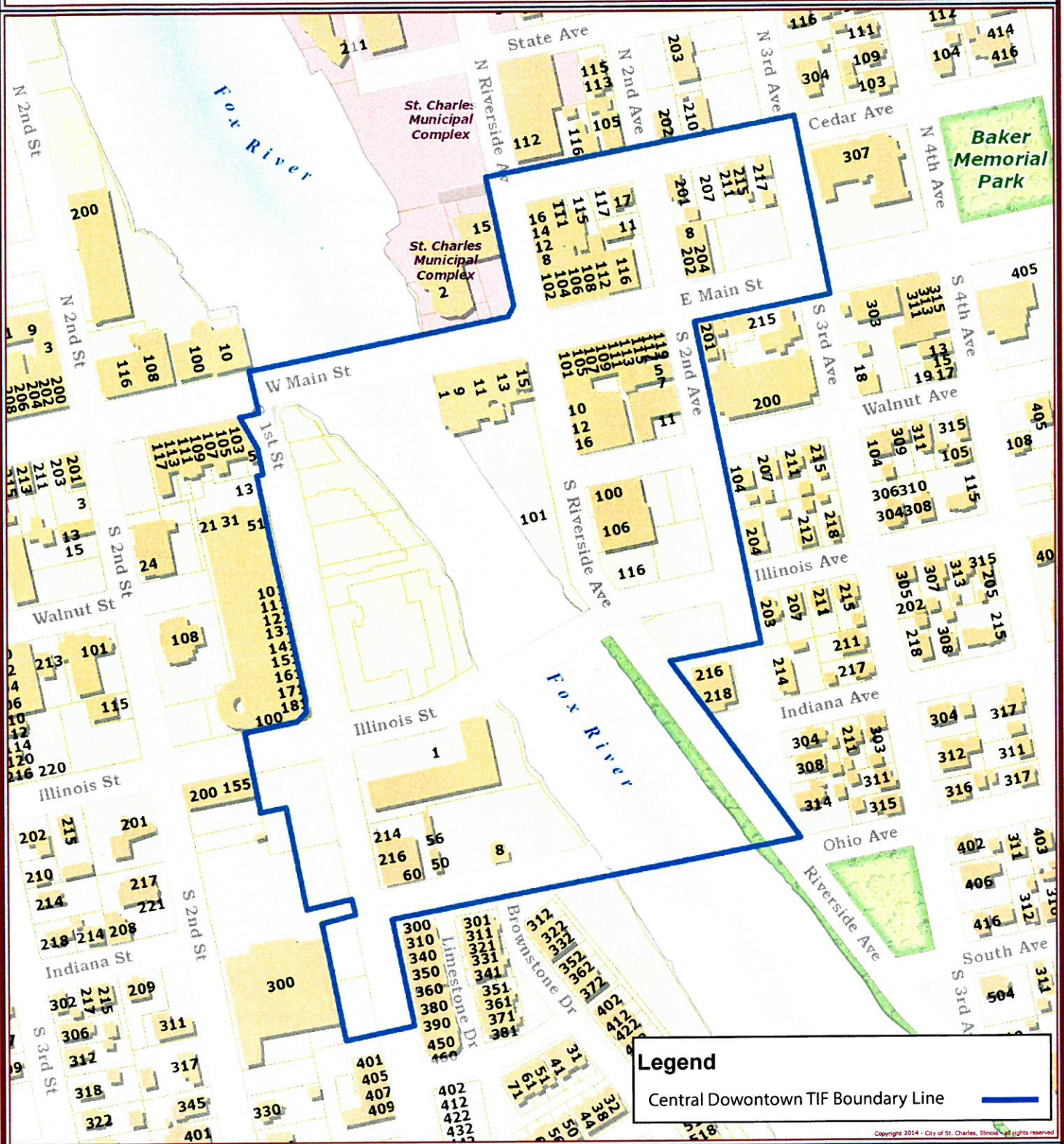
City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

Precision GIS

RAYMOND ROGINA
MARK KOENEN

Mayor
City Administrator



Legend

Central Downtown TIF Boundary Line

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Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Coordinate System: Illinois State Plane East
Projection: Transverse Mercator
North American Datum 1983
Printed on: September 26, 2014 11:00 AM



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City of St. Charles
Ordinance No. 2015-M-__

**An Ordinance Adopting Tax Increment Redevelopment Plan and
Redevelopment Project for the Central Downtown TIF**

WHEREAS, it is desirable and in the best interest of the citizens of the City of St. Charles, Kane and DuPage Counties, Illinois (the "City"), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"); and

WHEREAS, the City has heretofore approved a redevelopment plan and project (the "Plan and Project") as required by the Act by passage of an ordinance and has heretofore designated a redevelopment project area (the "Area") as required by the Act by the passage of an ordinance and has otherwise complied with all other conditions precedent required by the Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, as follows:

1. That the foregoing recital clauses to this Ordinance are adopted as findings of the Corporate Authorities of the City of St. Charles and are incorporated herein by specific reference.
2. Tax Increment Financing Adopted. That tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Area as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted in Exhibit C attached hereto and incorporated herein as if set out in full by this reference.
3. Allocation of Ad Valorem Taxes. That pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the Project costs and obligations issued in respect thereto have been paid shall be divided as follows:
 - a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid to the municipal treasurer, who shall deposit said taxes into a special fund, hereby created, and designated the "***Central Downtown TIF Redevelopment Project Area Special Tax Allocation Fund***" of the City and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

3. Invalidity of Any Section. 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.

4. Superseder and Effective Date. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effective immediately upon its passage by the Corporate Authorities and approval as provided by law.

PRESENTED to the City Council of the City of St. Charles, Illinois this 17th day of February, 2015.

PASSED by the City of Council of the City of St. Charles, Illinois on this 17th day of February, 2015.

APPROVED by the Mayor of the City of St. Charles, Illinois this Illinois this 17th day of February, 2015.

Raymond P. Rogina, Mayor

Attest:

Nancy Garrison, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: _____

APPROVED AS TO FORM:

City Attorney

DATE: _____

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EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

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LEGAL DESCRIPTION

Beginning at the southwesterly corner of Block 22 in the Original Town of St. Charles, recorded May 8, 1837, in Book 19, page 2; thence southeasterly, 340 feet along the easterly line of 3rd Avenue to the northwest corner of Block 6 of said subdivision; thence southwesterly, 260 feet along the southerly line of Main Street to the northwest corner of Block 4 of said subdivision; thence southeasterly, 608.3 feet along the easterly line of Second Avenue to a line parallel with and 111.7 feet northerly of (as measured along the easterly line thereof) the southerly line of Block 15 in said subdivision; thence westerly, along said parallel line to the westerly line of said Block 15; thence southeasterly, along said westerly line and the southeasterly extension thereof to the easterly extension of the northerly line of Brownstone, recorded January 2, 2001, as Document No. 2001K000149; thence southwesterly, along said extension and said northerly line, to the northwest corner of said Brownstone; thence southeasterly, along the westerly line of said Brownstone to the easterly extension of the southerly line of Lot 7 in Phase I of First Street Redevelopment Subdivision, recorded March 29, 2007, as Document No. 2007K035551; thence South 78 degrees 42 minutes 53 seconds West along said extension and the southerly line of said Lot 7 to the southwest corner thereof; thence North 11 degrees 17 minutes 02 seconds West, 231.95 feet along the west line of Lots 7 and 14 in said subdivision to the northwest corner of said Lot 14; thence North 78 degrees 35 minutes 36 seconds East, 66.48 feet along the north line of said Lot 14 to the northeast corner thereof; thence North 11 degrees 30 minutes 41 seconds West, 25.00 feet along an east line of Lot 5 in said subdivision to the southeast corner of Lot 6 in said subdivision; thence South 78 degrees 35 minutes 36 seconds West, 84.96 feet along the south line of said Lot 6 to the southwest corner thereof; thence North 11 degrees 39 minutes 20 seconds West, 197.00 feet along a westerly line of said Lot 6 to a jog in said westerly line; thence South 78 degrees 20 minutes 40 seconds West, 41.90 feet along said jog to the westerly line of said Lot 6; thence North 11 degrees 13 minutes 55 seconds West along said westerly line and the northerly extension thereof to the southerly line of Lot 3 in the Amended Phase II First Street Redevelopment Subdivision, recorded July 8, 2008, as Document No. 2008K056095; thence North 78 degrees 37 minutes 37 seconds East along the southerly line of said Lot 3 to a curve in said southerly line; thence northeasterly, 44.24 feet along said curve, having a radius 28.00 feet, the chord of said curve bears North 33 degrees 21 minutes 37 seconds East, 39.78 feet to the easterly line of said Lot 3; thence North 11 degrees 54 minutes 23 seconds West, 441.52 feet along the easterly line of Lots 3 and 13 in said subdivision to the northeast corner of said Lot 13; thence North 78 degrees 29 minutes 30 seconds East, 12.31 feet along the easterly extension of the north line of said Lot 13 to the westerly line of 1st Street, according to the plat recorded January 25, 1844, in Book 4, page 342; thence northwesterly, 37.52 feet along said right-of-way to an angle point in said line; thence northwesterly, 59.15 feet along said right-of-way to the northerly line of Block 39 in said Original Town of St. Charles; thence northeasterly along said northerly line to the northeast corner thereof; thence northerly to the southeast corner of the Hotel Baker Subdivision, recorded December 2, 1982, as Document No. 1623173; thence northeasterly along the northerly line of Illinois Route 64 (Main Street) to the southwest corner of Lot 5 in Block 2 of County Clerk's 1899 Assessment Division East of the Fox River; thence continuing northeasterly along the southerly line of said Block 2 to the northwesterly right-of-

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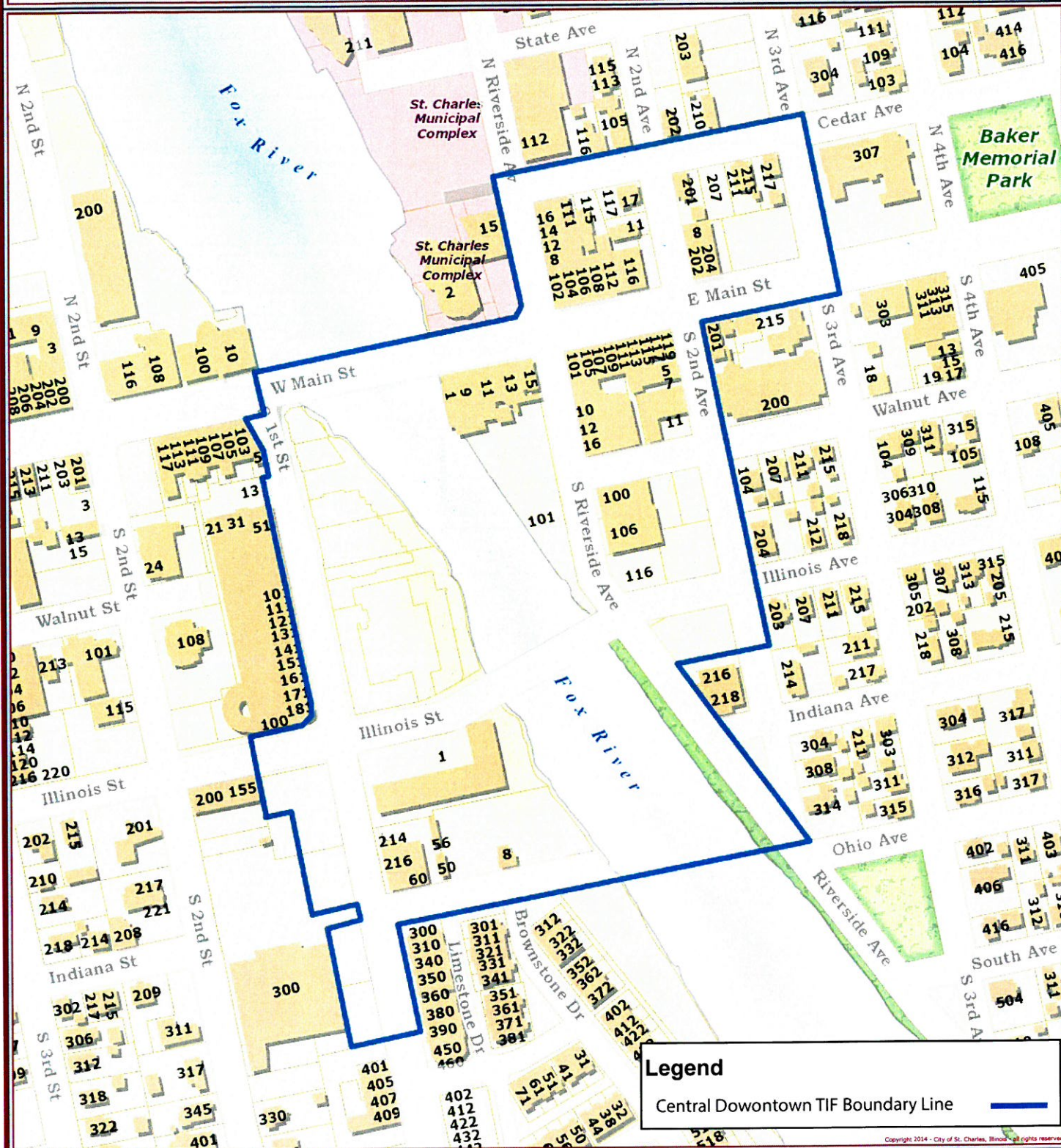
EXHIBIT B

GENERAL STREET LOCATION

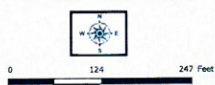
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EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA



Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Coordinate System: Illinois State Plane East
Projection: Transverse Mercator
North American Datum 1983
Printed on: September 26, 2014 11:00 AM



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**MINUTES
CITY OF ST. CHARLES, IL
GOVERNMENT OPERATIONS COMMITTEE
MONDAY, FEBRUARY 2, 2015**

1. Opening of Meeting

The meeting was convened by Chairman Turner at 7:05 p.m.

2. Roll Call

Members Present: Chair. Turner, Ald. Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Martin, Krieger, Bessner, and Lewis

Absent:

3. Omnibus Vote

None

4. Finance Department

a. Recommendation to approve a proposal with Sikich LLP to perform the City's Financial Statement Audits for Fiscal Years 2015 through 2017.

Chris Minick: Enclosed is a 3-year proposal from the City's outside auditing firm, Sikich LLP out of Naperville. The proposal contemplates the completion of the audit process for fiscal years 2015 through 2017. This proposal incorporates all of the cost to complete all of the audit opinions that are requested by Illinois statutes, generally accepted accounting principles, as well as Federal financial assistance in the event that we would receive Federal financial assistance that would require what is known as a single audit. The proposal further contemplates the current level of staff effort that city staff will complete substantially of all the schedules as disclosed in the Comprehensive Annual Financial Report (CAFR); except we will retain Sikich's assistance for the notes disclosure, which are the notes to the financial statements that accompany the basic financial statements that we prepare on an annual basis. The fees for FY2015 audit are being held consistent and being frozen at the 2014 level. The FY2016 audit does include a base price increase of approximately 2.5% plus a one-time charge for the implementation of Governmental Accounting Standards Board (GASBY) statements 67 and 68. Statements 67 and 68 require a substantial additional disclosure related to a governmental entity's pension. We have three pension plans here at the City: Police, Firefighters, and Illinois Municipal Retirement Fund plans. Statements 67 and 68 will require significant additional disclosures as well as disclosing several historical pieces of information related to investment returns and pension performance and reliabilities. The FY2016 fee does include a \$4,800 one-time charge for setting up the additional reports required by 67 and 68 as well as the additional audit testing on that historical data that will be performed in that audit cycle. The one-time fee is then eliminated for FY2017 and there is a base fee increase of approximately 2.5%. The total base fee increase over the course of the contract is approximately 4% of where we are at this particular point in time. Sikich is an industry leader and are a very well recognized government

accounting and auditing firm. Staff has been very happy with the service we've received from Sikich and I do recommend approval of the proposal.

Chrmn. Turner: We've been with Sikich for how long now?

Chris: At least 12 to 15 years that I know of and it may go back farther than that.

Motion by Ald. Stellato, second by Silkaitis to approve a proposal with Sikich LLP to perform the City's Financial Statement Audits for Fiscal Years 2015 through 2017.

Voice Vote: Unanimous; Nays: None; Chrmn. Turner did not vote as Chairman. **Motion carried.**

5. Fire Department

a. Recommendation to approve an Ordinance Amending Title 2, Chapter 2.24 "Board of Fire and Police Commissioners," Section 2.24.040 "Powers and Duties," and Section 2.24.060 "Rules and Regulations" of the St. Charles Municipal Code.

Chief Schelstreet: From time to time, staff in conjunction with members of the Board of Fire and Police Commissioners, undertake an administrative review of the Board's manual. We do this to be sure that we are consistent with best practices and we reflect the operations as they are currently undertaken, and of course, so that we are consistent with our collective bargaining agreements and applicable labor law. During this review we did make a few minor changes. We did send the manual to CBS, the City's labor attorney and everything has been approved. Staff recommends approval to Council to approve the Board's manual and the appropriate ordinance amending the City code to adopt this manual.

Motion by Ald. Bancroft, second by Bessner to approve an Ordinance Amending Title 2, Chapter 2.24 "Board of Fire and Police Commissioners," Section 2.24.040 "Powers and Duties," and Section 2.24.060 "Rules and Regulations" of the St. Charles Municipal Code.

Voice Vote: Unanimous; Nays: None; Chrmn. Turner did not vote as Chairman. **Motion carried.**

6. Executive Session - None

- Personnel
- Pending Litigation
- Probable or Imminent Litigation
- Property Acquisition
- Collective Bargaining
- Review of Minutes of Executive Sessions

7. Additional Items from Mayor, Council, Staff or Citizens.
None.

8. Adjournment

Motion by Ald. Stellato, second by Silkaitis to adjourn meeting at 7:43 p.m.

Voice Vote: Unanimous; Nays: None. Chrmn. Turner did not vote as Chairman. **Motion carried.**

**MINUTES
CITY OF ST. CHARLES, IL
PLANNING AND DEVELOPMENT COMMITTEE
MONDAY, FEBRUARY 9, 2015 7:00 P.M.**

Members Present: Silkaitis, Payleitner, Lemke, Turner, Stellato, Bancroft, Martin, Krieger, Bessner, Lewis

Members Absent: None

Others Present: Mayor Raymond Rogina; Mark Koenen, City Administrator; Rita Tungare, Director of Community & Economic Development; Russell Colby, Planning Division Manager; Ellen Johnson, Planner; Chris Tiedt, Development Engineering Division Manager; Bob Vann, Building & Code Enforcement Division Manager; Matthew O'Rourke, Economic Development Division Manager; Fire Chief Schelstreet; Asst. Chief Christensen; Peggy Forster, Director of Information Systems; Keith Nightlinger, GIS Manager

1. CALL TO ORDER

The meeting was convened by Chairman Stellato at 7:00 P.M.

2. ROLL CALLED

Roll was called:

Present: Silkaitis, Payleitner, Lemke, Turner, Stellato, Bancroft, Martin, Krieger, Bessner, Lewis

Absent: None

3. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Recommendation to approve a Zoning Map Amendment, Special Use for PUD Amendment, and PUD Preliminary Plan for Heritage Green (Foxwood Square PUD, 309 S. 6th Ave.).

Mr. Colby said subject property for the application is the Judd House which is a city designated Historic Landmark along with vacant property around the house, that in 2007 was approved to be developed as the Foxwood Square PUD; the project was partially completed and 2 of the townhome units that were proposed were constructed. He said the new proposal for Heritage Green would modify the PUD to allow the Judd House to be renovated into 4-residential units and allow for 3-townhome units each to be constructed on the remaining vacant property. He said the applications before Committee are: rezoning to allow for multiple-family and townhouse dwellings, amending the PUD Ordinance to reflect the proposed development plan and approval of a new PUD Preliminary Plan. He said the project received a positive recommendation from both Historic Preservation Commission and the Plan Commission. The applicant has revised the plans to address the majority of staff comments related to the site design and that the applicant was present to answer any questions. Aldr. Stellato also noted that there were some members of the Historic Preservation Committee present as well for comments or questions.

Greg Gustafson-595 Indiana Ave.-said his questions and concerns are in regard to the additional families, additional parking in front of the PUD, and the density; which are all different than what was approved for the 2007 PUD. He said he understands there is a potential to move the

parking to the rear to preserve the green space in front; which is what he would like to talk about tonight.

Chairman Stellato asked if those issues had been brought up at Plan Commission or Historic Preservation. Mr. Colby said yes and asked the developer to come up and respond to questions related to the change to the site plan.

Bob Rasmussen-Developer-stated that he has met with the Gustafson's who are great people and great future neighbors to speak about this as well as responded to the Plan Commission. He said the plan has already been adjusted which originally had 10 parking stalls in front of the mansion down to 4 stalls on each side, which would be 8 prior to Plan Commission; and is now down to 3 stalls on each side which is 6 parking stalls in front of the mansion. He said the objective was clear in trying to help the neighbors to have a little bit more green space up front; he noted that the green space has been increased on the entire project since there is no longer a full "U" driveway, which he thinks helps the existing neighbors as well. He said as a developer he feels it would be very difficult to lease a residential unit if there is not parking near the front door and that's where he stood strong to have some type of parking, but also compromised and took 2 more spaces out to have additional green space to have the sidewalk and the walk-up to do justice to the mansion and Plan Commission was happy with that. He said Plan Commission came back in with a request for a full-fledged landscape plan to which he went back through with what's on the existing buildings and mirrored that with all the other buildings to make everything cohesive with the project.

Chairman Stellato clarified that in regard to density; 16 units per acre and asked what the original density was. Mr. Rasmussen said the current density will be 15 instead of 16 and the original would have had 4 additional 2-unit buildings so it went from 12 to 15 but the units are slightly smaller; but they were able to do it with increasing the green space on the property as well.

Aldr. Martin made a motion to approve a Zoning Map Amendment, Special Use for PUD Amendment, and PUD Preliminary Plan for Heritage Green (Foxwood Square PUD, 309 S. 6th Ave.). Seconded by Aldr. Krieger

Roll Call:

Ayes: Silkaitis, Payleitner, Lemke, Turner, Bancroft, Martin, Krieger, Bessner, Lewis

Nays:

Absent:

Abstain:

Motion Carried. 9-0.

- b. Recommendation to approve an Amendment to Special Use for PUD and Minor Change to PUD Preliminary Plan for Firethorne Apartments, 1320-1370 Brook St. (Firethorne PUD).

Ms. Johnson said this is a minor change and PUD Amendment to allow a paved vehicular access drive from the Firethorne Apartment complex north to Dean St.; per the PUD Ordinance, access to the property from Dean St. is limited to emergency vehicles only and a gravel drive to provide emergency vehicle access was identified at the location on the approved PUD plans but the drive no longer exists. She said the Fire Dept. has requested that the applicant reinstall the gravel drive in which the applicant is requesting to provide a paved access drive for use by both emergency vehicles and residents of Firethorne. She said the Plan Commission held a public

hearing and recommended approval with a vote of 5-2 along with 2 conditions; a stop sign be erected for vehicles exiting the drive onto Dean St. and landscaping be installed on either side of the access drive to provide screening for the properties to the east and west.

John Philipchuck-Attorney representing Firethorne Apartments, LLC-stated that he is looking for the City Council to support the Firethorne Apartment residents and owners request to allow for a better improvement here. He said his client is not the original owner-they bought the property in September of 2011 and they were not aware there was even an emergency access road there and apparently over the years without the gravel being refurbished the grass had grown up and settled and it was not readily visible until the Fire Dept. arrived due to an emergency situation that occurred during the road construction on 15th St.; which is when they discovered there is only one way in and out off of Brook St. to 15th St. He said when the Fire Dept. put his client on notice they looked into it further they decided to make a nicer improvement of a paved 2-way driveway with landscaping to have something sturdier to support emergency vehicles plus allowing residents with another way in and out of the complex to avoid safety issues if Brook St. were to be blocked. He noted that the recent snow storm was another example where something was fouled up with the plow and 15th St. was plowed but not Brook St. and some residents trying to get out of the complex ended up getting stuck and needed help to get their vehicles moving in order to get to 15th St.; had there been another plowed access that would have been another alternative; which of course would be their responsibility to plow that. He said the Aldermen for the ward-Mr. Turner and Mr. Bancroft were kind enough to try to get neighbors together to express some concerns; he feels his client has addressed those and that the Fire Dept. is in support and the result of some of the comments made at Plan Commission the Police Dept. (Cmdr. Mahan) went out and looked at all the statistics reg: accidents, speed and traffic and he didn't feel that driveway would pose any particular safety issues for traffic on and off of Dean St. He said after a neighborhood meeting called by the ward aldermen his client did contact several of the residents to offer landscaping, screening and fencing and one of the gentlemen who lives directly across the street was satisfied with a fence being put across his property. He said another resident didn't want any landscaping done; another one thought it may help; but he believes that resident may have changed his mind since then; there was then another neighbor who was not in favor and only wanted a one way in/one way out. He said there are 72-apartments and the residents of the complex have circulated a petition with over 67-residents signatures requesting that the City Council approve the driveway as proposed; he noted that several of the residents of the complex were present that evening to express their concerns in regard to the safety of vehicular access in and out not only for themselves but also emergency vehicles and he respectfully requests that the City Council follow the recommendation of Staff, Plan Commission, Police Dept. and Fire Dept. to recommend approval.

Aldr. Bancroft stated that there was a neighborhood meeting in January that dealt with the issue and he thought the intent was to get parties together to see if a middle ground could be found. He said the homeowners came with a set of suggestions to make an accommodation for the apartment owner and the apartment owner had accommodations that they were willing to make as well and were largely related more to the physicality of the 5 surrounding homes, 2 of them on either side of the driveway and 3 across the street. He said with respect to the homeowners, their suggestions were mostly related to the in/out access. He said the PUD requires that a gravel road be installed to Firethorne, which is not unlike a number of other situations in St. Charles, so the PUD actually dealt with the concept about 30-years ago. He said the homeowners acknowledged this and that paving versus gravel would have some benefits to them as well as the Fire Dept. However, he said the neighbors would prefer the drive be an entrance only off of Dean St. in

order to limit back and forth traffic. please ask Ellen to review this section- does not make sense to me) He clarified that his understanding is that the accommodations offered were not acceptable to the apartment owner. Mr. Philipchuck said correct.

Aldr. Turner said he was also present at that meeting and some of the residents there and also through email expressed that they will not save any time by using this road to get out to Dean St. but what they are really concerned about is getting an emergency exit from the apartment complex. He said he thinks the neighbors are being very accommodating by allowing an entrance off of Dean St. but not an exit out of the complex to Dean St. and if it helps he would offer an amendment to this motion that there will be an entrance to the apartment complex off of Dean St. in emergencies only and will be so marked at the Firethorne apartment parking lot. He said anyway its looked at, the Fire Dept. is going to get a road; it can be gravel and will have a fence in front of it which means only the Fire Dept. uses it; and if its asphalt the residents will be able to use it as an emergency exit and they can at any time use it as an entrance to Firethorne apartments. He said that was a compromise offered by the residents and he feels it's a good one and Firethorne should accept it.

Chairman Stellato clarified that the application was initiated by the Fire Dept. with the goal of getting emergency vehicles in and out whether its gravel or asphalt; the concern of the neighbors is any exits onto Dean St. cause more traffic on Dean St.; and for those residing at the apartment complex it's a matter of using this road as both an entrance and an exit. Chief Schelstreet said correct and he feels everyone has done a good job describing the situation. He said back in 1997 when the PUD was done part of it required this emergency exit however it is listed as aggregate; which is the limit of his authority but an asphalt situation would be better for the Fire Dept. but he cannot require that as long as the average width is put in that meets the PUD. Chairman Stellato said the decision tonight is not whether there will be a road there; there has to be a road. Chief Schelstreet said that is correct; there needs to be a road there. He said when 15th St. was torn up the Fire Dept. did have some difficulties accessing and did not have the maintenance of the required aggregate road and when they started looking into what had happened that is how this whole thing came to pass; the manager at Firethorne was contacted and stated they were interested in following through but also wanted to take the time to make this proposal. Chairman Stellato clarified that the decision tonight is asphalt versus gravel, ingress/egress or just simply entrance only or emergency entrance/exit only. Chief Schelstreet said correct which is the prerogative of the Committee.

Aldr. Lewis asked if parking would be allowed once the road is blacktopped. Chief Schelstreet said no, that is not the intent of the emergency access. Aldr. Lewis said so, there would not be any parking signs posted. Chief Schelstreet said that would be the prerogative of the Committee; the PUD only requires the aggregate road.

Aldr. Bancroft asked if there were other situations in St. Charles. Mr. Koenen said yes, one that comes to mind is Woods of Fox Glen.

Brian LaVolpe-1219 Dean St.-stated he had been emailing Aldr. Bancroft suggestions and he wasn't sure how well those had gone over with the Committee or if he even shared those. Aldr. Bancroft said the only one he believes he did not get consensus from the homeowners on was any sort of egress. Mr. LaVolpe said he meant with other options with Firethorne going to Brook St. and gating that there to have a nice private entrance for themselves. Aldr. Bancroft stated that Mr. LaVolpe is correct there were other options presented one of which was; to the east the extension of Brook St. that would provide a second entry and that was suggested by the

homeowners. He clarified with Mr. Philipchuck that the takeaway from that was that the engineer was going to look at it and the response was then that the apartment owner did not want to pursue that. Mr. Philipchuck said that was brought up and discussed with his client who had an Cemcon Engineering look at the proposed driveway, they have engineered it and have provided for stormwater management and have a considerable investment in the design for the roadway going out to Dean St. He said going out as suggested to Brook St. would need easement acquirement or right of way from a property owner which is an impediment and now there's additional expense in starting over to redesign and reengineer and his client feels they have spent a good amount of money on the design and would like to pursue it because it achieves the purposes that best serves the residents, they city and emergency vehicles and therefore respectfully decline in that direction.

Mr. LaVolpe stated that they do own that strip of land going up to Rt. 64 and if this is an emergency access that strip of land would make beautiful emergency access back into the complex because if it is an emergency it's a lot quicker to go straight down Rt. 64 and make a right hand turn then to go down Rt. 64, turn on 9th St. curve around at Dean St. and then make a hard left into the apartment complex. He said that strip of land would be much more beneficial to them and also satisfy the Fire Dept. for emergency vehicles to be an entrance only because he doesn't think it's wide enough to do both. He noted that he did not live here in 1990 but that there are 2-residents who have lived there their entire lives and have said there was never a gravel driveway and based on the picture submitted looking from the north looking to the south there is no indentation in the curb of where the driveway would have possibly would have been. He suggested to be sure there was a driveway there to wait until spring to dig in the yard to see if gravel can be found because he believes his neighbors that nothing was ever there or ever done.

Bernie Bruggman-1231 Dean St.- said he was one of the residents that changed his mind and he assumed it was already done when he went to talk to the manager; but he later found out it was not and he wants the city to honor their original contract from 30-years ago. He said the complex has had 3-owners and you would think it would have been taken care of, but there is no curb cut and even if there ever was a little bit of gravel laid down he certainly doesn't ever remember a bobcat coming in to gravel it. He said he would like to see the original plan for an emergency entrance with gravel.

Jim Hiller-1233 Dean St.-said he has lived in the same residence for 50-years and like Mr. Bruggman he thinks the city has blown this thing and if they would have done what was originally proposed none of this would be happening. He said he is in favor of a gravel strip with a breakaway barrier at the end for emergency vehicles only or for an emergency exit; but only in that case.

Joe Masokias-23 N. 7th St.- Chairperson for 2R2R which is a community group that represents the homeowners from the river to Randall and from the railway to Rt. 64 and this group has met on the issue several times; once before the Plan Commission meeting and some of the members did with Aldr. Turner and Bancroft. He said a lot of the members said to just let them have the gravel and as a means of compromise it was proposed that if the Fire Dept. wants it paved to let it be paved and be used as an entrance only and that has pretty much been the group's position all along. He said they think there's some issues with the traffic there, maybe not so much the vehicle traffic today but that area will be greatly impacted when/if Lexington Homes comes back through. He said about 9-months out of the year there is also a ton of bicycle traffic on Dean St. that is not accounted for in the city's traffic study; but in looking at the situation they

recommended to Aldr. Turner and Aldr. Bancroft that parking would be looked at on Brook St. because the no parking is being abused there. He said it was also recommended that the first 40-50ft. north of Brook St. on 15th St. be looked at as no parking or small cars only because if there is a van or SUV parked there it is impossible to see what is coming from the north on 15th St. and the last recommendation was what Mr. LaVolpe mentioned for the Brook St. possibility there to the east. He said for the most part they are willing to live with just the gravel but also willing to compromise in allowing it to be paved as an entrance only.

BJ Crawford-1030 Brook St. Apt. B-Firethorne-said it seems to him that the real crux of this is the opportunity to prevent a disaster and it seems to him that if you cut in through Dean St. and leave it as an emergency only the real problem is not being solved which is the potential for a disaster which would then have emergency vehicles coming in and your leaving only 1 exit for the residents of Firethorne. He said the type of disasters that could happen that would require all to vacate would be say a gas main or a vehicle carrying hazardous materials; and if we have a 2-lane going in and out of Dean St. emergency vehicles could get in and residents can get out. He said to leave it as is with 1-lane and it doesn't solve the problem; plus as Chief Schelstreet said to pave it is a good idea even though he cannot require it; and to solve the problem would be to not have a disaster happen.

Cynthia Hursh-1370 Brook St. Apt. A- said she understands and appreciates the homeowners position but she also understands that there are over 100 residents that live in a place where they can only get in and out 1-way. She said she has had several emergencies this past summer; her father had a heart attack and she barely got to the hospital on time to see him due to their only being one way in and there was construction she had no way out; it was blocked. She said her son broke his foot and it took her an hour and ½ to get him to Delnor Hospital due to an accident at 15th St and Brook St. and they could not get out; and how does she tell a 14 year old "sorry you have to be in paid because I cannot get you where you have to go" and the emergency vehicles could not get to them either; it was a lose/lose. She said having this be an entrance only; if there is an emergency people cannot get out and for the proposal to say it can be made an emergency exit is great, but are the police going to enforce that and who is to say what she feels is an emergency is going to be one for the police dept. She said there have been residents that have needed emergency assistance and it's been a problem getting to them and there being an entrance only she doesn't feel it will solve the problem especially if there is a disaster; there will be hundreds of people trying to get out of the complex while the emergency vehicles are trying to get in. She asked Committee to please consider an entrance and exit because its desperately needed; and when she first moved to the complex she had no idea there was only 1 entry/exit way and she had gone to the prior owners as well as the current owners to complain constantly with no results; and she appreciates the Fire Dept. pushing this issue as well as the complex for fighting this issue to get the road put in because its desperately needed.

Corey-1330 Brook St.-stated that her building is on the complete opposite side of the single entrance they have and she is single mother of 2 children and the way she has to get them to school is to go out onto 15th St.-take a right, down onto Dean St. and then go all the way around. She said god forbid if there were an emergency and she needed to get to her kids at school instead of going left onto 15th St. quicker maybe to sit at that light to go left onto Rt. 64; when it's quicker the other way and she feels it would be a big preventative in a lot of emergency situations. She said she does understand where the homeowners are come from because it is a change after 30-years and nobody likes change; but this is coming up for emergency purpose reasons and if that can be prevented she is all for it.

Chairman Stellato asked if the intersection where it meets with Dean St. would be a full interchange left and right out of the complex; or is it a right in /right out only and has there been an discussion about the actual makeup of the intersection. Mr. Philipchuck said the design is such as the recommendation of Plan Commission is that there would be a stop control for cars exiting onto Dean St. from the complex and that there is a flare where the drive would come to Dean St. and it would permit left or right turns in or out, there is no separate left turn lane; it would function much as the turning movements would at 15th St. if you were going west on Dean St.

Aldr. Turner asked if the emergency road were asphalt; would it be a 1-lane road. Mr. Philipchuck said their proposal is 2-lanes wide; 27ft. back to back of curb so roughly 2 12ft. lanes; so emergency vehicles were coming in and people needed to get out they could safely pass. Aldr. Turner stated that even if it is exit only, which is what the compromise is, they will still have the ability to get out during an emergency, they just won't use it on a day to day basis. Mr. Philipchuck said what he thinks the residents are saying is that, if there is an emergency and they need to get out and emergency vehicles need to get in, a design that is only 1-vehicle wide is not going to accommodate the needs. Aldr. Turner stated that he just said it was going to be almost 2-vehicle wide. Mr. Philipchuck said he is suggesting with what their proposed design is, it is to accommodate two lanes, with one in and one out. Aldr. Turner said so it will always be available for an emergency exit. Mr. Philipchuck said correct, if it's built the way it's proposed.

Aldr. Bancroft said the PUD has a specific condition that exists in other neighborhoods in the city and asked for confirmation that in saying there is nothing to prevent the paving of the road and leaving it as an emergency exit and he doesn't believe that if it were left as an emergency exit it could be made 2-lanes. He said he asks that question but he is not sure there would be a reason and he thinks the crux of the issue is that the client wants a second entry and exit for reasons other than emergencies; but more of a convenience to the residents, however that was not the deal back in 1987. He asked if a gravel road would support fire trucks. Chief Schelstreet said it would.

Chairman Stellato asked if anyone had discussed a right in/right out because his concern is the traffic movement leaving the development to turn left; but if it were just a right out and turning in would only be from 1 direction. He said fire trucks, if made wide enough, could always use either way and in an emergency everyone could still get in and out. He asked if that were proposed and what did the client say if it were a right in/right out. Mr. Philipchuck said he was not sure that was discussed. Aldr. Turner said they did not. Mr. Philipchuck said it was always discussed to be a full access driveway and in looking at the practicality of how people enter and exit the complex it seems most of the traffic if going to Main St. would go out Brook St. because it's closer to Main St. than it is to Dean St. and there is a light there as well; so even if there were a driveway he thinks people using Main St. now will continue to do so.

Aldr. Lemke said what concerns him about the access and using it regularly is perhaps the sidelines and he agrees with Chairman Stellato that in order to address that a right in/right out would work so they would not be crossing 2-lanes with a minimum run of visibility. Mr. Philipchuck asked Aldr. Lemke to take a look at Cmdr. Mahan's points that were submitted because he did not see an issue with the site lines. Chairman Stellato noted that there would be a development (Lexington Homes) coming down the road that the resident will have to deal with because there will be more vehicles then on Dean St. and he can't see the development helping

any, and he understands both sides but we all need to look at what's going to happen down the road as well. Mr. Philipchuck said point noted.

Mary-1360 Brook St. Unit K-stated that if this were just a gravel road that the snow that came down last week would prevent fire trucks to be able to get into the building via that emergency entrance/exit because it is not possible to plow gravel to the extent of what would be required; so it would be just one entrance if there were a heavy snowstorm and with the lack of plowing that happened on Brook St. would have made for a dangerous situation for an emergency vehicle to come in on Brook St.; in that situation.

Aldr. Bancroft said he asked staff that question because he believes gravel can be plowed; and the position is that it will be maintained. Mr. Koenen said it can be plowed, but is difficult to get really close to the hard base surface.

Aldr. Krieger said as far as gravel is concerned; she will not support it because you cannot maintain a gravel road; it needs to be blacktop.

Mark Gremmano-1320 Dean St.-said he lives in the house right across the street from the road and he was under the impression this was all a done deal. He said he is on record as asking the Zoning Commission for a compromise of adding a fence in the front yard and he never got an answer as to whether they could amend the code so that fence could be all the way in the front as a safety defense. He said everyone knows Dean St. is a busy street and there is no street light there creating a blind spot because it is dark there and he feels during the day it will be hard enough, but at night will be worse and everybody speeds on Dean St. as well; and also if there is really a catastrophe people will drive through that grass lot. He said after the last meeting he went over and measured on Brook St. and he believes it was 110ft. from the curb to the fence; why can't they knock the fence down and pave it and now you've got your street and to him this seems like a rational and simple fix. He said any way you look at it someone is going to figure out that there is going to be a disaster; he worries that someone will drive into the front of his or his neighbor's house which he feels is a bonafide concern because there are a lot of people that go up and down that street and paved would be much better than gravel.

Aldr. Payleitner asked if the compromise that included the access drive with the entrance only emergency exit, if it would be wide enough. Aldr. Turner said it would still be 27ft.

Aldr. Lewis said the city plows Brook St. and asked who would be responsible for plowing the proposed road. Chairman Stellato said the property owner. Aldr. Lewis asked if it were one or the other, either a 2-lane blacktop or a 1-lane gravel; and if there could be a 1-lane paved. Aldr. Bancroft said he thinks Mr. Philipchuck needs to answer that question because he thinks the apartment owner has made a proposal which states that the owner will not pave that unless it is a full access drive; otherwise they will not pave it. Aldr. Payleitner said so there is no compromise. Mr. Philipchuck said they do recognize that they are obligated to keep a gravel driveway and maintain it; but initially they thought they were doing a good thing and went to the expense of designing a very nice drive, providing for the stormwater detention and something that would be easily maintained and would be a benefit to the residents and the city; a win/win. He said some of the residents did not like the fact that cars would come out and have their lights shining on their homes and that's fine but her think it has to be balanced because there are 4-property owners who do not like it and a complex of almost 100-residents who feel it's a necessity and he feels there should be a compromise found to make it work. He said Aldr. Turner has suggested maybe looking at restricting right in/right out, or sometimes if there is a certain movement that has concern a 3-quarter access with a left in, right in and right out can be

done because visibility is better with that type of a configuration. He said he thinks they could certainly consider that, but to spend the kind of money they need to spend and really only solve half the problem is what the client objected to.

Chairman Stellato said in not hitting another compromise here yet; is it something we should table to have the parties work together again.

Aldr. Turner said that depends on the chief and when he would like that road in by. Chief Schelstreet said this started some time ago and they are trying to work with everybody and he understands the residents and the apartment; but he needs a road to serve these folks. He said the construction is over and working with the police dept. to address traffic concerns he thinks they can work on this and honestly if it becomes a paved road, the batch plants are not open anyway, he suggested the March 16 City Council meeting. Aldr. Bancroft said all parties have always seemed willing to get together. Chief Schelstreet said he willing to do what he needs to do.

Aldr. Martin said he is in support of full access, he has had family members live in these apartments at one time and knows to get in and out of there can be a real pain and the city should have never allowed a single entrance and he doesn't see that happening in any future event. He said he thinks it's time for a full access paved road and he doesn't believe the traffic situation at that exit is going to be any different that it is at 16th St. and he is willing to compromise if there is one that will still allow full access.

Aldr. Martin made a motion to approve the amendment for the special use for PUD as a minor change and allow for full access paved roadway. Seconded by Aldr. Krieger

Roll Call:

Ayes: Lemke, Martin, Krieger,
Nays: Silkaitis, Payleitner, Turner, Bancroft, Bessner, Lewis
Absent:
Abstain:
Motion Failed. 3-6.

Motion made by Aldr. Turner to table this item until the March 9, 2015 Planning & Development meeting. Seconded by Aldr. Bancroft

Roll Call:

Ayes: Silkaitis, Payleitner, Lemke, Turner, Bancroft, Martin, Krieger, Bessner, Lewis
Nays:
Absent:
Abstain:
Motion Carried. 9-0.

- c. Recommendation to approve a Special Use for a Drive-Through Facility for 1566 E. Main St. – Dunkin' Donuts.

Ms. Johnson said the Dunkin Donuts would occupy the tenant space on the west side of the eastern Tincup Pass building and the drive-through lane will run along the north side of the building-counter clockwise wrapping around the west end of the building. She said Plan Commission held a public hearing and unanimously recommended approval of the application.

Chairman Stellato said subject to some staff comments and contingent upon the applicant doing some re-paving in the area behind the building. Ms. Johnson say they may be open to that condition but it did not come up at Plan Commission; the staff comments were related to providing designated areas for the refuse containers and then also a solid strip for the drive-through lane. Chairman Stellato said there's a comment from Public Works that states the condition of the existing pavement behind the building is in poor condition and it is recommended to resurface the pavement since there will be a higher volume of traffic with a drive-through use. He asked if that was incorporated into the staff comments. Ms. Johnson said it was not in the staff report. Aldr. Silkaitis said that should be re-done if they want this drive-through, the need to fix what the people will be driving on.

Aldr. Silkaitis made a motion to approve a Special Use for a Drive-Through Facility for 1566 E. Main St. – Dunkin' Donuts, subject to staff comments being incorporated into the plan; specifically re-paving along with all other staff comments. Seconded by Aldr. Lemke.

Roll Call:

Ayes: Silkaitis, Payleitner, Lemke, Turner, Bancroft, Martin, Krieger, Bessner, Lewis
Nays:
Absent:
Abstain:
Motion Carried. 9-0.

- d. Recommendation to approve an amendment to Title 15 of the St. Charles Municipal Code pertaining to GIS fees.

Ms. Forster said the city has been using GIS (Geographic Information Systems) since 2004 and is a technology that incorporates data and maps; basically it presents data in a geographic way so it's very visual and very easy to analyze and is very much incorporated into the day to day operations of the city. She said they have also been able to deploy some things for the community like: My neighborhood application and St. Charles Connect application, both of which are GIS based.

Ms. Forster then showed a PowerPoint presentation explaining some of the way the city uses GIS:

- Community Development for planning purposes
- Economic Development for materials on their website
- Utilities use it-all atlases are GIS based now
- Trees & signs-Emerald Ash Borer
- City Code changes
- Public Safety-Police Roll call
- Fire Dept.-pre-plan in GIS for answering emergency calls
- Snow removal-plotting out all routes and GPS equipment to the trucks
- Building and Code Enforcement-uses daily
- Disaster Management drills
- Public Works-all calls taken maps to the GIS to deploy staff or spot trends in a way more cost effective.

She said they are proposing the implementation of some fees to defray the cost because it is very costly and is used extensively. She said there are 3 ways that activities from the outside impact the city and force us to do things within the GIS system to keep it current:

- Land Development applications
- Stormwater permits
- Building permits

She said they met with Community Development and had a good conversation of what the best ways to incorporate GIS fees into the particular areas and for Land Development & Stormwater permits the Ordinance would not have to be changed; because the Ordinances are already in place to allow for developers to place money into an escrow account; and the city then draws from that account as service is provided. She said the third way to impact GIS is activities that require building permits and the simplest way to do that would just be to charge a flat fee of \$5 on some types of building permits which involve GIS work, that would help to defray the cost of the GIS program. She said they anticipate a recover of about \$7,700 per year on average which was taken over a 10-year span, some which were great and some not so great; and that any permits that do not impact GIS would be excluded from the additional \$5 fee. She stated this is not a new idea and that local municipalities are also charging a fee and she asks that Committee recommend approval.

Aldr. Martin asked about furnaces, air-conditioning units and internal devices. Mr. Vann said all appliances inside; water softeners, boilers etc. would all be exempt from the fees. Aldr. Martin asked if a shed would then go for \$45-\$50, correct. Mr. Vann said it would increase \$5, for a shed that's above 24 ft.

Aldr. Turner made a motion to approve an amendment to Title 15 of the St. Charles Municipal Code pertaining to GIS fees. Seconded by Aldr. Bessner. No additional discussion. Approved unanimously by voice vote. Motion carried. 9-0

- e. Recommendation to Approve an Amendment to Title 15 of the City Code Pertaining to Overtime Fees for Building Inspections.

Mr. Vann said due to the economy and construction taking off the Building & Code Enforcement division has been seeing contractors asking for an option to request for overtime inspections and since the beginning of this fiscal year over 90% of the overtime inspections have been requested by contractors and the cost of the overtime inspections are then therefore reimbursable to the city. He said staff has reviewed and completed the cost analysis to administer and conduct these inspections and are proposing a flat fee for these services; which would be \$190-time and a ½, \$240-double time (Sundays or holidays) and this would incorporate everything that goes into processing the fees, inspections and mileage, and that it's not an added fee but more of letting the contractor know upfront so they can plan their projects. He said staff recommends approval for adding this type of fee to Title 15.

Aldr. Bessner asked how many times on average would these double time or time and ½ inspections happen. Mr. Vann said it depends on the project, for example remodeling work on a retail store; the request 5am or 6am inspections so they can have the store ready for their customers. He said same with someone residence where a utility has been out for a period of time and need an inspection right away. Ms. Tungare said with development picking up in 2015 she sees contractors requesting this even more. Mr. Vann said they are seeing it in their

schedules because they want to do certain things in a more timely manner; and it will just be easier to administer.

Aldr. Turner made a motion to approve an Amendment to Title 15 of the City Code Pertaining to Overtime Fees for Building Inspections. Seconded by Aldr. Bessner. No additional discussion. Approved unanimously by voice vote. Motion carried. 9-0

4. ADDITIONAL BUSINESS

Mr. O'Rourke announced that Restaurant week is set in place for February 23-27th, there are 30- restaurants participating and postcards would be going out in the mail next week.

Jeff Reynolds- apt. 3B West Park Ave.-Sugar Grove, IL.-said the Illinois----- Council put out a note that the city may be speaking about the potential of a whitewater course or a lot they may be used as river access. He said as a business owner that's involved in outfitting and guiding he is very please and interested and he encourages the city to look into it more and he understands there are cost issues; but if Yorkville can do it St. Charles can. He said likewise the more that go in the less monumental the task gets and he appreciates taking the time to listen to him.

Aldr. Lemke said he is not sure that we would see whitewater outside the window here but there is certainly a lot of interest in a rowing activity and possibly a site north of Red Gate Bridge.

5. ADJOURNMENT - Aldr. Turner made a motion to adjourn at 8:12 PM. Motion was seconded by Aldr. Bancroft. No additional discussion. Approved unanimously by voice vote. Motion carried.