



AGENDA
REGULAR VILLAGE BOARD MEETING
MAY 24, 2022
7:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

INVOCATION (TRINITY GOSPEL CHURCH, JINTAEK CHUNG)

3. APPROVAL OF MINUTES OF MAY 10, 2022

4. MAYOR & BOARD OF TRUSTEES' REPORT

5. ACCOUNTS PAYABLE WARRANT: May 24, 2022 \$616,702.79

6. CONSENT AGENDA

- a. Consideration of a request from Queen of the Rosary School, located at 690 Elk Grove Boulevard, to waive the FY 2022-23 business license fees in the amount of \$50.

(The Queen of the Rosary School is respectfully requesting the business license fee in the amount of \$50 to be waived for one vending machine that is located at 690 W. Elk Grove Boulevard.

(It has been past practice of the Village Board to grant fee waivers for governmental and non-profit organizations.

(The Director of Finance recommends approval.)

- b. Consideration of a request from Our Lady of the Blessed Sacrament Parish to waive permit fees in the amount of \$307 for the following:

- Installation of a brick paver patio and gazebo at Queen of the Rosary Church, 750 W. Elk Grove Boulevard, in the amount of \$191; and
- Installation of a brick paver patio at St. Julian Eymard Church, 601 Biesterfield Road, in the amount of \$116.

(It has been past practice of the Village Board to grant fee waivers for governmental and non-profit organizations.

(The Director of Community Development recommends approval.)

- c. Consideration of a request from the Elk Grove Park District, located at 499 Biesterfield Road, to waive FY 2022/23 business license fees in the amount of \$135 for their Art in the Park event.

(It has been past practice of the Village Board to grant fee waivers for governmental and non-profit organizations.

(The Director of Finance recommends approval.)

- d. Consideration to approve a sign variation for Ascension Alexian Brothers, 800 Biesterfield Road, increasing the overall existing number of signs and sign square footage throughout the hospital campus.

(A variation is necessary to install an additional sign at the Ascension Alexian Brothers which will increase the overall existing number of signs and sign square footage throughout the hospital campus.

(The proposed sign will be placed on the new addition to the hospital.

(The Director of Community Development recommends approval.)

- e. Consideration of a request from the Elk Grove High School Band Association at Elk Grove High School, located at 500 W. Elk Grove Boulevard, to waive permit fees for a holiday tree and wreath sale commencing on November 25, 2022 in the amount of \$200.

(The Elk Grove Band Association utilizes this sale as a fundraiser for the band and orchestra programs at Elk Grove High School.

(It has been past practice of the Village Board to grant fee waivers for governmental and non-profit organizations.

(The Director of Finance recommends approval.)

- f. Consideration of a request from One School Global Chicago, located at 404 E. Devon Avenue, to waive permit fees for interior alterations in the amount of \$993.

(It has been past practice of the Village Board to grant fee waivers for governmental and non-profit organizations.

(The Director of Community Development recommends approval.)

- g. Consideration to award a purchase contract to Illinois Lighting of North Aurora, IL for residential street light poles and luminaires in the amount of \$28,121.50 from the Residential Enhancement Fund.

(In April, 2022, the Village solicited proposals for residential street light poles and luminaires.

(Three (3) vendors supplied proposals.

(The lowest responsive and responsible bid was received from Illinois Lighting, of North Aurora, IL in the amount \$28,121.50.

(Funds for the contract have been allocated in the Residential Enhancement Fund.

(The Director of Public Works recommends approval.)

- h. Consideration of a request to increase a professional services contract with HR Green, Inc.

of McHenry, IL for fire plan review services in the amount of \$49,076, for a total contract cost of \$199,076 from the General Fund.

(The Fire Department has contracted with HR Green, Inc. for fire plan review services.

(The contract provides for regular review of sprinkler, fire pump, fire alarm drawings and related calculations. Specialty reviews are also provided as needed.

(HR Green, Inc. representatives reviewing fire plans are ICC Certified Master Code Professionals with fire service-specific certifications.

(An increase in the number and complexity of permits submitted requires an increase to the FY22 contract to cover expenses for services rendered through April 30, 2022.

(Adequate funds are available in the FY22 Fire Department General Fund budget.

(The Fire Chief recommends approval.)

- i. Consideration to award a professional service contract to Engineering Enterprises, Inc. of Sugar Grove, IL for emergency interconnect analysis and water distribution system modeling in the amount of \$50,000 from the Water & Sewer Fund.

(A proposal was solicited from Engineering Enterprises, Inc. (EEI) of Sugar Grove, IL for professional services for Emergency Interconnect Analysis and Water Distribution System Modeling.

(Updating and verifying the water works system model will assist in determining future water main sizing, increasing the effectiveness of water facility operations, determining the capacity of emergency interconnects, and identifying future capital improvement needs.

(EEI will provide hydrant and pump testing, review historical water data, and calculate needs assessments to revise the existing water works system model.

(The Director of Public Works recommends approval.)

- j. Consideration to award a sole source purchase contract to Dinges Fire Company of Amboy, IL for the purchase of fifteen (15) sets of custom turnout gear in the amount of \$53,250 from the General Fund.

(The Fire Department budgets annually to purchase custom turnout gear.

(Lion Group, Inc. is a leader in the protective clothing industry and offers a wide variety of custom options.

(Personnel have provided positive feedback with Lion turnout gear.

(Dinges Fire Company of Amboy, IL is a local Lion distributor and holds a joint purchasing contract through National Purchasing Partners (NPP).

(The current price reflects a 19.1% increase from the prior year due to the increased cost of materials, which has been delayed through supply chain disruptions.

(The Fire Department has a good working relationship with Dinges Fire Company.

(Adequate funds are available in the Fire Department General Fund budget.

(The Fire Chief recommends approval.)

- k. Consideration to award a professional services contract to HR Green of McHenry, IL for engineering/bidding services, construction observation and project management services related to the demolition and restoration of property located at 53 S. Arlington Heights Road in an amount not to exceed \$86,690 from the Arlington-Higgins TIF Fund.

(HR Green, Inc. submitted a proposal to provide the necessary engineering/bidding,

construction observation and project management services for the demolition and site restoration for the property located 53 S. Arlington Heights Road.

(HR Green, Inc. has successfully provided consulting services to the Village for the construction management of the two new fire stations, two Public Works facilities, the Beisner Road R.O.W. Storm Sewer Replacement, Higgins Road watermain extension, as well as several other projects.

(Additionally, HR Green has provided similar services in relation to the demolition and restoration of the former Elk Grove Hotel, Motel 6, Days Inn, 1550 E. Higgins, and 1932 E. Higgins sites.

(The Village Manager recommends approval.)

- l. Consideration to award a construction contract to the lowest responsive and responsible bidder, Johler Demolition, Inc. of Arlington Heights, IL for demolition and site restoration at 750 S. Arlington Heights Road in an amount not to exceed \$98,500.

(On Thursday, March 3, 2022, the Village opened sealed bids for the Demolition and Site Restoration Project located at 750 S. Arlington Heights Road.

(Nine (9) contractors obtained bid documents and seven (7) bids were submitted.

(The lowest responsive and responsible bid was received from Johler Demolition, Inc. of Arlington Heights in the amount of \$98,500.

(Adequate funds are available in the Capital Projects Fund.

(The Director of Community Development recommends approval.)

- m. Consideration to award a contract through the Municipal Partnering Initiative Joint Bid pricing to Corrective Asphalt Materials, LLC of South Roxana, IL for the Preventative Street Maintenance - 2022 project in the amount of \$109,799 from the General and Business Leader Forum Funds.

(A proposal for applying Reclamite, a maltene based rejuvenation agent, to Village roadways was submitted by Corrective Asphalt Materials, LLC.

(The proposal extends the unit prices from the Municipal Partnering Initiative Joint Bid opened by the Village of Winnetka, IL, on March 11, 2021.

(In 2022, the Village will be placing Reclamite on the 6.8 miles of roadways that were resurfaced in 2021.

(The Director of Public Works recommends approval.)

- n. Consideration to increase the professional services contract with Cartegraph Systems, LLC of Dubuque, IA for additional implementation services, support, and maintenance of the Cartegraph OMS (Operations Management System) covering a three-year period in the amount of \$33,818.07, for a total amount not to exceed \$217,098.79 from the Public Work General and Water & Sewer Funds.

(On December 14, 2021 the Village Board awarded a professional services contract to Cartegraph Systems, LLC of Dubuque, IA for a three year contract for the maintenance of the Public Work's Department Cartegraph OMS (Operations Management System) software suite.

(The Village solicited proposals for additional services, including the implementation and maintenance of the software's Facilities Domain portion and Quarterly Data Backups.

(These additional services will increase the total contract by \$33,818.07 for a total contract of \$217,098.79 to be paid out over a three-year period from January 1, 2022

through December 31, 2024.

(Funds have been budgeted in the Public Works General Fund (50%) and Water & Sewer Fund (50%).

(The Director of Public Works recommends approval.)

- o. Consideration of a request to hold a Public Hearing before the Plan Commission to consider a Petition for Resubdivision and a Special Use Permit to operate a Popeyes restaurant with a drive-thru at 980 Elk Grove Boulevard.

(Zubha Pop Foods, LLC is petitioning the Village to resubdivide the subject property from one (1) lot to two (2) lots and for a Special Use Permit to operate a Popeyes restaurant with a drive-thru at 980 Elk Grove Town Center.

(The date for a Public Hearing has not been established.)

- p. Consideration to adopt Ordinance No. 3757 amending The Position Classification And Salary Plan Of The Village Of Elk Grove Village (Deputy Director-Public Works Department, Superintendent Of Public Works-Public Works Department, Assistant Director Of Human Resources-Village Manager's Office, Management Analyst/Sr. Management Analyst-Village Manager's Office, And Social Services Supervisor-Police Department.

(This ordinance amends the position classification system by deleting one (1) Superintendent of Public Works and adding one (1) Deputy Director of Public Works; deleting one (1) Assistant Director of Human Resources and adding one (1) Senior Management Analyst/Management Analyst in the Village Manager's Office; and adding one (1) Social Services Supervisor to the Police Department effective May 25.

(The one additional Social Services Supervisor is a temporary authorization approved until the retirement of the current Social Services Supervisor, effective November 2022.)

- q. Consideration of the following:

- To adopt Resolution No. 24-22 approving the Revised Elk Grove Village Emergency Operations Plan and the Elk Grove Village Pre-Disaster Recovery Plan; and
- To authorize the Mayor and the Directors of Emergency Management to sign and implement the Emergency Operations Plan.

(The Village of Elk Grove recognizes its responsibility to be prepared in a coordinated response before, during and after a disaster affecting the Village.

(This resolution authorizes authorities to sign and implement a Revised Emergency Operations Plan and Pre-Disaster Recovery Plan for the Village of Elk Grove Village effective June 2022.)

- r. Consideration to adopt Resolution No. 25-22 repealing Resolution No. 41-19 determining the appropriateness for Class 7B status pursuant to the Cook County Real Property Classification Ordinance as amended July 27, 2018 for the Elk Grove Technology Park, Elk Grove Village, Illinois.

(This Resolution appeals Resolution No. 41-19 that was approved on July 16, 2019.

(The applicant for the Class 7B status has failed to meet the conditions set forth in the

Redevelopment Agreement with respect to the development for which the Class 7B designation was given.

(The Village has been advised that as proposed, the hotel redevelopment is not moving forward.)

- s. Consideration to adopt Resolution No. 26-22 authorizing the Mayor and Village Clerk to execute a real estate sales agreement between the Village of Elk Grove Village and Vulcan Lands, Inc. (1520 and 1700 Midway Court).

(This property is being purchased with the intent of future development.

(A copy of the Real Estate Sales Agreement will be available at the Village Board Meeting.)

- t. Consideration to adopt Resolution No. 27-22 authorizing the Mayor and Village Clerk to execute a Third Amendment to the Redevelopment Agreement between the Village of Elk Grove Village and Amalfi, LLC for property located at 1180 Devon Avenue.

(This Third Amendment allows for the owner to recoup TIF eligible expenses with respect to the Restaurant and Banquet Facility in the Devon/Rohlwing TIF District.

(The Exhibits will be available at the Village Board Meeting.

(The Village Attorney recommends approval.)

7. REGULAR AGENDA

- a. Consideration to adopt Ordinance No. 3758 approving the Village of Elk Grove Village Arlington-Higgins Tax Increment Redevelopment Plan and Project.

(This ordinance provides that the proposed tax increment finance area is designated as a redevelopment project so that it therefore, be eligible for tax increment financing.)

- b. Consideration to adopt Ordinance No. 3759 designating the Village of Elk Grove Village Arlington-Higgins TIF Redevelopment Project Area, in connection with the approval of the Arlington-Higgins Redevelopment Plan and Project.

(This ordinance provides that the proposed tax increment finance area is designated as a redevelopment project so that it therefore, be eligible for tax increment financing.)

- c. Consideration to adopt Ordinance No. 3760 adopting Tax Increment Financing for the Village of Elk Grove Village, Cook and DuPage Counties, Illinois in connection with the Designation of the Arlington-Higgins Redevelopment Project Area and Adoption of the Arlington-Higgins Redevelopment Plan and Project.

(This is an Ordinance adopting TIF financing to pay for the eligible redevelopment costs.)

8. PLAN COMMISSION - Village Manager Roan

- a. PC Docket 22-2 - Consideration of a petition submitted by Titan Motors for a Special Use Permit for the operation of an automobile showroom for internet based sales in an I-1 Industrial Zoning District for property located at 755 Nicholas Boulevard. (PH 05-16-22)
- b. PC Docket 22-3 - Consideration of a petition submitted by Vresthena LTD for a Special Use Permit for the operation of a vehicle collision repair shop in an I-1 Industrial Zoning District for property located at 145 Lively Boulevard. (PH 05-16-22)

- c. Consideration of a petition submitted by 776 Oak Lawn Ave., LLC for a Special Use Permit for the operation of an automobile repair garage located at 85 Kelly Street. (A Public Hearing date is yet to be established.)
- d. Consideration of a petition submitted by Riverpoint Property Trust, LLC for Rezoning from I-2 to I-1 for property located at 751 Pratt Boulevard. (A Public Hearing date is yet to be established.)

9. ZONING BOARD OF APPEALS - Village Manager Roan

- a. ZBA Docket 22-4 - Consideration of a petition submitted by Roi Kiferbaum, Blue Water Builders, for a variation from the Elk Grove Village Zoning Ordinance as it pertains to minimum building size in industrial zoning districts for property located at 1505 Pratt Boulevard. (PH 5-12-22)
- b. ZBA Docket 22-5 - Consideration of a petition submitted by Paul and Donna Szilvagy for a variation from the Elk Grove Village Zoning Ordinance as it pertains to permitted projections into the required front yard in residential zoning districts for property located at 316 Walter Avenue. (PH 6-9-22)
- c. ZBA Docket 22-6 - Consideration of a petition submitted by Andrew Snyder for a variation from the Elk Grove Village Zoning Ordinance as it pertains to permitted locations for fences in residential zoning districts for property located at 316 Walter Avenue. (PH 6-9-22)

10. RECYCLING & WASTE COMMITTEE - Trustee Feichter

11. JUDICIARY, PLANNING AND ZONING COMMITTEE - Trustee Prochno

12. CAPITAL IMPROVEMENTS COMMITTEE - Trustee Schmidt

13. CABLE TELEVISION COMMITTEE - Trustee Lissner

14. YOUTH COMMITTEE - Trustee Franke

15. INFORMATION COMMITTEE - Trustee Miller

16. BUSINESS LEADERS FORUMS - Trustee Schmidt

17. HEALTH & COMMUNITY SERVICES - Trustee Prochno

18. PERSONNEL COMMITTEE - Trustee Franke

19. AIRPORT UPDATE - Mayor Johnson

20. PARADE COMMITTEE - Mayor Johnson

21. MID-SUMMER CLASSICS CONCERT SERIES UPDATE - Mayor Johnson

22. SPECIAL EVENTS COMMITTEE - Mayor Johnson

23. LIQUOR COMMISSION - Mayor Johnson

24. REPORT FROM VILLAGE MANAGER

25. REPORT FROM VILLAGE CLERK

26. UNFINISHED BUSINESS

- a. Final adoption of an Ordinance approving the Midway Court Tax Increment Financing Redevelopment Plan and Project. (First Reading at the June 30, 2021 Village Board Meeting)
- b. Final adoption of an Ordinance designating the Village of Elk Grove Village Midway Court TIF Redevelopment Project Area, in connection with the approval of the Midway Court Plan and Project. (First Reading at the June 30, 2021 Village Board Meeting)
- c. Final adoption of an Ordinance adopting Tax Increment Financing for the Village of Elk Grove Village, Cook County, Illinois, in connection with the Designation of the Midway Court Redevelopment Project Area and Adoption of the Midway Court Redevelopment Plan and Project. (First Reading at the June 30, 2021 Village Board Meeting)

27. NEW BUSINESS

28. PUBLIC COMMENT

29. ADJOURNMENT

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Village Clerk, preferably no later than five days before the meeting.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE POSITION CLASSIFICATION AND SALARY PLAN OF THE VILLAGE OF ELK GROVE VILLAGE (DEPUTY DIRECTOR-PUBLIC WORKS DEPARTMENT, SUPERINTENDENT OF PUBLIC WORKS-PUBLIC WORKS DEPARTMENT, ASSISTANT DIRECTOR OF HUMAN RESOURCES-VILLAGE MANAGER'S OFFICE, MANAGEMENT ANALYST / SENIOR MANAGEMENT ANALYST-VILLAGE MANAGER'S OFFICE, AND SOCIAL SERVICES SUPERVISOR-POLICE DEPARTMENT)

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois as follows:

Section 1: That the Position Classification and Salary Plan of the Village of Elk Grove Village be and the same is hereby amended to read as follows:

Permanent Authorized Positions

Public Works Department	Current	Delete Full-Time	Add Full-Time	Total May 25, 2022
Superintendent of PW	4	1	0	3
Deputy Director of PW	0	0	1	1

Village Manager's Office	Current	Delete Full-Time	Add Full-Time	Total May 25, 2022
Assistant Director of HR	1	1	0	0
Management Analyst/ Senior Management Analyst	1	0	1	2

Police Department	Current	*Delete Full-Time	Add Full-Time	Total May 25, 2022
Social Services Supervisor*	1	0	1	2

**Add one additional Social Services Supervisor until retirement.*

Section 2: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2022

APPROVED this _____ day of _____ 2022

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

RESOLUTION NO. _____

A RESOLUTION APPROVING THE REVISED VILLAGE OF ELK GROVE VILLAGE EMERGENCY OPERATIONS PLAN AND PRE-DISASTER RECOVERY PLAN AUTHORIZING THE MAYOR AND THE DIRECTORS OF EMERGENCY MANAGEMENT TO SIGN AND IMPLEMENT THE REVISED EMERGENCY OPERATIONS PLAN AND PRE-DISASTER RECOVERY PLAN

WHEREAS, the Village of Elk Grove Village recognizes its responsibility to be prepared in a coordinated response before, during and after a disaster incident affecting the Village; and

WHEREAS, Elk Grove Village has officially created the basic plan as a principal guide for the Village’s response to, and management of real or potential emergencies and disasters occurring within its designated geographic boundaries; and

WHEREAS, the Emergency Operations Plan and Pre-Disaster Recovery Plan is intended to facilitate multi-jurisdictional and interagency coordination to be utilized as a reference for pre-emergency planning in addition to emergency operations in coordination with applicable local, state and federal contingency plans; and

WHEREAS, the Emergency Operations Plan and the Pre-Disaster Recovery Plan will help establish the operational concepts and procedures associated with field response to emergencies and EOC activities and the organization framework of the National Incident Management System (NIMS) within the Village of Elk Grove Village.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Cook and DuPage County, Illinois hereby approve the revised Emergency Operations Plan and the Pre-Disaster Recovery Plan for the Village of Elk Grove Village.

BE IT FURTHER RESOLVED that the Mayor and the Emergency Management Directors are hereby authorized to sign and implement said Revised Emergency Operations Plan and Pre-Disaster Recovery Plan for the Village of Elk Grove Village effective June 2022.

VOTE: AYES: _____ **NAYS:** _____ **ABSENT:** _____

PASSED this _____ day of _____ 2022

APPROVED this _____ day of _____ 2022

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

RESOLUTION NO. _____

A RESOLUTION REPEALING RESOLUTION NO. 41-19 DETERMINING THE APPROPRIATENESS FOR CLASS 7B STATUS PURSUANT TO THE COOK COUNTY REAL PROPERTY CLASSIFICATION ORDINANCE AS AMENDED JULY 27, 2018 FOR THE ELK GROVE TECHNOLOGY PARK, ELK GROVE VILLAGE, ILLINOIS

WHEREAS, on July 16, 2019, the Board of Trustees adopted Resolution No. 41-19 which determined the appropriateness for a Class 7B status for certain property in the Elk Grove Technology Park legally described hereinafter, said determination made pursuant to the Cook County Real Property Classification Ordinance as amended; and

WHEREAS, the applicant for the Class 7B property status has failed to meet the conditions set forth in the Redevelopment Agreement in effect with respect to the property for which the Class 7B designation was given, which property is legally described as follows:

LOT 2 IN THE FINAL PLAT OF ELK GROVE TECHNOLOGY PARK RESUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 19, 2018 AS DOCUMENT #1817016002 IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois as follows:

Section 1: That Resolution No. 41-19, which Resolution was duly passed and approved on July 16, 2019 is hereby repealed.

Section 2: That this Resolution shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2022

APPROVED this _____ day of _____ 2022

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE A REAL ESTATE SALES AGREEMENT BETWEEN THE VILLAGE OF ELK GROVE VILLAGE AND VULCAN LANDS, INC., (1520 AND 1700 MIDWAY COURT)

BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, State of Illinois as follows:

Section 1: That the Mayor be and is hereby authorized to sign the attached document marked:

REAL ESTATE SALES AGREEMENT

a copy of which is attached hereto and made a part hereof as if fully set forth and the Village Clerk is authorized to attest said documents upon the signature of the Mayor.

Section 2: That this Resolution shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2022

APPROVED this _____ day of _____ 2022

APPROVED:

**Mayor Craig B. Johnson
Village of Elk Grove Village**

ATTEST:

Loretta M. Murphy, Village Clerk

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE MAYOR AND VILLAGE CLERK TO
EXECUTE A THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT
(DEVON/ROHLWING)**

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, State of Illinois, as follows:

Section 1: That the Mayor be and is hereby authorized to sign the attached documents marked:

THIRD AMENDMENT TO REDEVELOPMENT AGREEMENT

copies of which are attached hereto and made a part hereof as if fully set forth and the Village Clerk is authorized to attest said documents upon the signature of the Mayor.

Section 2: That this Resolution shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2022

APPROVED this _____ day of _____ 2022

APPROVED:

**Mayor Craig B. Johnson
Village of Elk Grove Village**

ATTEST:

Loretta M. Murphy, Village Clerk

THIRD AMENDMENT TO REDEVELOPMENT AGREEMENT

THIS THIRD AMENDED AGREEMENT (this "Agreement") is made and entered into as of May __, 2022, by and between the Village of Elk Grove Village, Illinois, an Illinois municipal corporation located in Cook County, Illinois (the "Village"), and Amalfi, LLC, an Illinois limited liability company (the "Developer").

RECITALS

A. On June 26, 2001, the Village, pursuant to the adoption of various Ordinances in accordance with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"), created the Devon/Rohlwing TIF District.

B. Pursuant to the establishment of the Devon/Rohlwing TIF District, the Village entered into a Redevelopment Agreement with Elk Grove Hospitality West, LLC, the original owner and developer of the shopping center property located at Devon Avenue and Rohlwing Road and who is an affiliate of the current developer.

C. The Developer is the owner of an approximately 10,827 square foot parcel of real property located within the Devon/Rohlwing TIF District at 1180 Devon Avenue (the "Property"). The Property is improved with a 7,500 square foot restaurant, which was formerly operated as Jimmy's Char House and which has been closed and vacant since 2019. Developer is desirous of remodeling and renovating the restaurant and reopening it as an Italian type steak restaurant named "Amalfi."

D. Developer has submitted conceptual plans for the Property and Restaurant prepared by Montgomery Design Studio (the "Plans") for review and approval and those Plans are attached hereto as Exhibit A.

E. Provided Developer is in compliance with this Agreement, the Plans and further plans as may be approved by the Village and all other applicable codes, the Village has agreed to finance certain eligible costs, as that term is defined in the Act (the "TIF Improvements"), as set

forth in Exhibit B to this Agreement. The renovation and reopening of the restaurant, upgrading of the Property and construction of the TIF Improvements are collectively referred to herein as the “Project.”

F. The Corporate Authorities of the Village, after due and careful consideration, have concluded that the development of the Project as provided for herein will further the growth of the Village, increase the assessed valuation of the real estate situated within the Village, foster increased economic activity within the Village, increase employment opportunities within the Village and otherwise be in the best interests of the Village by furthering the health, safety, and welfare of its residents and taxpayers.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

I

RECITALS PART OF AGREEMENT

The representations, covenants and recitations set forth in the foregoing recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this Article I.

II

MUTUAL ASSISTANCE

The Parties agree to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications (and, in the Village's case, the adoption of such ordinances and resolutions), as may be necessary or appropriate, from time to time, to carry out the terms, provisions and intent of this Agreement and to aid and assist each other in carrying out said terms, provisions and intent.

III

THE PROJECT & SCHEDULE

3.01 Project Plans. Developer has submitted a set of conceptual plans (“Plans”) for the Project, which is attached hereto as Exhibit A. Developer agrees that it shall complete the Project in substantial compliance with the Plans. Developer acknowledges that the Plans attached hereto are only conceptual and that it will be required to submit a full set of working plans and drawings and renderings for approval and permitting by the Village.

3.02 Building Permit. On or before May 31, 2022, Developer shall submit its full set of plans to the Village. Developer shall commence construction of the Project within fifteen calendar days of the Village’s issuance of a building permit.

3.03 Opening & Operation. Developer shall re-open the remodeled and renovated Restaurant as the Amalfi Steak House on or before October 15, 2022. The Village has agreed to provide financial assistance for the Project because it is desirous of having an upscale restaurant to serve the residents of the Village. Developer has submitted a draft menu to the Village representing the type of food to be served and the anticipated price points, which the Village has approved. Developer hereby agrees to operate the Restaurant in a manner consistent with the concept drawings and the menu in terms of types of food to be served and the price points for such service. Upon the Village’s approval of the interior and exterior renderings and the approval of the preliminary draft menu, the Developer will be eligible for the financial assistance set forth in Article IV.

IV

FINANCIAL ASSISTANCE & SUBORDINATION OF NOTE

4.01. Need for Financial Assistance. Developer has represented that this Project would not be feasible without financial assistance from the Village; Developer further represents that its investment of private funds for Project shall be not less than \$650,000 with the total cost of the Project anticipated to exceed \$1,100,000.

4.02. Payment by the Village. Upon the issuance of a building permit by the Village, the Village shall pay One Hundred Thousand Dollars (\$100,000) as an initial reimbursement to Developer for the costs of the TIF Improvements. The Village will pay the remaining Three Hundred Fifty Thousand Dollars (\$350,000) in increments, payable as follows:

\$100,000 upon completion of the first 1/3 of construction improvements.

\$100,000 upon completion of 2/3 of construction improvements.

\$150,000 upon the issuance of the occupancy permit.

The incremental payments will be made upon the request of the Developer and approved by the Village Manager with the recommendation of the Director of Community Development with respect to completion percentage. All increment payments are further subject to Village approval of the TIF Improvements to the restaurant and the abutting banquet facility, all of said payments being reimbursement for the cost of the remaining TIF Improvement.

4.03 Amendment to Developer's Note. On May 1, 2003 the Village issued a redevelopment note to Elk Grove Hospitality West, LLC, an affiliated entity controlled by Developer (the "Developer's Note"), the term of which was subsequently extended. The Developer's Note is secured by and constitutes a first lien on eighty percent (80%) of the Increment generated from the Devon/Rohlwing TIF District. The remaining twenty percent of the Increments is pledged to the Village on a priority basis to Developer's eighty percent, for reimbursement of TIF eligible costs that the Village initially incurred. Developer acknowledges that the Village has agreed to make the payments set forth in this Agreement from the Increment on deposit in the Rohlwing/Devon TIF Fund which the Village maintains.

In addition, the Village and Elk Grove Hospitality, LLC, hereby agree to have the Developer's Note extended to April 30, 2026.

4.04 Village's Right to Recapture. If the Developer fails to obtain a building permit, an occupancy permit or to open the Amalfi restaurant as contemplated herein, the Village shall have the right to recapture any sums paid to Developer for in relation to the Project by deducting the

amount paid to Developer from the funds on deposit in the Devon/Rohlwing TIF Fund prior to making any further payments on the Developer's Note.

V

GENERAL PROVISIONS

5.01 Real Estate Taxes. Developer hereby acknowledges that the accurate assessment and timely payment of real estate taxes is essential to the Village in its agreement to provide financial assistance to the Developer. Therefore, the Developer hereby agrees and covenants that to the extent it is obligated to pay any portion of the real estate tax bills for the Development, it shall pay such taxes promptly on or before the due date of such tax bills.

5.02 Powers. The Village hereby represents and warrants that the Village has full constitutional and lawful right, power and authority, under currently applicable law, to execute and deliver and perform the terms and obligations of this Agreement, including but not limited to the right, power and authority to reimburse Developer for the cost of the TIF Improvements. Accordingly, this Agreement constitutes the legal, valid and binding obligation of the Village, enforceable in accordance with its terms and provisions and does not require the consent of any other governmental authority.

5.03. No Joint Venture or Partnership. Nothing contained in this Agreement shall be construed as creating either a joint venture or partnership relationship between the Village and Developer.

5.04. Prevailing Wage. In the event it is determined that any public funds, as that term is defined in Illinois Prevailing Wage Act (820 ILCS 130 *et seq.*), (the "Wage Act"), are used to develop and complete the Project, Developer shall be responsible for meeting the requirements of the Wage Act if deemed to be applicable to the Project by the State of Illinois. Developer hereby indemnifies the Village for any fines, penalties or other charges assessed against it due to Developer's failure to satisfy the requirements of the Wage Act.

5.05. Time of Essence. Time is of the essence of this Agreement. The Parties will make every reasonable effort to expedite the subject matters hereof and acknowledge that the successful performance of this Agreement requires their continued cooperation.

5.06. Default/Remedies. For the Purposes of this Agreement, the occurrence of any one of the following events shall constitute a "Default":

A. For the Developer, a Default shall mean one of the following:

1. Failure to submit plans for a building permit in accordance with this Agreement.
2. Failure to complete the Project in accordance with the Plans and this Agreement;
3. Failure to open Amalfi as required in this Agreement; and
4. Failure to pay real estate taxes during the term of the TIF District.

B. The sole event of default by Village shall be the Village's failure to make timely payments as set forth in this Agreement.

C. In the event of a Village Default, the Developer may seek, as its sole and exclusive remedy, the remedy of specific performance as to the conveyance of the Village Property.

D. In the event of a Developer Default, the Village may cease making payments on the Developer Note as provided in paragraph 4.06 until it has been reimbursed for any sums paid to Developer pursuant to this Agreement.

5.07. Delay and Force Majeure. For the purposes of any of the provisions of this Agreement, neither the Village nor Developer, as the case may be, nor any successor in interest, shall be considered in breach of, or default in, its obligations under this Agreement in the event of any delay caused by damage or destruction by fire or other casualty, shortage of material, unusually adverse weather conditions such as, by way of illustration and not limitation, severe rain storms or below freezing temperatures of abnormal degree or quantity for an abnormal duration, tornadoes and other events or conditions beyond the reasonable control of the Party affected which in fact interfere with the ability of such Party to discharge its respective obligations

hereunder. Having insufficient funds or economic changes or hardships shall not be considered a force majeure condition.

5.08. Amendment. This Agreement, and any exhibits attached hereto, may be amended only by the mutual consent of the Parties, by the adoption of an ordinance or resolution of the Village approving said amendment, if required by law, and by the execution of said amendment by the Parties or their successors in interest.

5.09. Controlling Agreement. Village and Elk Grove Hospitality West, LLC an affiliated entity of Developer, are parties to a Redevelopment Agreement dated December 9, 2002, as amended on January 28, 2003 and December 12, 2017 (collectively the “Prior Agreement”) providing for the redevelopment of other properties controlled by Developer within the Devon/Rohlwing TIF District. In the event of a conflict between the terms of this Agreement and the Prior Agreement, the terms of this Agreement shall control.

5.10. Severability. If any provision, covenant, agreement or portion of this Agreement, or its application to any person, entity or property, is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants or portions of this Agreement and, to that end, any provisions, covenants, agreements or portions of this Agreement are declared to be severable.

5.11. Illinois Law. This Agreement shall be construed in accordance with the laws of the State of Illinois.

5.12. Notice. All notices and requests required pursuant to this Agreement shall be sent as follows:

To Developer: and Elk Grove Hospitality West, LLC

With copies to:

And

To the Village:

Village Manager
Village of Elk Grove Village
901 Wellington Avenue
Elk Grove, IL 60007-3499

With copies to:

Village Attorney
Village of Elk Grove Village
901 Wellington Avenue
Elk Grove Village, IL 60007-3499

or at such other addresses as the Parties may indicate in writing to the other either by personal delivery, courier, or by registered mail, return receipt requested, or by electronic mail with proof of delivery thereof. Mailed notices shall be deemed effective on the third day after mailing; all other notices shall be effective when delivered.

5.13. **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same agreement.

5.14 **No Third-Party Beneficiaries.** Nothing herein shall be construed as creating any partnership or joint venture between the Village and Developer, or as to granting any rights to the Developer, its partners, lenders and its employees except as specifically stated herein.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties have duly executed this Agreement pursuant to all requisite authorizations as of the date first above written.

VILLAGE OF ELK GROVE VILLAGE, an
Illinois Municipal Corporation

By: _____

ATTEST:

By: _____
Its: Village Clerk

ELK GROVE HOSPITALITY WEST, LLC

By: _____
Its: Managing Member

Amalfi, LLC

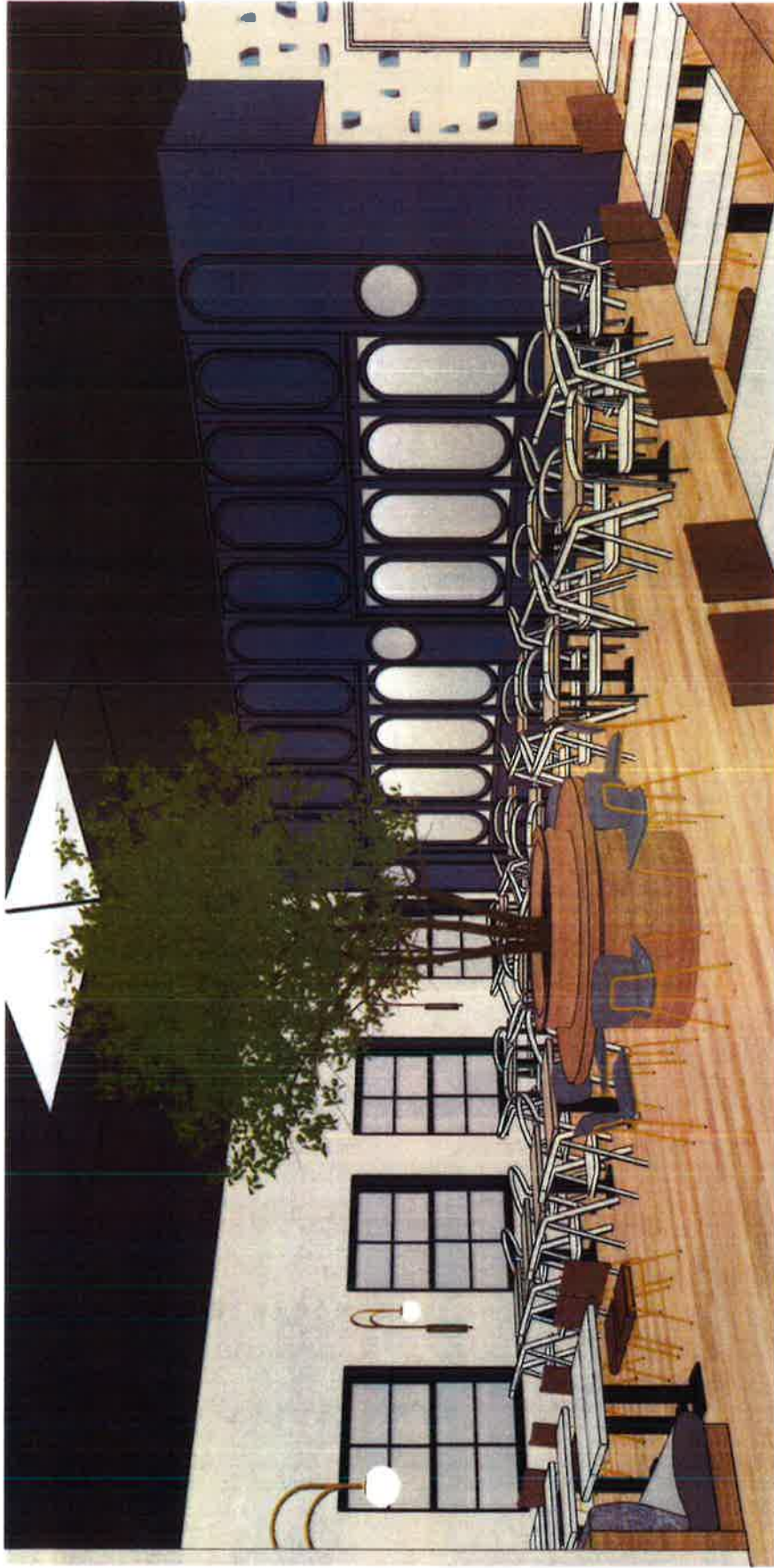
By: _____
Its: Managing Member

EXHIBIT A













AIA DOCUMENT G703
CONTINUATION SHEET

Amalfi

EXHIBIT B

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:
APPLICATION DATE
PERIOD TO:
ARCHITECTS PROJECT NO:

SOV **Invoice #**
Job #

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C-G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
1	Demolition	\$ 25,200.00				0.00	0.00	0.00%	0.00
2	Kitchen Epoxy Flooring	\$ 15,000.00				0.00	0.00	0.00%	0.00
3	Roof	\$ 298,507.00				0.00	0.00	0.00%	0.00
4	Electrical	\$ 55,000.00				0.00	0.00	0.00%	0.00
5	Plumbing	\$ 48,000.00				0.00	0.00	0.00%	0.00
6	HVAC	\$ 95,800.00				0.00	0.00	0.00%	0.00
7	Insulation	\$ 5,000.00				0.00	0.00	0.00%	0.00
8	Gypsum Wallboard	\$ 55,000.00				0.00	0.00	0.00%	0.00
9	Acoustical Ceiling	\$ 15,000.00				0.00	0.00	0.00%	0.00
10	Wood Flooring/VCT	\$ 8,900.00				0.00	0.00	0.00%	0.00
11	Tile Flooring	\$ 30,000.00				0.00	0.00	0.00%	0.00
12	Metal Studs/Framing	\$ 15,000.00				0.00	0.00	0.00%	0.00
13	Windows/Door	\$ 35,000.00				0.00	0.00	0.00%	0.00
15	Revolving Door	\$ 6,000.00				0.00	0.00	0.00%	0.00
16	Nana Walls	\$ 23,925.00				0.00	0.00	0.00%	0.00
17	Finish Carpentry	\$ 45,000.00				0.00	0.00	0.00%	0.00
18	Masonry	\$ 18,000.00				0.00	0.00	0.00%	0.00
19	Patio Pavers	\$ 7,500.00				0.00	0.00	0.00%	0.00
20	Bar Façade	\$ 7,600.00				0.00	0.00	0.00%	0.00
21	Wine Cellar Room Cladding	\$ 7,000.00				0.00	0.00	0.00%	0.00
22	Fireplace Stone Cladding	\$ 25,000.00				0.00	0.00	0.00%	0.00
23	Fireplace	\$ 5,000.00				0.00	0.00	0.00%	0.00
24	Painting	\$ 1,500.00				0.00	0.00	0.00%	0.00
25	Countertops	\$ 15,000.00				0.00	0.00	0.00%	0.00
26						0.00	0.00	#DIV/0!	0.00
27						0.00	0.00	#DIV/0!	0.00
28	General Conditions	\$ 43,147.00			150.00	0.00	150.00	0.35%	15.00
29	GC Fee - Overhead & Profit	\$ 155,328.00			540.00	0.00	540.00	0.35%	54.00
PAGE ONE TOTALS		\$ 1,061,407.00	0.00	690.00	690.00	0.00	690.00	0.07%	69.00

ORDINANCE NO. _____

**AN ORDINANCE APPROVING THE ARLINGTON-HIGGINS TAX INCREMENT
REDEVELOPMENT PLAN AND PROJECT**

WHEREAS, the Mayor and Village Board (the "*Corporate Authorities*") of the Village of Elk Grove Village, Cook and DuPage counties, Illinois (the "*Village*"), have heretofore determined that the stable economic and physical development of the Village is endangered by the presence of conservation factors, with a resulting decline of the Village which impairs the value of private investments and threatens the sound growth and the tax base of the Village and the taxing districts having the power to tax real property in the Village (the "*Taxing Districts*") and threatens the health, safety, morals and welfare of the public; and

WHEREAS, the Corporate Authorities have heretofore determined that in order to promote and protect the health, safety, morals and welfare of the public that there are conservation conditions in the Village that need to be eradicated so that redevelopment within the Village can be undertaken to remove and alleviate such conditions. The Village has determined it is necessary to encourage private investment and restore and enhance the tax base of the Village and the Taxing Districts by such redevelopment; and

WHEREAS, the Village has caused to be conducted and made available for public inspection an eligibility study to determine whether the proposed Village of Elk Grove Arlington/Higgins Redevelopment Project Area (the "*Area*") qualifies as a "conservation area" as defined in 65 ILCS 65/11-74.4-3 ("Act") of the Illinois Municipal Code; and

WHEREAS, the Village has heretofore evaluated various lawfully available programs to provide such assistance and has determined that the use of tax increment allocation financing is necessary to achieve the redevelopment goals of the Village for the proposed Area; and

WHEREAS, Camiros is a planning firm having a national reputation for expertise in tax increment allocation and redevelopment financing in the State of Illinois; Camiros has concluded

and has advised the Village that the proposed Area qualifies as a “redevelopment project area” under ILCS 65/11-74.4-3 of the Illinois Municipal Code; and

WHEREAS, the Village has further caused the preparation of, and on March 11, 2022, made available for public inspection the proposed Arlington-Higgins TIF Redevelopment Plan and Project for the proposed Area (the “Plan” and “Project”) and held a public hearing to hear comments on the Plan and Project; and

WHEREAS, the proposed Plan does not include the development of vacant land (i) with a golf course and related clubhouse and other facilities or (ii) designated by federal, state, county, municipal government as public land for outdoor camping and hunting activities or for nature preserves and used for that purpose within 5 years prior to the adoption of this ordinance; and

WHEREAS, the Corporate Authorities have heretofore, and it hereby is, expressly determined that the proposed Plan will not result in displacement of residents from inhabited units; and

WHEREAS, none of the redevelopment project costs enumerated in the proposed Plan and Project would provide direct financial support to a retail entity initiating operations in the proposed Area while terminating operations at another Illinois location within 10 miles of the proposed Area but outside the boundaries of the Village; and

WHEREAS, the proposed Plan and Project sets forth in writing, *inter alia*: the program to be undertaken to accomplish the objectives of the Village and includes an itemized list of estimated redevelopment project costs that may be incurred within the proposed Area; evidence indicating that the proposed Area on the whole has not been subject to growth and development through investment by private enterprise; an assessment of the financial impact of the Area on or any increased demand for services from any taxing district affected by the Plan; any program to address such financial impact or increased demand; the sources of funds to pay costs; the nature and term of the obligations to be issued; the most recent equalized assessed valuation of the Area; an

ARLINGTON-HIGGINS TIF ORDINANCE ONE - ADOPTING PLAN AND PROJECT

estimate as to the equalized assessed valuation after redevelopment and the general land uses to apply in the Area; a commitment to fair employment practices and an affirmative action plan; and a certification that the Plan will not result in displacement of residents from inhabited units; and the Plan and Project accordingly complies in all respects with the requirements of the TIF Act; and

WHEREAS, the Village convened a joint review board meeting on April 14, 2022, by inviting a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district and county that have the authority to directly levy taxes on the property within the proposed Area at the time the proposed Area is designated, a representative selected by the Village, and a public member (the “*JRB*”), as required by and in all respects in compliance with the provisions of the TIF Act; and

WHEREAS, at the JRB meeting, in conformance with the TIF Act, the members reviewed the public record, planning documents and the form of a proposed ordinance approving the proposed Plan and Project; and

WHEREAS, the JRB adopted by a majority vote an advisory, non-binding recommendation finding that the Plan and Project met the requirements and objectives of the TIF Act; and that the Area qualified as a conservation area; and that the proposed Plan satisfied the plan requirements, of the TIF Act for a redevelopment plan:

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Corporate Authorities adopted an ordinance calling for a public hearing (the “*Hearing*”) to hear comments and questions regarding the Plan and Project and the designation of the proposed Area as a redevelopment project area under the TIF Act and fixed the time and place for such Hearing, being the 10th day of May, 2022 at 6:45 P.M., at the Village Hall, 901 Wellington, Elk Grove, Illinois 60007; and

WHEREAS, due notice of such Hearing was given pursuant to Section 11-74.4-5 of the TIF Act; said notice, a copy of the Plan and the name of a person to contact for further information,

ARLINGTON-HIGGINS TIF ORDINANCE ONE - ADOPTING PLAN AND PROJECT

was given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on March 23, 2022, in accordance with the Act.

WHEREAS, notice of the availability of the Report and the Plan, including how to obtain this information, was provided by mail on March 23, 2022 to all residential addresses that, after a good faith effort, the Village determined were located outside the boundaries of the proposed Area which are within 750 feet of the boundaries of the proposed Area; and

WHEREAS, the Village published notice of the Public Hearing in a newspaper of general circulation twice, once on April 25, 2022 and again on April 26, 2022.

WHEREAS, the Village held the Hearing on May 10, 2022, at the Village Hall, 901 Wellington, Elk Grove Village, Illinois 60007; and

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

WHEREAS, the Hearing was adjourned on the 10th day of May, 2022; and

WHEREAS, no changes have been made in the proposed Plan or in the parcels of property to be included in the proposed Area since the adjournment of the Hearing; and

WHEREAS, the Plan and Project set forth the factors which cause the proposed Area to be a conservation area and the Corporate Authorities have reviewed the information concerning such factors presented in the Plan reviewed other studies and are generally informed of the conditions in the Proposed Area which could cause the area to be a “conservation area” as defined in the TIF Act; and

WHEREAS, the Corporate Authorities have reviewed evidence indicating that the proposed Area on the whole has not been subject to growth and development through investment by private enterprise and have reviewed the conditions pertaining to lack of private investment in

ARLINGTON-HIGGINS TIF ORDINANCE ONE - ADOPTING PLAN AND PROJECT

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 made an assessment of any financial impact of the proposed Area on or any increased demand for services from any taxing district affected by the Plan and Project and any program to address such financial impact or increased demand; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and along with its comprehensive plan as a whole, as documented by the Village's zoning and other municipal ordinances and the existing plans and land uses in the Area and neighboring properties to determine whether the proposed Plan and Project conforms to the Village's comprehensive plan, as described herein.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Board of Trustees of the Village of Elk Grove Village, Cook and DuPage counties, in the exercise of its home rule powers, as follows:

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

(a) The proposed Area is described in EXHIBIT A attached hereto and incorporated herein as if set out in full by this reference. The street location (as near as practicable) for the proposed Area is described in EXHIBIT B attached hereto and incorporated herein. A map of the proposed 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 proposed Area to be subject to designation as a redevelopment project area under the TIF Act and to be classified as a “conservation area” as defined in Section 11-74.4-3(b) of the TIF 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 as a whole for the development of the Village as a whole as set forth herein.

(e) As set forth in the Plan, the estimated date of completion of the Project is not later than twenty-three years after the date of its adoption, and the estimated date of the retirement of all obligations incurred to finance redevelopment project costs as defined in the Plan is not later than December 31, 2046, being the year in which payment to the Municipal Treasurer as provided in subsection (b) of Section 11-74.4-5 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year in which this ordinance is adopted .

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

Section 2: *Exhibits Incorporated by Reference.* The proposed Plan and Project, which were the subject matter of the public hearing held on the 10th day of May, 2022, 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.

Section 3: *Invalidity of Any Section.* If any section, paragraph, or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity, or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

Section 4: *Superseder and Effective Date.* All ordinances, resolutions, motions or orders in conflict herewith 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.

Section 5. *Transmittal to County Clerk.* The Village Clerk is hereby expressly directed to transmit forthwith to the County Clerk of Cook County, Illinois, a certified copy of this ordinance.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2022

APPROVED this _____ day of _____ 2022

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

EXHIBITS

EXHIBIT A: Legal Description

Exhibit B: Description of Street Location

Exhibit C: Map of Area

Exhibit D: Redevelopment Plan & Project

Exhibit A
Legal Description
Arlington-Higgins Redevelopment Project Area

1. ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
2. BEGINNING AT THE NORTHWEST CORNER OF LOT 2 IN SCHNELL'S DIVISION, BEING A SUBDIVISION IN SECTION 21 AFORESAID, BEING ALSO THE INTERSECTION OF THE CENTERLINE OF HIGGINS ROAD WITH THE CENTERLINE OF ARLINGTON HEIGHT ROAD LYING SOUTH OF HIGGINS ROAD;
3. THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF HIGGINS ROAD TO THE SOUTHERLY EXTENSION OF THE CENTERLINE OF ARLINGTON HEIGHTS ROAD LYING NORTH OF HIGGINS ROAD AFORESAID;
4. THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND THE CENTERLINE OF ARLINGTON HEIGHTS ROAD LYING NORTH OF HIGGINS ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 2 IN MOBIL OIL AND THE FIRST NATIONAL BANK OF CHICAGO'S ELK GROVE VILLAGE RESUBDIVISION OF PART OF LOT 62 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT 41 AND PART OF LOT 4 IN ARTHUR B. SCHARRINGHAUSEN'S RESUBDIVISION OF PARTS OF SECTIONS 21 AND 22;
5. THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF LOT 2 IN MOBIL OIL AND THE FIRST NATIONAL BANK OF CHICAGO'S ELK GROVE VILLAGE RESUBDIVISION, AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF RANDALL STREET;
6. THENCE SOUTH ALONG SAID EAST LINE OF RANDALL STREET TO THE NORTH LINE OF LOT 1 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 23, BEING A RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21 AFORESAID;
7. THENCE EAST ALONG SAID NORTH LINE OF LOT 1 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 23 TO THE NORTH LINE OF LOT 1 IN JOHN L. MARKAY RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21 AFORESAID;
8. THENCE EAST ALONG SAID NORTH LINE OF LOT 1 IN JOHN L. MARKAY RESUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF KELLY STREET;
9. THENCE SOUTH ALONG SAID EAST LINE OF KELLY STREET TO THE NORTH LINE OF LOT 1 IN THE RESUBDIVISION OF LOT 80 (EXCEPT THE EAST 200 FEET THEREOF IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50) IN SECTION 21 AFORESAID;
10. THENCE EAST ALONG SAID NORTH LINE OF LOT 1 IN THE RESUBDIVISION OF LOT 80 (EXCEPT THE EAST 200 FEET THEREOF IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50) TO THE NORTHEAST CORNER THEREOF;

11. THENCE SOUTH ALONG THE EAST LINE OF LOT 1 IN THE RESUBDIVISION OF LOT 80 (EXCEPT THE EAST 200 FEET THEREOF IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50) TO THE NORTH LINE OF LOT 2 IN HARDY'S RESUBDIVISION OF THE EAST 200 FEET OF LOT 80 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50 AFORESAID;
12. THENCE EAST ALONG SAID NORTH LINE OF LOT 2 IN HARDY'S RESUBDIVISION OF THE EAST 200 FEET OF LOT 80 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50 TO THE WEST LINE OF GORDON STREET;
13. THENCE SOUTH ALONG SAID WEST LINE OF GORDON STREET AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF HIGGINS ROAD;
14. THENCE NORTHWESTERLY ALONG SAID SOUTH LINE OF HIGGINS ROAD TO THE EASTERLY LINE OF LOT 1 IN ELK GROVE VILLAGE SECTION 1 NORTH, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21 AFORESAID;
15. THENCE SOUTH AND SOUTHWESTERLY ALONG SAID NORTHERLY EXTENSION AND THE EASTERLY LINE OF LOT 1 IN ELK GROVE VILLAGE SECTION 1 NORTH TO THE SOUTHERLY LINE THEREOF;
16. THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF LOT 1 IN ELK GROVE VILLAGE SECTION 1 NORTH, AND THE WESTERLY EXTENSION THEREOF TO THE CENTERLINE OF ARLINGTON HEIGHTS ROAD, BEING ALSO THE EASTERLY LINE OF LOT 2 IN ED PINGEL'S DIVISION, BEING AN OWNER'S DIVISION OF PART OF THE SOUTH HALF OF SECTION 21 AFORESAID;
17. THENCE NORTHERLY ALONG SAID EASTERLY LINE OF LOT 2 IN ED PINGEL'S DIVISION TO THE WESTERLY LINE OF LOT 1 IN SCHNELL'S DIVISION AFORESAID, BEING ALSO THE CENTERLINE OF ARLINGTON HEIGHTS ROAD AFORESAID;
18. THENCE NORTHERLY ALONG SAID WESTERLY LINE OF LOT 1 IN SCHNELL'S DIVISION, BEING ALSO THE CENTERLINE OF ARLINGTON HEIGHTS ROAD, TO THE SOUTHWEST CORNER OF LOT 2 IN SCHNELL'S DIVISION AFORESAID;
19. THENCE CONTINUING NORTHERLY ALONG THE WESTERLY LINE OF LOT 2 IN SCHNELL'S DIVISION, BEING ALSO THE CENTERLINE OF ARLINGTON HEIGHT ROAD, TO THE NORTHWEST CORNER OF LOT 2 IN SCHNELL'S DIVISION, BEING ALSO THE INTERSECTION OF THE CENTERLINE OF HIGGINS ROAD WITH THE CENTERLINE OF ARLINGTON HEIGHT ROAD LYING SOUTH OF HIGGINS ROAD, AND THE POINT OF BEGINNING;
20. IN COOK COUNTY, ILLINOIS.

**EXHIBIT B:
Description of Street Location
Arlington-Higgins Redevelopment Project Area**

The Arlington-Higgins Redevelopment Project Area includes properties with frontage on the north side of Higgins Road between Arlington Heights Road and Gordon Street and commercial parcels on the east side of Arlington Heights Road south of Higgins Road and north of Oakwood Drive.

Exhibit C

**MAP OF ARLINGTON-HIGGINS
REDEVELOPMENT PROJECT AREA**

Figure 1: Redevelopment Project Area Boundary
Elk Grove Village - Arlington-Higgins TIF



-  PROJECT AREA
-  PARCELS

Exhibit D

**ARLINGTON-HIGGINS TIF
REDEVELOPMENT PLAN AND PROJECT**

Prepared for:

The Village of Elk Grove Village

By:

Camiros, Ltd.

Date: March, 2022

This Plan is subject to review and may be revised after comment and public hearing.

TABLE OF CONTENTS

1. Introduction	1
2. Project Area Description	4
3. Eligibility of the Project Area for Designation as a Redevelopment Project Area	5
4. Redevelopment Plan Goals and Objectives	7
5. Redevelopment Plan	9
6. Redevelopment Project Description	11
7. General Land Use Plan and Map	12
8. Redevelopment Plan Financing	13
9. Housing Impact Study Applicability	22
10. Provisions for Amending the Plan	23
11. Village of Elk Grove Village Commitment to Fair Employment Practices and Affirmative Action	24
APPENDIX A (FIGURES 1-2)	A-1
APPENDIX B (ARLINGTON-HIGGINS TIF REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION)	B-1
APPENDIX C (ARLINGTON- HIGGINS TIF REDEVELOPMENT PROJECT AREA ELIGIBILITY STUDY)	C-1
APPENDIX D (INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE ARLINGTON-HIGGINS TIF REDEVELOPMENT PROJECT AREA)	D-1

LIST OF FIGURES

FIGURE 1. REDEVELOPMENT PROJECT AREA BOUNDARY	A-2
FIGURE 2. GENERAL LAND USE PLAN	A-3
FIGURE A. STUDY AREA	C-5

LIST OF TABLES

TABLE 1 ESTIMATED REDEVELOPMENT PROJECT COSTS	17
TABLE A. COMPARATIVE INCREASE IN EQUALIZED ASSESSED VALUE (EAV)	C-13
TABLE B. CONSERVATION AREA ELIGIBILITY FACTOR SUMMARY	C-14

1. INTRODUCTION

This document presents a Tax Increment Redevelopment Plan and Project (the "Plan") under the requirements of the *Tax Increment Allocation Redevelopment Act* (65 ILCS 5/11-74.4-1 et seq.), as amended (the "Act") for the Arlington-Higgins Redevelopment Project Area (the "Project Area") located in the Village of Elk Grove Village, Illinois (the "Village").

The Project Area boundaries are delineated on *Figure 1: Redevelopment Project Area Boundary in Appendix A* and legally described in *Appendix B*. The Project Area includes properties with frontage on the north side of Higgins Road between Arlington Heights Road and Gordon Street and commercial parcels on the east side of Arlington Heights Road south of Higgins Road and north of Oakwood Drive. The Project Area includes nine tax parcels and is approximately 25.5 acres in size, including public rights-of-way.

This Plan responds to problem conditions within the Project Area as discussed herein and reflects a commitment by the Village to improve and revitalize the Project Area. The purpose of this Plan is to encourage private redevelopment and reinvestment by making the public infrastructure investments and providing other assistance allowed under the Act to support private reinvestment, thereby stabilizing the tax base of the Village and other taxing districts.

The Plan summarizes the analyses and findings of the Consultant's work which, unless otherwise noted, is the responsibility of Camiros, Ltd. (the "Consultant"). The Village is entitled to rely on the findings and conclusions of this Plan in designating the Project Area as a redevelopment project area under the Act. The Consultant has prepared this Plan and the related eligibility study with the understanding that the Village would rely: 1) on the findings and conclusions of the Plan and the related eligibility study in proceeding with the designation of the Project Area and the adoption and implementation of the Plan, and 2) on the fact that the Consultant has obtained the necessary information so that the Plan and the related eligibility study comply with the Act.

The Plan presents certain conditions, research and analysis undertaken to document the eligibility of the Project Area for designation as a tax increment financing ("TIF") district. The need for public intervention, goals and objectives, land use policies and other policy materials are presented in this Plan. The results of a study documenting the eligibility of the Project Area as a conservation area is presented in *Appendix C: Arlington-Higgins TIF Redevelopment Project Area Eligibility Study* (the "Eligibility Study").

Tax Increment Financing

In adopting the Act, the Illinois State Legislature found at Section 5/11-74.4-2(a) that:

... there exist in many municipalities within this State blighted, conservation and industrial park conservation areas, as defined herein; that the conservation areas are rapidly deteriorating and declining and may soon become blighted areas if their decline is not checked;

and also found at Section 5/11-74.4-2(b) that:

... in order to promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse

conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas. The eradication of blighted areas and treatment and improvement of conservation areas and industrial park conservation areas by redevelopment projects is hereby declared to be essential to the public interest.

In order to use the tax increment financing technique, a municipality must first establish that the proposed redevelopment project area meets the statutory criteria for designation as a "blighted area," or a "conservation area." A redevelopment plan must then be prepared that describes the development or redevelopment program intended to be undertaken to reduce or eliminate those conditions which qualified the redevelopment project area as a "blighted area" or "conservation area" or combination thereof, and thereby enhance the tax bases of the taxing districts which extend into the redevelopment project area. The statutory requirements are set out at 65 ILCS 5/11-74.4-3, et seq.

The Act provides that, in order to be adopted, the Plan must meet the following conditions under 5/11-74.4-3(n):

- (1) the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the redevelopment plan;
- (2) the redevelopment plan and project conform to the comprehensive plan for the development of the municipality as a whole, or, for municipalities with a population of 100,000 or more, regardless of when the redevelopment plan and project was adopted, the redevelopment plan and project either (i) conforms to the strategic economic development or redevelopment plan issued by the designated planning authority of the municipality, or (ii) includes land uses that have been approved by the planning commission of the municipality;
- (3) the redevelopment plan establishes the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs (which dates shall not be later than December 31 of the year in which the payment to the municipal treasurer as provided in Section 8 (b) of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted);
- (4) in the case of an industrial park conservation area, also that the municipality is a labor surplus municipality and that the implementation of the redevelopment plan will reduce unemployment, create new jobs and by the provision of new facilities enhance the tax base of the taxing districts that extend into the redevelopment project area;
- (5) if any incremental revenues are being utilized under Section 8 (a) (1) or 8 (a) (2) of this Act in redevelopment project areas approved by ordinance after January 1, 1986 the municipality finds (a) that the redevelopment project area would not reasonably be developed without the use of such incremental revenues, and (b) that such incremental revenues will be exclusively utilized for the development of the redevelopment project area; and
- (6) certification that a housing impact study need not be performed if less than 10 residential units will be displaced (see 5/11-74.4-3 (n)(5) of the Act).

Redevelopment projects are defined as any public or private development projects undertaken in furtherance of the objectives of the redevelopment plan in accordance with the Act. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible "redevelopment project costs" with incremental property tax revenues. "Incremental Property Tax" or "Incremental Property Taxes" are derived from the increase in the current equalized assessed value ("EAV") of real property within the redevelopment project area over and above the "Certified Initial EAV" of such real property. Any increase in EAV is then multiplied by the current tax rate to arrive at the Incremental Property Taxes. A decline in current EAV does not result in a negative Incremental Property Tax.

To finance redevelopment project costs, a municipality may issue obligations secured by Incremental Property Taxes to be generated within the redevelopment project area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following:

- (a) net revenues of all or part of any redevelopment project;
- (b) taxes levied and collected on any or all property in the municipality;
- (c) the full faith and credit of the municipality;
- (d) a mortgage on part or all of the redevelopment project; or
- (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

Tax increment financing does not generate tax revenues. This financing mechanism allows the municipality to capture, for a certain number of years, the new tax revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment program, improvements and activities, various redevelopment projects, and the reassessment of properties. This revenue is then reinvested in the area through rehabilitation, developer subsidies, public improvements and other eligible redevelopment activities. Under tax increment financing, all taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess Incremental Property Taxes when annual Incremental Property Taxes received exceed principal and interest obligations for that year and redevelopment project costs necessary to implement the redevelopment plan have been paid and such excess Incremental Property Taxes are not otherwise required, pledged or otherwise designated for other redevelopment projects. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid in full.

The Village authorized an evaluation to determine whether a portion of the Village to be known as the Arlington-Higgins TIF Redevelopment Project Area (the "Project Area") qualifies for designation as a redevelopment project area under the provisions contained in the Act. If the Project Area so qualifies, the Village also authorized the preparation of a redevelopment plan (the "Plan") for the Project Area in accordance with the requirements of the Act.

As described in the *Eligibility Study*, attached as *Appendix C*, the Project Area is experiencing deterioration and lack of private investment. The analysis of conditions within the Project Area indicates that it is appropriate for designation as a conservation area under the Act. The Plan has been formulated in compliance with the provisions of the Act. This document is a guide to all proposed public and private actions in the Project Area.

2. PROJECT AREA DESCRIPTION

The Project Area includes only contiguous tax parcels that are anticipated to substantially benefit from the proposed redevelopment project area improvements.

Community Context

Elk Grove Village is home to the largest business park in the United States with over 3,600 businesses located in a 5.4-square-mile area. The Elk Grove Business Park ("Business Park") is adjacent to O'Hare International Airport and served by several Interstate highways. It has always comprised the major portion of the Village's tax base and that of the overlapping taxing districts. It is critical that the Business Park remain viable and modern so that it will continue to attract new and growing businesses and private investment.

The portion of the Project Area located south of Higgins Road was part of the original Village incorporation area. The parcels north of Higgins Road were subsequently annexed into Elk Grove Village. The Project Area is surrounded by a mix of land uses including the Ned Brown Preserve (Busse Woods), single-family homes, commercial uses, offices and light industrial buildings.

Current Land Use

The Project Area includes nine tax parcels which are all improved as commercial property. The shopping center and Elk Grove Bowl properties located southeast of the Arlington-Higgins intersection were recently purchased by Elk Grove Village. There is one two-story building; the other buildings are all one-story in height.

Of the eleven buildings in the Project Area, only the two gas stations are less than 35 years old. These properties are zoned B-3 Automobile Oriented Business District. One tax parcel is zoned B-2 General Business District. The six other tax parcels are zoned B-1 Shopping Center Business District, which requires a minimum lot area of 5 acres. It should be noted that only the shopping center at the southeast corner of Arlington Heights and Higgins Roads meets the applicable B-1 lot area requirement.

Transportation Characteristics

Higgins Road and Arlington Heights Road are both major transportation routes, carrying some of the highest traffic volumes in the Village. Average daily traffic (ADT) for Arlington Heights Road is 34,100 north of Higgins Road and 26,800 south of Higgins Road. ADT for Higgins Road is 33,400 west of Arlington Heights Road and 27,000 east of this intersection.

3. ELIGIBILITY OF THE PROJECT AREA FOR DESIGNATION AS A REDEVELOPMENT PROJECT AREA

The Project Area on the whole has not been subject to growth and development through investment by private enterprise. Based on the conditions present, the Project Area is not likely to attract private sector investment without the creation of the Redevelopment Project Area and adoption of this Plan. Studies were undertaken to establish whether the proposed Project Area is eligible for designation as a “blighted area” or “conservation area” in accordance with the requirements of the Act. This analysis concluded that the Project Area qualifies for designation as a redevelopment project area because it is a conservation area consistent with the definitions contained in the Act.

In order to be designated as a conservation area, 50% or more of the buildings within the improved portion of the Project Area must be 35 years of age or older. The Project Area currently contains 11 buildings, 8 of which are more than 35 years of age, representing 73% of all structures. Once the age requirement has been met, the presence of at least three of the 13 conditions stated in the Act is required for designation as a conservation area. These conditions must be meaningfully present and reasonably distributed within the Project Area.

The seven conditions listed below are meaningfully present and reasonably distributed in the Project Area with respect to improved property:

- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Inadequate utilities
- Excessive land coverage or overcrowding of community facilities
- Deleterious land use or layout
- Lagging or declining equalized assessed valuation (EAV)

Need for Public Intervention

Besides establishing eligibility of the Project Area for designation as a redevelopment project area under the Act, the presence of these conditions helps to demonstrate the need for public intervention to attract private investment to the Project Area and achieve economic growth that will benefit all taxing districts through implementation of the Plan. For more details on the basis for eligibility, refer to [Appendix C: Eligibility Study](#).

The Project Area on the whole has not been subject to growth and investment by private enterprise and is not reasonably likely to attract new development without adoption of a Redevelopment Plan and Project. A variety of impediments, which are described in the *Eligibility Study*, will need to be addressed to achieve the community’s development vision. While property assessment appeals were not filed in all years, all nine of the tax parcels within the Project Area saw property assessments reduced in two or more of the last ten years based on income, market or cost analyses.

The shopping center and Elk Grove Bowl properties experienced a decline equalized assessed value in three of the past five years in comparison to the balance of the Village, which saw an overall increase for

each year. The purchase of these properties by the Village will represent a proactive effort by the Village to attract new private investment for the benefit of all affected tax districts.

Additional public investment will be needed to attract new users to the Project Area. There is an identified need for environmental remediation of the shopping center to allow it to be redeveloped for a mix of commercial and residential uses consistent with the recommendations of the *2011 Elk Grove Village Industrial/Commercial Revitalization Master Plan*. Both the shopping center and bowling alley properties will also require significant new stormwater management infrastructure to support new private investment.

4. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

This Plan is guided by a series of goals and objectives that describe how the Plan can help improve the Project Area. These goals and objectives are consistent with community vision, goals and objectives for the Elk Grove Business Park. The delineation of these goals and objectives are also supported through research performed within the Project Area to document the presence of conditions that qualify the area for designation as a conservation area under the Act.

General Goals

The following general goals describe broad statements indicating how the Plan can help improve the Project Area.

1. Reduce or eliminate those conditions that qualify the Project Area for designation as a tax increment finance district while maintaining the economic vitality of the Project Area.
2. Create an attractive environment that encourages new commercial and mixed-use development and increases the tax base of the Project Area, thereby fostering confidence in new real estate investment.
3. Upgrade public utilities, infrastructure and streets, including providing stormwater detention to alleviate flooding.
4. Create an environment which will preserve or enhance the value of properties within and adjacent to the Project Area, improving the real estate and sales tax base for the Village and other taxing districts that have jurisdiction over the Project Area.

Redevelopment Objectives

The following redevelopment objectives describe how the Plan can be used to help foster particular types of redevelopment needed within the Project Area.

1. Encourage the redevelopment of underutilized property within the Project Area to enhance the identity and economic contribution of the Elk Grove Business Park to the community and underlying taxing districts.
2. Encourage property owners to rehabilitate existing structures and/or replace existing structures with new facilities.
3. Enable and encourage existing businesses and institutions to continue to grow and be competitive with the local, national, and international marketplace.
4. Attract complementary commercial, industrial, and residential uses.
5. Provide for a diversity of commercial, retail, office, industrial, residential, and open space uses to meet the needs of current and future businesses, employees, patrons, residents, and visitors.
6. Compliment the land uses and activities located within the adjacent neighborhoods, Elk Grove Village, and surrounding communities.
7. Employ a comprehensive rather than piecemeal approach toward land use, landscape/streetscape, transportation, infrastructure, parking, employment, and district sustainability initiatives.

8. Improve the efficiency, safety, and accessibility of vehicular and pedestrian traffic.
9. Continue to grow in an environmentally friendly and sustainable manner.

The preceding goals and objectives provide initial direction regarding priorities for making the public infrastructure improvements and investments to support private investment activity. It is anticipated that the Plan's goals and objectives will be reviewed throughout the life and adjusted as required to successfully implement the Plan.

5. REDEVELOPMENT PLAN

The Village proposes to achieve the Plan's goals through the use of public financing techniques, including tax increment financing, and by undertaking some or all of the following actions:

Property Assembly and Site Preparation

To meet the goals and objectives of this Plan, the Village may acquire and assemble property throughout the Project Area. Land assemblage by the Village may be by purchase, exchange, donation, lease, or other available means of land acquisition. The purposes of land assemblage are to be able to (a) sell, lease or convey property to private developers committed to locating in the Project Area, or to (b) sell, lease, or convey or dedicate the land for the construction of public improvements or facilities. The Village may enter into written redevelopment agreements with developers before acquiring or conveying land to ensure that properties are developed in accordance with the goals of this Plan, the Village's design objectives and land use goals. As appropriate, the Village may devote acquired property to temporary uses until such property is scheduled for disposition and development.

If the Village elects to exercise its power to acquire real property under the Act in implementing the Plan, the Village will follow its customary procedures. Acquisition of such real property as may be authorized by the Village Board does not constitute a change in the nature of this Plan.

Intergovernmental and Redevelopment Agreements

The Village may enter into redevelopment agreements or intergovernmental agreements with private entities or other public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

Terms of redevelopment as part of a redevelopment project may be incorporated in appropriate redevelopment agreements. For example, the Village may agree to reimburse a developer for incurring certain eligible redevelopment project costs under the Act. Such agreements may contain specific development controls as allowed by the Act.

Analysis, Professional Services and Administrative Activities

The Village may undertake or engage professional consultants, engineers, architects, attorneys, and others to conduct various analyses, studies, administrative legal services or other professional services to establish, implement and manage the Plan.

Provision of Public Improvements and Facilities

Adequate public improvements and facilities are required to support future development in the Project Area. Public improvements and facilities may include, but are not limited to construction and extension of new stormwater management facilities, new and rehabilitation of stormwater conveyance facilities, sanitary sewer facilities, domestic water service, upgrading streets, signalization improvements, provision of streetscape amenities, parking improvements, utility

improvements, property access improvements, roadway lighting, sidewalk construction and rehabilitation, and other multi-modal transportation improvements.

Financing Costs Pursuant to the Act

Interest on any obligations issued under the Act accruing during the estimated period of construction of the redevelopment project and other financing costs may be paid from the incremental tax revenues pursuant to the provisions of the Act.

Interest Costs Pursuant to the Act

Pursuant to the Act, the Village may allocate a portion of the incremental tax revenues to pay or reimburse developers for a portion of interest costs incurred in connection with redevelopment activities in order to enhance the redevelopment potential of the Project Area.

6. REDEVELOPMENT PROJECT DESCRIPTION

This Plan seeks to encourage private investment by reducing blighting conditions, such as deterioration, inadequate utilities, environmental contamination, obsolescence, excessive land coverage and overcrowding of community facilities, and deleterious land use or layout, which have hindered such investment. The Plan recognizes that new private investment is needed to improve and revitalize the Project Area and support needed public infrastructure investments. The redevelopment of the Project Area is expected to encourage economic revitalization within the Project Area and the surrounding area.

Public Infrastructure Improvements

in order to support the redevelopment of obsolete uses, public infrastructure improvements may be required to improve access and provide for stormwater management infrastructure needed to facilitate redevelopment options.

Commercial Rehabilitation

The Village may consider assisting property owners as needed to improve existing facilities through rehabilitation.

Property Acquisition and Redevelopment

In order to facilitate redevelopment project activities, the acquisition of property may be required. Property acquisition will be limited to properties needed to support new commercial and commercial/residential mixed-use development.

Environmental Remediation

Identified environmental contamination will need to be further remediated to broaden the range of potential private development options. Supporting opportunities for residential as well as commercial uses as part of the future land use mix will help maximize equalized assessed value growth potential and future benefits for all tax districts.

7. GENERAL LAND USE PLAN AND MAP

Figure 2: General Land Use Plan, in [Appendix A](#), identifies land uses expected to result from implementation of the Plan. The land use designations include commercial mixed-use and commercial/residential mixed-use consistent with recommendations contained in the Village's adopted 2011 Elk Grove Village Industrial/Commercial Revitalization Master Plan which serves as the comprehensive plan for the Elk Grove Business Park. The mixed use designation provides guidance and flexibility in future land use policy where a variety of commercial support uses may be appropriate.

The land use plan is intended to direct development toward the most appropriate land use pattern for the Project Area and enhance the overall development of the Project Area in accordance with the goals and objectives of the Plan. Locations of specific uses, or public infrastructure improvements, may vary from the General Land Use Plan as a result of more detailed planning and site design activities. Such variations are permitted without amendment to the Plan as long as they are consistent with the Plan's goals and objectives and the land uses and zoning approved by the Elk Grove Plan Commission and Village Board.

8. REDEVELOPMENT PLAN FINANCING

Tax increment financing is an economic development tool designed to facilitate the redevelopment of blighted areas and to arrest decline in conservation areas that may become blighted without public intervention. It is expected that tax increment financing will be an important means, although not necessarily the only means, of financing improvements and providing development incentives in the Project Area throughout its 23-year life.

Tax increment financing can only be used when private investment would not reasonably be expected to occur without public assistance. The Act sets forth the range of public assistance that may be provided. It is anticipated that expenditures for redevelopment project costs will be carefully staged in a reasonable and proportional basis to coincide with expenditures for redevelopment by private developers and the projected availability of tax increment revenues.

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs that are deemed to be necessary to implement this Plan (the "Redevelopment Project Costs" or "Project Budget").

In the event the Act is amended after the date of the approval of this Plan by the Elk Grove Village 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 5/11-74.4-3(q)(11)), this Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Plan, to the extent permitted by the Act. In the event of such amendment(s) to the Act, the Village may add any new eligible redevelopment project costs as a line item in *Table 1: Estimated Redevelopment Project Costs* or otherwise adjust the line items in *Table 1* without amendment to this Plan, to the extent permitted by the Act. 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 Plan, in accordance with the provisions of the Act.

Eligible Redevelopment Costs

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Plan pursuant to the Act. Such costs may include, without limitation, the following:

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the Plan including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) The costs of marketing sites within the Project Area to prospective businesses, developers and investors;
- c) Property assembly 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;

- d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
- e) 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 subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
- f) Costs of job training and retraining projects including the cost of welfare to work programs implemented by businesses located within the Project Area;
- g) 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 thereunder including 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 following completion and including reasonable reserves related thereto;
- h) To the extent the Village 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;
- i) An elementary, secondary or unit school district, or public library district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
- j) Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n) (7) of the Act;
- k) Payment in lieu of taxes, as defined in the Act;
- l) 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 Project Area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village 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, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;

- m) Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- 1) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - 2) such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - 3) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - 4) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project; (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the Village pursuant to the Act; and
 - 5) up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
- n) Instead of the eligible costs provided for in (m) 2, 4 and 5 above, the Village may pay up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act;
- o) The costs of daycare services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of daycare centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area if the Project Area is located within a municipality with a population of more than 100,000. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80 percent of the municipal, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.
- p) Costs relating to the development of urban agricultural areas under Division 15.2 of the Illinois Municipal Code;
- q) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;
- r) The Act contains limitations on eligible redevelopment project costs related to a retail entity initiating operations in the redevelopment project area while terminating operations at

another Illinois location within ten miles of the redevelopment project area, but outside of the boundaries of the redevelopment project area municipality.

- s) No cost shall be an eligible project cost if used to demolish, remove, or substantially modify a historic resource, unless no prudent and feasible alternative exists. This provision does not apply to a place or structure for which demolition, removal or modification is subject to review by the preservation agency of a designated Certified Local Government.
- t) If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the Project Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

Redevelopment Project Cost Budget

Not every eligible project cost listed in the Act is contemplated to achieve the goals and objectives of the Plan. The eligible project cost line items that constitute the project budget of the Plan are listed in *Table 1: Estimated Redevelopment Project Costs*. Costs may be allocated among lines items, as long as the total costs do not exceed the total set forth in this Plan or are expressly authorized under the Act.

The maximum estimated gross eligible project cost over the life of the Project Area is \$33,165,000. All project cost estimates are in 2022 dollars. Any bonds issued to finance portions of the redevelopment project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with issuance of such obligations, as well as to provide for capitalized interest and reasonably required reserves. The total project cost figure excludes any costs for the issuance of bonds. Adjustments to estimated line items, which are upper estimates for these costs, are expected and may be made without amendment to the Plan.

Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the Village's ability to finance Redevelopment Project Costs identified above. In the event there are costs savings in certain line items, the Village reserves the right to re-allocate dollars among the line items listed below. The total reflects the maximum amount the Village could spend over the 23 year life of the TIF; it does not reflect any expenditures or commitments the Village has made.

Table 1:
Estimated Redevelopment Project Costs

Eligible Expense	Estimated Cost
Analysis, Planning, Engineering, Surveys, Legal, etc.	\$450,000
Marketing Costs	\$200,000
Property Assembly including Acquisition, Demolition, Site Preparation, Relocation and Environmental Remediation	\$28,000,000
Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements	\$450,000
Public Works and Improvements	\$3,750,000
Required School District Payments for students in the Project Area if required by the Act	\$250,000*
Financing Costs (pursuant to the provisions of the Act)	\$65,000
Interest Costs	\$125,000
TOTAL REDEVELOPMENT PROJECT COSTS	\$33,165,000

* - This amount may increase or decrease depending on the number of children living in the development attending school as set forth in the Act.

Sources of Funds

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the Village may deem appropriate. The Village may incur redevelopment project costs which are paid for from funds of the Village other than incremental taxes, and the Village may then be reimbursed from such costs from incremental taxes. Also, the Village may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the Village may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

The Project Area is contiguous to the Higgins Road Corridor TIF, which was created in 2017. The Project Area may be contiguous to or separated by only a public right-of-way from other redevelopment project areas created under the Act. The Village may utilize net incremental property taxes received from the Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or project areas separated only by a public right-of-way, and vice versa pursuant to the provisions of the Act.

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1 et

seq.). If the Village 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 Project Area, the Village may determine that it is in the best interests of the Village, and in furtherance of the purposes of the Plan, that net revenues from the Project Area be made available to support any such redevelopment project areas and vice versa. The Village, therefore, proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa pursuant to the provisions of the Act.

Issuance of Obligations

The Village may issue obligations secured by Incremental Property Taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the Village may elect to pledge its full faith and credit through the issuance of general obligations bonds, but is not required to do so. Additionally, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The redevelopment project 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 Village treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted.

Also, although the life of the Project Area is 23 years, 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 series of obligations may be sold at one or more times in order to implement this Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess Incremental Property Taxes shall then become "surplus" as that term is defined in the Act and shall be distributed annually on a pro rata basis to taxing districts having the authority of levy property taxes in the Project Area as provided by the Act.

NOTHING HEREIN SHALL BE CONSTRUED AS A COMMITMENT OF THE VILLAGE TO USE ITS FULL FAITH AND CREDIT TO SUPPORT ANY TIF OBLIGATIONS ISSUED OR ANY AGREEMENTS ENTERED INTO WITHOUT THE EXPRESS APPROVAL OF THE VILLAGE BOARD GIVEN IN COMPLIANCE WITH ILLINOIS LAW.

Most Recent Equalized Assessed Valuation (EAV)

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The 2020 EAV of all taxable parcels in the Project Area is approximately \$15,166,730. This total EAV amount, listed by parcel, is summarized in [Appendix D](#). The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Project Area will be calculated by

Cook County. The Plan has utilized the EAVs for the 2020 tax year. If the 2021 EAV shall become available prior to the date of the adoption of the Plan by the Elk Grove Village Board, the Village may update the Plan by replacing the 2020 EAV with the 2021 EAV.

Anticipated Equalized Assessed Valuation

Once the redevelopment project has been completed and the property is fully assessed, the estimated EAV of real property within the Project Area is expected to be in the range of \$40 to \$46 million. This estimate has been calculated assuming that the Project Area will be developed in accordance with *Figure 2: General Land Use Plan* presented in Appendix A.

The estimated EAV assumes that the assessed value of property within the Project Area will increase substantially as a result of new development and public improvements. Calculation of the estimated EAV is based on the following assumptions: 1) the redevelopment of the Project Area will occur in a timely manner, and 2) an average annual appreciation rate of 2.5% is assumed throughout the life of the TIF.

Financial Impact on Taxing Districts

The Act requires an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Plan and a description of any program to address such financial impacts or increased demand. The Village intends to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

The following taxing districts presently levy taxes on properties located within the Project Area:

Cook County. The County has principal responsibility for the protection of persons and property, the provision of public health services and the maintenance of County highways. The Cook County Consolidated Elections levy supports local elections in Cook County.

Cook County Forest Preserve District. The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the Village and County for the education, pleasure and recreation of the public.

Metropolitan Water Reclamation District of Greater Chicago. The Water Reclamation District provides the main trunk lines for the collection of wastewater from cities, villages and towns, and for the treatment and disposal thereof.

Elk Grove Township. Elk Grove Township is a basic division of a County with powers to levy taxes, pass local ordinances and regulations, and provide various services as authorized by state statutes and elected officials. The Elk Grove Township Supervisor is also the Supervisor of General Assistance. The general assistance levy covers operating expenses and support for the needy that qualify under the general assistance guidelines. The Elk Grove Township Road and Bridge levy covers administrative costs, highway department employee salaries and costs to construct, maintain and repair township roads and bridges, and is the responsibility of the Township Highway Commissioner.

Village of Elk Grove Village. The Village is responsible for the provision of a wide range of municipal services, including police and fire protection; capital improvements and maintenance; water supply and distribution; sanitation service; and building, housing and zoning codes, etc.

Village of Elk Grove Village Library. The Elk Grove Village Public Library is a component unit of the Village of Elk Grove Village. The Library's mission is to facilitate the sharing of knowledge among people of all ages by providing various materials in an organized, accessible collection for the purpose of enriching lives through accurate information, reading and entertainment within an inviting facility.

Community Consolidated School District 59. General responsibilities of School District 59 include the provision, maintenance and operations of educational facilities and the provision of educational services for kindergarten through eighth grade. The district covers 24 square miles and serves a population of approximately 75,000 residents.

Arlington Heights Township High School District 214. District 214 is the second largest high school district in Illinois, providing secondary education (9th to 12th grades) in parts of Wheeling, Elk Grove and Palatine townships. The District serves more than 280,000 residents in Arlington Heights, Buffalo Grove, Elk Grove Village, Mt. Prospect, Prospect Heights, Rolling Meadows, Wheeling and Des Plaines.

Harper Community College District 512. The Community College District is a unit of the State of Illinois' system of public community colleges, whose objective is to meet the educational needs of residents of the Village and other students seeking higher education programs and services.

Elk Grove Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities within its jurisdiction and for the provision of recreation programs.

Northwest Mosquito Abatement District. The District serves an area of approximately 242 square miles to abate mosquito nuisances using integrated pest management methods.

The proposed revitalization of the Project Area may create an increase in demand on public services and facilities as properties within the Project Area are redeveloped, which will be supported in part through user fees. New buildings will be built in accordance with current building and life safety codes and meet Cook County stormwater management requirements. Although the specific nature and timing of the private investment expected to be attracted to the Project Area cannot be precisely quantified at this time, a general assessment of financial impact can be made based upon the level of development and timing anticipated by the proposed Plan.

The land use plan anticipates that the Project Area will be developed with a mix of commercial and residential development. The Act includes formulas to reimburse elementary and secondary school districts for any increased service costs associated with new residential populations that include school-aged children.

It is expected that any increases in demand for the services and programs of the aforementioned taxing districts can be adequately addressed by the existing services and programs maintained by these taxing districts. A portion of the Project Budget has been allocated for public works and improvements, which may be used to address potential public service demands associated with implementing the Plan.

Upon completion of the Plan, all taxing districts are expected to share the benefits of a substantially improved tax base. When completed, developments in the Project Area will generate property tax revenues for all taxing districts. Other revenues may also accrue to the Village in the form of sales tax, business fees and licenses, and utility user fees.

Real estate tax revenues resulting from increases in the EAV, over and above the Certified Initial EAV established with the adoption of the Plan, will be used to pay eligible redevelopment costs in the Project Area. Following termination of the Project Area, the real estate tax revenues, attributable to the increase

in the EAV over the certified initial EAV, will be distributed to all taxing districts levying taxes against property located in the Project Area. Successful implementation of the Plan is expected to result in new development and private investment on a scale sufficient to overcome blighted conditions and substantially improve the long-term economic value of the Project Area.

Completion of the Redevelopment Project and Retirement of Obligations to Finance Redevelopment Project Costs

The Plan will 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 Village treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Plan is adopted (assuming adoption in 2022, by December 31, 2046).

9. HOUSING IMPACT STUDY APPLICABILITY

As set forth in the Act, if the redevelopment plan for a 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.

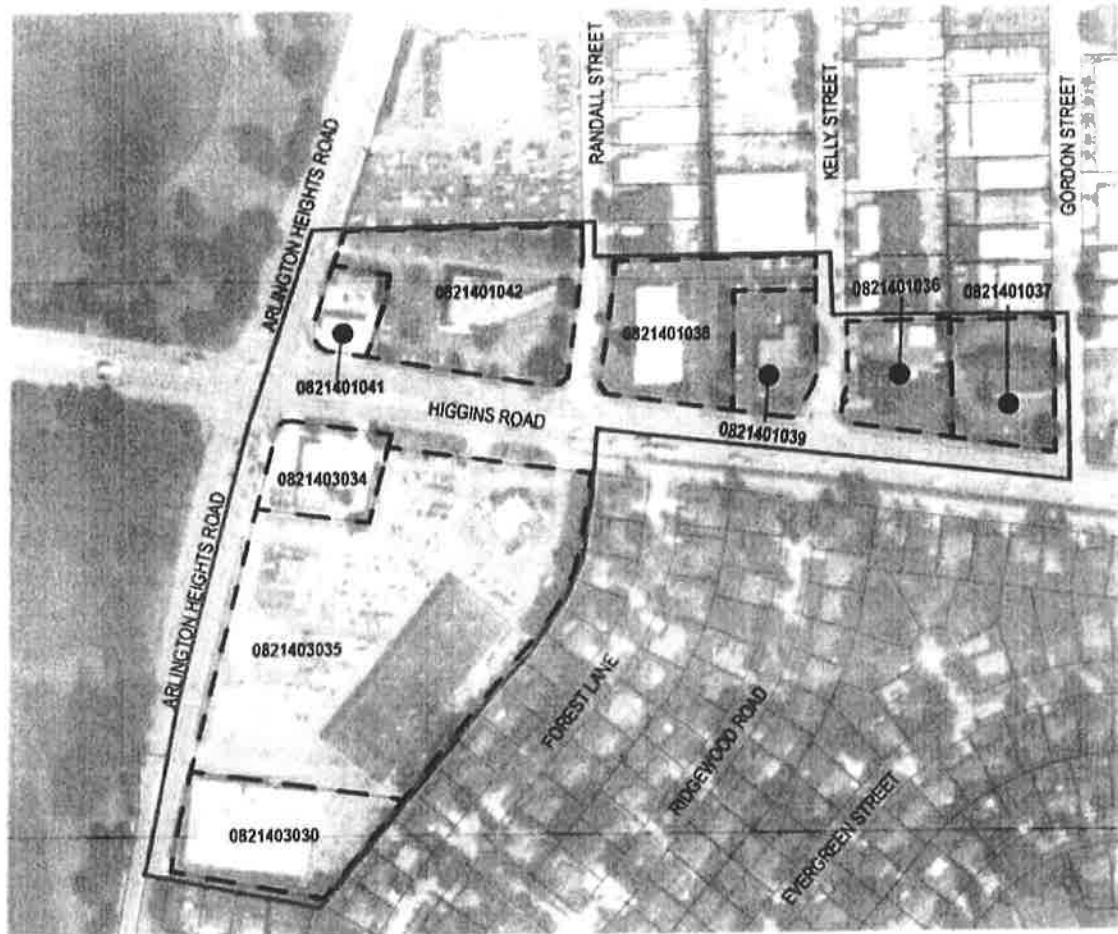
There are no occupied residential units within the Project Area. Thus, a housing impact study is not a required element of this Plan.

APPENDIX A

ARLINGTON-HIGGINS TIF
REDEVELOPMENT PROJECT AREA

FIGURES 1-2

Figure 1: Redevelopment Project Area Boundary
Elk Grove Village - Arlington-Higgins TIF





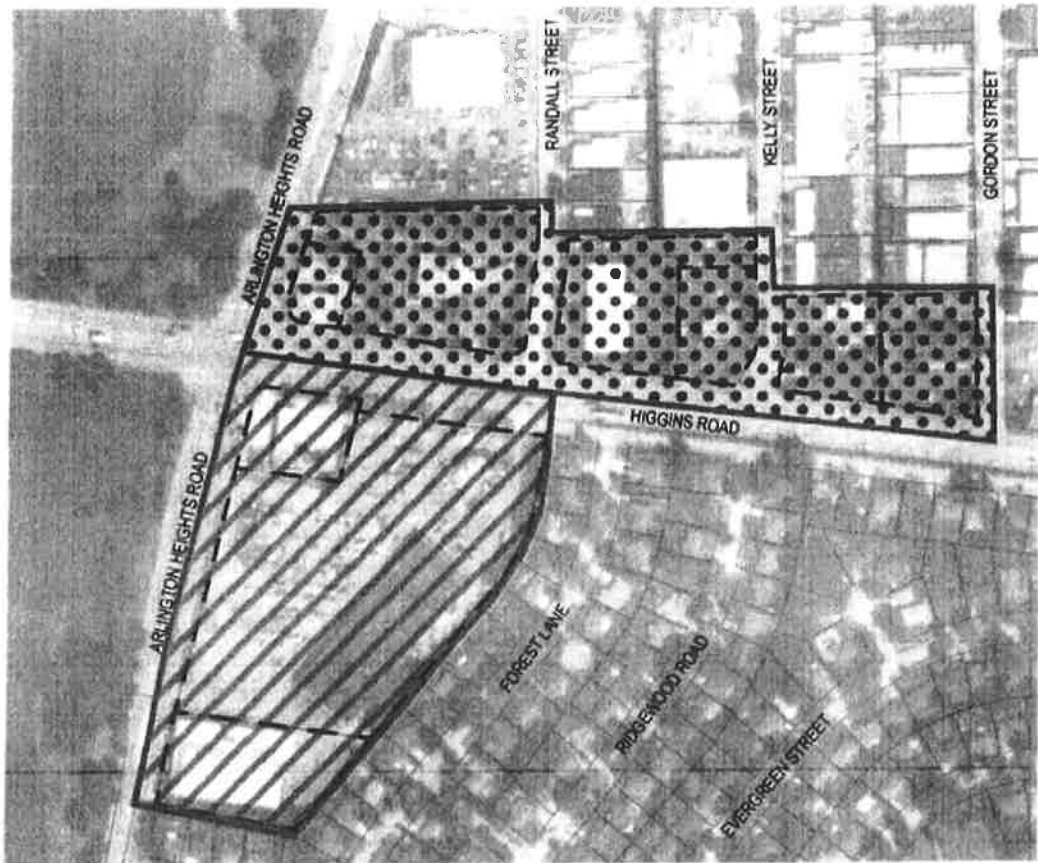




-  PROJECT AREA
-  PARCELS

Figure 2: General Land Use Plan
Elk Grove Village - Arlington-Higgins TIF



-  PROJECT AREA
-  PARCELS
-  COMMERCIAL/RESIDENTIAL MIXED-USE
-  COMMERCIAL MIXED-USE

APPENDIX B

ARLINGTON-HIGGINS TIF REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

1. ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
2. BEGINNING AT THE NORTHWEST CORNER OF LOT 2 IN SCHNELL'S DIVISION, BEING A SUBDIVISION IN SECTION 21 AFORESAID, BEING ALSO THE INTERSECTION OF THE CENTERLINE OF HIGGINS ROAD WITH THE CENTERLINE OF ARLINGTON HEIGHT ROAD LYING SOUTH OF HIGGINS ROAD;
3. THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF HIGGINS ROAD TO THE SOUTHERLY EXTENSION OF THE CENTERLINE OF ARLINGTON HEIGHTS ROAD LYING NORTH OF HIGGINS ROAD AFORESAID;
4. THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND THE CENTERLINE OF ARLINGTON HEIGHTS ROAD LYING NORTH OF HIGGINS ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 2 IN MOBIL OIL AND THE FIRST NATIONAL BANK OF CHICAGO'S ELK GROVE VILLAGE RESUBDIVISION OF PART OF LOT 62 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT 41 AND PART OF LOT 4 IN ARTHUR B. SCHARRINGHAUSEN'S RESUBDIVISION OF PARTS OF SECTIONS 21 AND 22;
5. THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF LOT 2 IN MOBIL OIL AND THE FIRST NATIONAL BANK OF CHICAGO'S ELK GROVE VILLAGE RESUBDIVISION, AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF RANDALL STREET;
6. THENCE SOUTH ALONG SAID EAST LINE OF RANDALL STREET TO THE NORTH LINE OF LOT 1 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 23, BEING A RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21 AFORESAID;
7. THENCE EAST ALONG SAID NORTH LINE OF LOT 1 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 23 TO THE NORTH LINE OF LOT 1 IN JOHN L. MARKAY RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21 AFORESAID;
8. THENCE EAST ALONG SAID NORTH LINE OF LOT 1 IN JOHN L. MARKAY RESUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF KELLY STREET;
9. THENCE SOUTH ALONG SAID EAST LINE OF KELLY STREET TO THE NORTH LINE OF LOT 1 IN THE RESUBDIVISION OF LOT 80 (EXCEPT THE EAST 200 FEET THEREOF IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50) IN SECTION 21 AFORESAID;

10. THENCE EAST ALONG SAID NORTH LINE OF LOT 1 IN THE RESUBDIVISION OF LOT 80 (EXCEPT THE EAST 200 FEET THEREOF IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50) TO THE NORTHEAST CORNER THEREOF;
11. THENCE SOUTH ALONG THE EAST LINE OF LOT 1 IN THE RESUBDIVISION OF LOT 80 (EXCEPT THE EAST 200 FEET THEREOF IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50) TO THE NORTH LINE OF LOT 2 IN HARDY'S RESUBDIVISION OF THE EAST 200 FEET OF LOT 80 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50 AFORESAID;
12. THENCE EAST ALONG SAID NORTH LINE OF LOT 2 IN HARDY'S RESUBDIVISION OF THE EAST 200 FEET OF LOT 80 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50 TO THE WEST LINE OF GORDON STREET;
13. THENCE SOUTH ALONG SAID WEST LINE OF GORDON STREET AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF HIGGINS ROAD;
14. THENCE NORTHWESTERLY ALONG SAID SOUTH LINE OF HIGGINS ROAD TO THE EASTERLY LINE OF LOT 1 IN ELK GROVE VILLAGE SECTION 1 NORTH, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21 AFORESAID;
15. THENCE SOUTH AND SOUTHWESTERLY ALONG SAID NORTHERLY EXTENSION AND THE EASTERLY LINE OF LOT 1 IN ELK GROVE VILLAGE SECTION 1 NORTH TO THE SOUTHERLY LINE THEREOF;
16. THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF LOT 1 IN ELK GROVE VILLAGE SECTION 1 NORTH, AND THE WESTERLY EXTENSION THEREOF TO THE CENTERLINE OF ARLINGTON HEIGHTS ROAD, BEING ALSO THE EASTERLY LINE OF LOT 2 IN ED PINGEL'S DIVISION, BEING AN OWNER'S DIVISION OF PART OF THE SOUTH HALF OF SECTION 21 AFORESAID;
17. THENCE NORTHERLY ALONG SAID EASTERLY LINE OF LOT 2 IN ED PINGEL'S DIVISION TO THE WESTERLY LINE OF LOT 1 IN SCHNELL'S DIVISION AFORESAID, BEING ALSO THE CENTERLINE OF ARLINGTON HEIGHTS ROAD AFORESAID;
18. THENCE NORTHERLY ALONG SAID WESTERLY LINE OF LOT 1 IN SCHNELL'S DIVISION, BEING ALSO THE CENTERLINE OF ARLINGTON HEIGHTS ROAD, TO THE SOUTHWEST CORNER OF LOT 2 IN SCHNELL'S DIVISION AFORESAID;
19. THENCE CONTINUING NORTHERLY ALONG THE WESTERLY LINE OF LOT 2 IN SCHNELL'S DIVISION, BEING ALSO THE CENTERLINE OF ARLINGTON HEIGHT ROAD, TO THE NORTHWEST CORNER OF LOT 2 IN SCHNELL'S DIVISION, BEING ALSO THE INTERSECTION OF THE CENTERLINE OF HIGGINS ROAD WITH THE CENTERLINE OF ARLINGTON HEIGHT ROAD LYING SOUTH OF HIGGINS ROAD, AND THE POINT OF BEGINNING;
20. IN COOK COUNTY, ILLINOIS.

APPENDIX C

**ARLINGTON-HIGGINS TIF
REDEVELOPMENT PROJECT AREA
ELIGIBILITY STUDY**

Introduction

On January 11, 2022, the Elk Grove Village Board adopted Resolution No. 3-22 authorizing preparation of an eligibility related to the designation of an area known as the Arlington-Higgins Redevelopment Project Area pursuant to the definitions set forth under 65 ILCS 5/11-74.4-1 et. seq. (the "Act"). This legislation focuses on the elimination of blighted or rapidly deteriorating areas through the implementation of a redevelopment plan. Pursuant to the notice requirements contained in the Act, a copy of the ordinance was sent to affected tax districts.

This report summarizes the analyses and findings of the Consultant's work, which is the responsibility of Camiros, Ltd. (the "Consultant"). The Consultant has prepared this report with the understanding that the Village would rely 1) on the findings and conclusions of this report in proceeding with the designation of the Study Area as a redevelopment project area under the Act, and 2) on the fact that the Consultant has obtained the necessary information to conclude that the Study Area can be designated as a redevelopment project area in compliance with the Act.

The Tax Increment Allocation Redevelopment Act (the "Act") permits municipalities to induce redevelopment of eligible "blighted," "conservation" or "industrial park conservation areas" in accordance with an adopted redevelopment plan. The Act authorizes the use of tax increment revenues derived in a redevelopment project area for the payment or reimbursement of eligible Redevelopment Project Costs as set forth in the Act.

The Act stipulates specific procedures, which must be adhered to, in designating a redevelopment project area. One of those procedures is the determination that the area meets the statutory eligibility requirements. At 65 Sec 5/11-74.-3(p), the Act defines a "redevelopment project area" as follows:

"... an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or combination of both blighted areas and conservation areas."

In adopting this legislation, the Illinois General Assembly found:

1. (at 65 Sec 5/11-74.4-2(a)) ...there exist in many municipalities within the State blighted, conservation and industrial park conservation areas...; and
2. (at 65 Sec 5/11-74.4-2(b)) ...the eradication of blighted areas and the treatment and improvement of conservation areas by... redevelopment projects is hereby declared to be essential to the public interest.

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

Blighted Areas

Pursuant to the Act, a “blighted area” refers to either an improved or vacant area within the boundaries of a redevelopment project area where certain defined conditions are meaningfully present and reasonably distributed.

Improved Areas

Improved areas meet the requirements for designation as a blighted area through documentation of the presence of a combination of five or more of the following factors that are detrimental to the public safety, health or welfare:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land use or layout
11. Environmental clean-up requirements
12. Lack of community planning
13. Lagging or declining equalized assessed value (“EAV”)

Vacant Land

There are two sets of factors that determine whether vacant land meets the requirements for designation as a “blighted area” under the Act. The sound growth and development of the area may be impaired by the meaningful presence and reasonable distribution of two or more of the following factors:

- A. Obsolete platting
- B. Diversity of ownership
- C. Tax or special assessment delinquencies
- D. Deterioration of structures or site improvements in neighboring areas
- E. Environmental clean-up requirements
- F. Lagging or declining equalized assessed value (“EAV”)

Vacant land may also qualify for designation if the sound growth of the proposed redevelopment project area is impaired by one of the following factors:

- a. Area consists of one or more unused quarries, mines or strip mine ponds
- b. Area consists of unused rail yards, rail tracks or railroad rights-of-way
- c. Area is subject to chronic flooding pursuant to definitions contained in the Act
- d. Area consists of an unused or illegal disposal site as defined in the Act

- e. Area was designated as a town or village center prior to November 1, 1999, but not developed for that purpose
- f. Area qualified as a blighted improved area immediately prior to becoming vacant

Conservation Areas

A "conservation area" is an improved area located within the territorial limits of the municipality in which at least 50% of the structures have an age of 35 years or more. Such areas are not yet blighted but, because of a combination of three or more of the following conditions that are detrimental to the public safety, health, morals or welfare, may become a blighted area:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land use or layout
11. Lack of community planning
12. Environmental clean-up requirements
13. Lagging or declining equalized assessed value ("EAV")

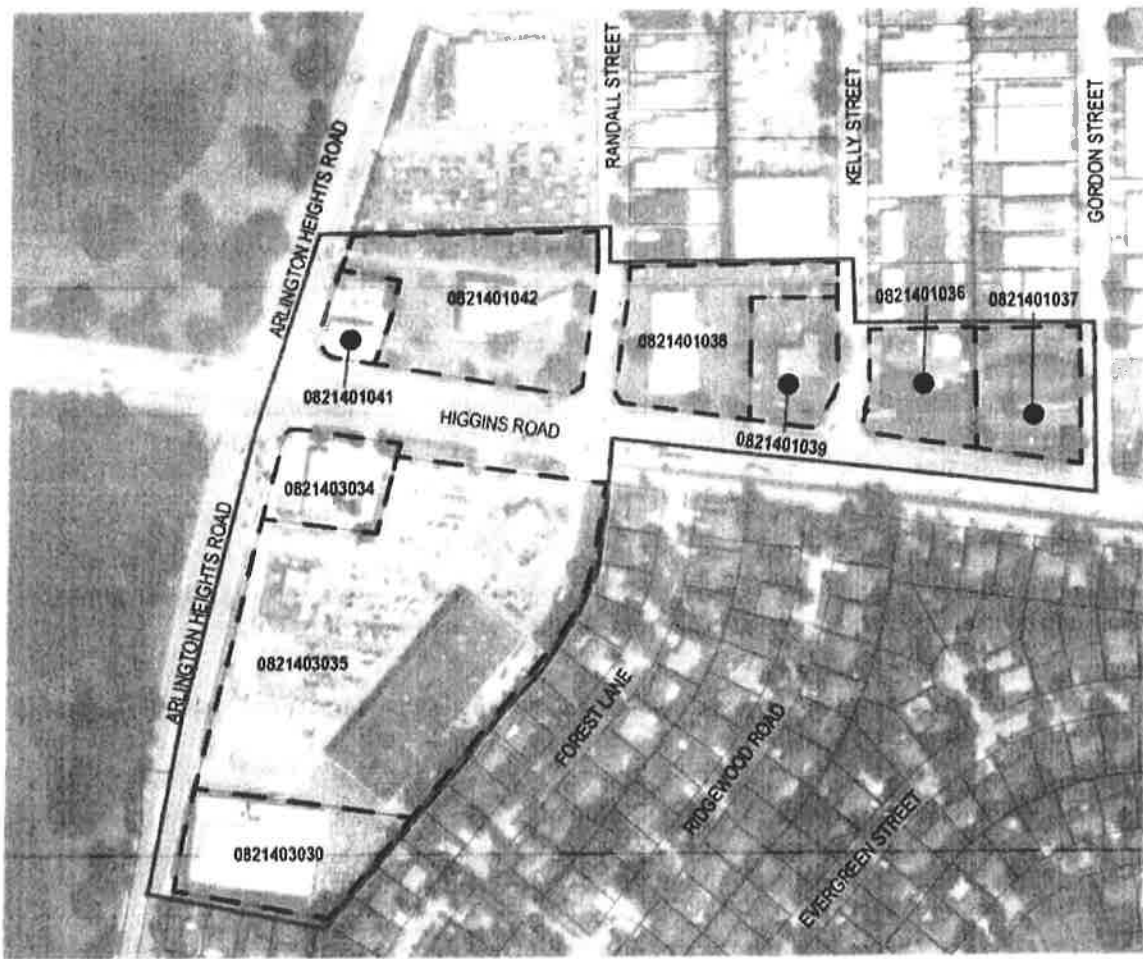
Industrial Park Conservation Areas



To be designated as an "industrial park conservation area" the municipality must be a "labor surplus municipality, as defined in the Act. The property contained in the redevelopment project area must be zoned as industrial no later than the date the TIF designation ordinances are adopted. The area must include both vacant land suitable for use as an industrial park and a blighted area or a conservation area contiguous to such vacant land.

Arlington-Higgins TIF Study Area

The Arlington-Higgins TIF Study Area, shown in *Figure A: Study Area*, is approximately 25.5 acres in size, including public rights-of-way. The Project Area includes properties with frontage on the north side of Higgins Road between Arlington Heights Road and Gordon Street and commercial parcels on the east side of Arlington Heights Road south of Higgins Road and north of Oakwood Drive. The Project Area includes nine tax parcels ranging in size from 0.44 to 7.6 acres in size, which total approximately 17.7 acres of potential development area. All improved commercial property pursuant to the definitions contained in the Act.

Figure A: Study Area
Elk Grove Village - Arlington-Higgins TIF



-  STUDY AREA
-  PARCELS

Eligibility Analysis Overview

An analysis was undertaken to determine whether any or all of the eligibility factors listed in the Act are present in the Study Area, and if so, to what extent and in which locations. In order to accomplish this evaluation the following tasks were undertaken:

1. Exterior survey of the condition and use of each building;
2. Field survey of environmental conditions involving parking facilities, public infrastructure, site access, fences and general property maintenance;
3. Analysis of existing land uses and their relationships;
4. Comparison of surveyed buildings to zoning regulations;
5. Analysis of the current platting, building size and layout;
6. Analysis of building floor area and site coverage;
7. Review of previously prepared plans, studies, inspection reports and other data;
8. Analysis of real estate assessment data;
9. Review of available building permit records to determine the level of development activity in the area; and
10. Review of building code violation and fire suppression system information.

Improved Property Condition Evaluation

This section summarizes the process used for assessing improved property conditions in the Study Area. These standards and criteria were used to evaluate the existence of dilapidation or deterioration of buildings and structures.

Building Components Evaluated

During the field survey, buildings were examined to determine whether they were in sound condition or had minor, major, or critical defects. Building components examined were of two types:

Primary Structural Components

These include the basic elements of any building: foundation walls, load-bearing walls and columns, roof, roof structures and facades.

Secondary Components

These are components generally added to the primary structural components and are necessary parts of the building, including exterior and interior stairs, windows and window units, doors and door units, interior walls, chimney, and gutters and downspouts.

Each primary and secondary component was evaluated separately as a basis for determining the overall condition of individual buildings. This evaluation considered the relative importance of specific components within a building and the effect that deficiencies in components will have on the remainder of the building.

Building Component Classification

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below.

Sound

Building components that contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

Minor Deficient

Building components containing minor defects (loose or missing material or holes and cracks over a limited area), which often may be corrected through the course of normal maintenance. Minor defects have no real effect on either the primary or secondary components and the correction of such defects may be accomplished by the owner or occupants. Examples include tuck pointing masonry joints over a limited area or replacement of less complicated components. Minor defects are not considered in rating a building as structurally substandard.

Major Deficient

Building components that contain major defects over a widespread area that would be difficult or costly to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

Dilapidated

Building components that contain severe defects (bowing, sagging, or settling to any or all exterior components causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive that the cost of repair would be excessive. The cost of repairs needed to bring such buildings into sound condition would likely exceed the value of the building and would not represent a prudent use of funds.

Final Building Rating

Based on the evaluation of building components, buildings were classified as follows:

Sound

Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have no minor defects.

Deteriorated

Deteriorated buildings contain defects that collectively are not easily correctable and cannot be accomplished in the course of normal maintenance. Buildings classified as deteriorated have more than one minor defect, but no major defects.

Dilapidated

Structurally substandard buildings contain defects that are so serious and so extensive that the building may need to be removed. Buildings classified as dilapidated or structurally substandard have two or more major defects.

Each condition identified in the Act for establishing eligibility of an improved area for designation as a redevelopment project area was considered. Only factors whose presence could be documented as being meaningfully present and reasonably distributed within the Study Area were used to establish eligibility for designation of the Study Area as a redevelopment project area under the Act.

Presence and Distribution of Eligibility Factors

The Study Area qualifies for designation as a conservation area under the criteria contained in the Act.

Age

The Study Area contains 11 buildings. Eight of these structures are at least 35 years of age according to Cook County property assessment records and other available information. Thus, the required age threshold is met with 73% of structures being 35 years of age or older.

Conservation Area Eligibility Factors

The presence and distribution of eligibility factors related to the qualification of the the Study Area for designation as a conservation area are discussed below.

1. Dilapidation

As defined in the Act, "dilapidation" refers to 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 rehabilitation is not practical or economically feasible. Such structures typically exhibit major structural fatigue such as leaning or warped walls, severe cracking in walls and foundations, and bowed or sagging roofs.

None of the buildings were determined to be dilapidated.

Conclusion: This condition was not found to be present and was not used to establish eligibility of the Study Area as a conservation area under the Act.

2. Obsolescence

As defined in the Act, "obsolescence" refers to "the condition or process of falling into disuse, or where structures have become ill suited for the original use." Obsolescence can occur in response to a variety of factors. Most often, the standard of improvement for given uses becomes higher, over the course of time. Uses that are not improved or upgraded periodically often become obsolete. Market forces play a large role in the process of obsolescence. When the market for particular uses declines, there is little or no financial incentive to upgrade properties. In the absence of improvements made over the course of time, properties fall further and further behind current standards and become obsolete.

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

Obsolescence observed within the Study Area is primarily due to the age of commercial structures. As noted previously, 73% of buildings are more than 35 years old. Given the overall age, property owners have not been able to command rents that otherwise would be expected for commercial properties along commercial corridors with similar traffic volumes. Indeed, each of the nine tax parcels in the Study Area saw property assessments reduced in at least two of the last ten years

based on income, market or cost analyses. Evidence of deterioration and lack of obvious investment in these properties is further evidence of the ongoing obsolescence of the current mix of uses.

Conclusion: This condition is meaningfully present and reasonably distributed and was used to qualify the Study Area for designation as a conservation area.

3. Deterioration

Based on the definition given by the Act, deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. As defined in the Act, "deterioration" refers to (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, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas may evidence deterioration, including but not limited to surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Site deterioration was observed on all tax parcels to varying degrees. Additionally, numerous examples of deterioration were observed with respect to buildings including facade failures, missing light fixtures, rusting doors, improperly sealed electrical boxes, exposed and rusting structural rebar, broken windows, and flaking and peeling exterior paint.

Conclusion: This condition is meaningfully present and reasonably distributed, and was used to qualify the Study Area for designation as a conservation area under the Act.

4. Presence of Structures Below Minimum Code Standards

As defined in the Act, the "presence of structures below minimum code standards" refers to 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.

As referenced in the definition above, the principal purposes of governmental codes applicable to properties are to require buildings to be constructed in such a way as to sustain safety of loads expected from the type of occupancy; to be safe for occupancy against fire and similar hazards; and/or to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code standards are characterized by defects or deficiencies that threaten health and safety.

Most of the 11 buildings within the Study Area exhibited a variety of building code issues including improperly sealed electrical boxes, inoperable exhaust fan louvers, missing bird guards on vents, lack of rodent control devices, broken or missing light fixtures above exterior doors, improper ADA ramps at building entrances, and loading docks that do not meet current Village code. Additionally six of the nine tax parcels (67%) do not meet the minimum lot size requirement for the applicable zoning district.

Conclusion: This condition is meaningfully present and reasonably distributed within the Study Area and was used to establish eligibility as a conservation area under the Act.

5. *Illegal Use of Structures*

There is an illegal use of a structure when structures are used in violation of federal, state or local laws.

This condition was not identified as being present within the Study Area.

Conclusion: This factor was not used to establish eligibility as a conservation area under the Act.

6. *Excessive Vacancies*

As defined in the Act, “excessive vacancies” refers to 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.

The shopping center has a history of several vacant storefronts. Additionally, 390 E. Higgins Road received reduced property assessments in multiple years due to partial occupancy. Elk Grove Bowl has also announced that it will close in April 2022. Overall, because most of the buildings have been and continue to be occupied this factor was determined not to be a significant basis for designation.

Conclusion: This condition was determined to be present to a limited extent, and thus, not used to qualify the Study Area for designation as a conservation area under the Act.

7. *Lack of Ventilation, Light, or Sanitary Facilities*

As defined in the Act, “lack of ventilation, light, or sanitary facilities” refers to 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 or inadequacy of skylights or windows for interior spaces or rooms, and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

Conclusion: This condition was not identified as being present within the Study Area and was not used to establish eligibility as a conservation area under the Act.

8. *Inadequate Utilities*

As defined in the Act, “inadequate utilities” refers to 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.

Three of the nine tax parcels lack any type of stormwater management. These parcels total 10.2 acres, representing 58% of the Study Area, excluding public rights-of-way. The most significant example is the shopping center which constitutes the largest property in the Study Area. Since most of the properties were built more than 40 years ago, and are near the end of their useful lives, the need for additional utility upgrades can be expected as parcels within the Study Area begin to be redeveloped.

Conclusion: This condition is meaningfully present and reasonably distributed within the Study Area. Therefore, it was used to establish eligibility as a conservation area under the Act.

9. Excessive Land Coverage and Overcrowding of Structures and Community Facilities

As defined in the Act, "excessive land coverage and overcrowding of structures and community facilities" refers to the over-intensive use of property and the crowding of buildings and accessory facilities within a given area. 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.

The only parcel that contains multiple buildings is the shopping center property that includes a strip center, free-standing bank building and a free-standing restaurant. This is a typical shopping center configuration. However, only three of the nine tax parcels conform to the minimum lot sizes for their respective zoning districts, which is another of the definitional standards used to evaluate the presence of this condition. Consequently, 67% of tax parcels fail to meet this standard.

Conclusion: This condition is meaningful extent and reasonably distributed within the Study Area. Thus, it was used to qualify the Study Area for designation as a conservation area under the Act.

10. Deleterious Land Use or Layout

As defined in the Act, "deleterious land use or layout" refers to the existence of incompatible land use relationships, buildings occupied by an inappropriate mix of uses, uses considered to be noxious, offensive, or unsuitable for the surrounding area, uses which are non-conforming with respect to current zoning, platting which does not conform to the current land use and infrastructure pattern, parcels of inadequate size or shape for contemporary development, and single buildings located on multiple parcels which have not been consolidated into a single building site.

As noted above, six of the nine tax parcels (67%) do not meet current minimum lot size requirements. This condition hinders the redevelopment potential of these properties by necessitating an application for zoning relief, which can be a costly and lengthy undertaking.

Conclusion: This condition is meaningfully present and reasonably distributed and used to qualify the Study Area as a conservation area under the Act.

11. Environmental Clean-Up Requirements

As defined in the Act, "environmental clean-up" means that 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.

A review of previously prepared environmental assessments prepared with respect to the shopping center parcel, identified significant environmental remediation costs that are required to allow this property to be redeveloped for residential use, as contemplated in the 2011 Elk Grove Village Industrial/Commercial Revitalization Master Plan. No other environmental surveys were conducted

or found that identify sites within the Study Area as environmentally contaminated. Thus, the need for additional environmental remediation to support new development is currently unknown.

Conclusion: This factor was found to be present to a limited extent within the Study Area based on a review of available information.

12. Lack of Community Planning

As defined in the Act, “lack of community planning” means that the proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area’s development. This condition 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.

The Elk Grove Business Park was developed as a planned manufacturing district more than 50 years ago, and as a result was developed in accordance with a community plan. The current land use pattern is consistent with the original business park plan. The most recent plan update identified the potential to include residential uses through the redevelopment of the shopping center and Elk Grove Bowl properties. However, it must be noted that the existing land use pattern remains consistent with the business park development vision.

Conclusion: This condition was not used to qualify the Study Area as a conservation area under the Act.

13. Lagging or Declining Equalized Assessed Value

As defined in the Act, this condition is present when the Study Area can be described by one of three conditions: 1) the total equalized assessed value (“EAV”) has declined in three of the last five years; 2) the total EAV is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years; or 3) the total EAV 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 for which information is available.

As shown in *Table A: Comparative Increase in Equalized Assessed Value (EAV)*, the EAV of the Study Area lagged the growth of the balance of the Village in in three of the last five years, including a 1.8% decline between 2017 and 2018. Thus, the necessary standard for establishing the presence of this factor has been met.

Table A: Comparative Increase in Equalized Assessed Value (EAV)

	2020 EAV	2019 EAV	2018 EAV	2017 EAV	2016 EAV
All Study Area PINs	\$15,166,730	\$14,920,324	\$11,564,127	\$11,770,581	\$11,115,926
% Change from Prior Year	1.7%	29.0%	-1.8%	5.9%	0.9%
Elk Grove Village, Excluding Study Area	\$2,324,529,590	\$2,228,703,875	\$1,906,363,874	\$1,891,318,270	\$1,876,167,700
% Change from Prior Year	4.3%	16.9%	0.8%	0.8%	11.4%
CPI % Calendar Year Change from Prior Year	1.1%	2.2%	1.1%	1.7%	1.3%

Source: Cook County Clerk, U.S. Bureau of Labor Statistics

Conclusion: This factor was used to qualify the Study Area as a conservation area under the Act.

Conclusion

On the basis of the above review of current conditions, the Study Area meets the age threshold for qualification as a conservation area since more than 50% of the buildings within the Study Area are 35 years of age or older. A minimum of three of the thirteen eligibility factors are required to qualify as a conservation area under the Act, once this age threshold is met. The Study Area exhibits the presence of seven conservation area eligibility factors that are meaningfully present and reasonably distributed within the Study Area, as determined in the individual analysis of each eligibility factor. Two other eligibility factors were found to be present to a more limited extent. The prevalence of the applicable conservation area eligibility factors are summarized in *Table B: Conservation Area Eligibility Factor Summary*.

Table B: Conservation Area Eligibility Factor Summary			
Conservation Area Eligibility Factors		Present to a Major Extent	Present to a Limited Extent
<i>(At least three factors must be meaningfully present and reasonably distributed)</i>			
1	Dilapidation		
2	Obsolescence	✓	
3	Deterioration	✓	
4	Presence of structures below minimum code standards	✓	
5	Illegal use of structures		
6	Excessive vacancies		✓
7	Lack of ventilation, light or sanitary facilities		
8	Inadequate Utilities	✓	
9	Excessive land coverage or overcrowding of community facilities	✓	
10	Deleterious land use or layout	✓	
11	Lack of community planning		
12	Environmental clean-up requirements		✓
13	Lagging or declining equalized assessed valuation	✓	

Exhibit D

ARLINGTON-HIGGINS TIF
REDEVELOPMENT PROJECT AREA

INITIAL EQUALIZED ASSESSED VALUE BY PIN

PIN	Property Address	2020 EAV
08214010360000	420 E HIGGINS RD	\$443,218
08214010370000	450 E HIGGINS RD	\$1,431,892
08214010380000	120 E HIGGINS RD	\$1,398,952
08214010390000	390 E HIGGINS RD	\$390,267
08214010410000	8 E HIGGINS RD	\$689,653
08214010420000	100 E HIGGINS RD	\$2,461,872
08214030300000	53 S ARLINGTON HEIGHTS RD	\$1,897,174
08214030340000	1 E HIGGINS RD	\$1,257,842
08214030350000	1 S ARLINGTON HEIGHTS RD	\$5,196,060
	TIF Total	\$15,166,730

ORDINANCE NO. _____

AN ORDINANCE DESIGNATING THE ARLINGTON-HIGGINS TIF REDEVELOPMENT PROJECT AREA, IN CONNECTION WITH THE APPROVAL OF THE ARLINGTON-HIGGINS REDEVELOPMENT PLAN AND PROJECT

WHEREAS, it is desirable and for the best interests of the citizens of the Village of Elk Grove Village, Cook and DuPage counties, Illinois (the "*Village*"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 of the Illinois Municipal Code, as amended (the "*Act*"), for a redevelopment plan and redevelopment project (the "*Plan*" and "*Project*") within the municipal boundaries of the Village and within a proposed redevelopment project area (the "*Area*") described in Section 1 of this ordinance; and

WHEREAS, the Mayor and Village Board (the "*Corporate Authorities*") have heretofore by ordinance adopted and 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 the 10th day of May, 2022, 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 the Board of Trustees of the Village of Elk Grove Village, Cook and DuPage counties, Illinois, in the exercise of its home rule powers, as follows:

Section 1: *Area Designated.* The Area, as described in *Exhibit A* attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act. The street location (as near as practicable) 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.

Section 2: *Invalidity of Any Section.* If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

Section 3: *Determination of Total Initial Equalized Assessed Valuation; Parcel Identification Numbers Identified.* It is hereby expressly found and determined that the most recent assessed value of the Area as determined by the County Clerk of Cook County, Illinois (the "County Clerk") is \$15,166,730. It is further hereby expressly found and determined that the list of the parcel tax identification numbers for each parcel of property included in the Area is attached hereto as EXHIBIT D and included herein by this reference is a true, correct and complete list of said numbers for said parcels of property.

Section 4: *Superseder and Effective Date.* All ordinances, resolutions, motions or orders in conflict herewith 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.

Section 5: *Transmittal to County Clerk.* The Village Clerk is hereby expressly directed to transmit forthwith to the Clerk of Cook County a certified copy of this ordinance, which is hereby expressly found to include a legal description of the Area, a map of the Area, identification of the year that the County Clerk shall use for determining the total initial equalized assessed value of the Area and a list of the parcel of tax identification number of each parcel of property included in the Area.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2022

APPROVED this _____ day of _____ 2022

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

EXHIBITS

Exhibit A: Legal Description

Exhibit B: Description of Street Location

Exhibit C: Map of Area

Exhibit D: List of PINs in Area

Exhibit A
Legal Description
Arlington-Higgins Redevelopment Project Area

1. ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
2. BEGINNING AT THE NORTHWEST CORNER OF LOT 2 IN SCHNELL'S DIVISION, BEING A SUBDIVISION IN SECTION 21 AFORESAID, BEING ALSO THE INTERSECTION OF THE CENTERLINE OF HIGGINS ROAD WITH THE CENTERLINE OF ARLINGTON HEIGHT ROAD LYING SOUTH OF HIGGINS ROAD;
3. THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF HIGGINS ROAD TO THE SOUTHERLY EXTENSION OF THE CENTERLINE OF ARLINGTON HEIGHTS ROAD LYING NORTH OF HIGGINS ROAD AFORESAID;
4. THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND THE CENTERLINE OF ARLINGTON HEIGHTS ROAD LYING NORTH OF HIGGINS ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 2 IN MOBIL OIL AND THE FIRST NATIONAL BANK OF CHICAGO'S ELK GROVE VILLAGE RESUBDIVISION OF PART OF LOT 62 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT 41 AND PART OF LOT 4 IN ARTHUR B. SCHARRINGHAUSEN'S RESUBDIVISION OF PARTS OF SECTIONS 21 AND 22;
5. THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF LOT 2 IN MOBIL OIL AND THE FIRST NATIONAL BANK OF CHICAGO'S ELK GROVE VILLAGE RESUBDIVISION, AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF RANDALL STREET;
6. THENCE SOUTH ALONG SAID EAST LINE OF RANDALL STREET TO THE NORTH LINE OF LOT 1 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 23, BEING A RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21 AFORESAID;
7. THENCE EAST ALONG SAID NORTH LINE OF LOT 1 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 23 TO THE NORTH LINE OF LOT 1 IN JOHN L. MARKAY RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21 AFORESAID;
8. THENCE EAST ALONG SAID NORTH LINE OF LOT 1 IN JOHN L. MARKAY RESUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF KELLY STREET;
9. THENCE SOUTH ALONG SAID EAST LINE OF KELLY STREET TO THE NORTH LINE OF LOT 1 IN THE RESUBDIVISION OF LOT 80 (EXCEPT THE EAST 200 FEET THEREOF IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50) IN SECTION 21 AFORESAID;
10. THENCE EAST ALONG SAID NORTH LINE OF LOT 1 IN THE RESUBDIVISION OF LOT 80 (EXCEPT THE EAST 200 FEET THEREOF IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50) TO THE NORTHEAST CORNER THEREOF;

11. THENCE SOUTH ALONG THE EAST LINE OF LOT 1 IN THE RESUBDIVISION OF LOT 80 (EXCEPT THE EAST 200 FEET THEREOF IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50) TO THE NORTH LINE OF LOT 2 IN HARDY'S RESUBDIVISION OF THE EAST 200 FEET OF LOT 80 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50 AFORESAID;
12. THENCE EAST ALONG SAID NORTH LINE OF LOT 2 IN HARDY'S RESUBDIVISION OF THE EAST 200 FEET OF LOT 80 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50 TO THE WEST LINE OF GORDON STREET;
13. THENCE SOUTH ALONG SAID WEST LINE OF GORDON STREET AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF HIGGINS ROAD;
14. THENCE NORTHWESTERLY ALONG SAID SOUTH LINE OF HIGGINS ROAD TO THE EASTERLY LINE OF LOT 1 IN ELK GROVE VILLAGE SECTION 1 NORTH, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21 AFORESAID;
15. THENCE SOUTH AND SOUTHWESTERLY ALONG SAID NORTHERLY EXTENSION AND THE EASTERLY LINE OF LOT 1 IN ELK GROVE VILLAGE SECTION 1 NORTH TO THE SOUTHERLY LINE THEREOF;
16. THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF LOT 1 IN ELK GROVE VILLAGE SECTION 1 NORTH, AND THE WESTERLY EXTENSION THEREOF TO THE CENTERLINE OF ARLINGTON HEIGHTS ROAD, BEING ALSO THE EASTERLY LINE OF LOT 2 IN ED PINGEL'S DIVISION, BEING AN OWNER'S DIVISION OF PART OF THE SOUTH HALF OF SECTION 21 AFORESAID;
17. THENCE NORTHERLY ALONG SAID EASTERLY LINE OF LOT 2 IN ED PINGEL'S DIVISION TO THE WESTERLY LINE OF LOT 1 IN SCHNELL'S DIVISION AFORESAID, BEING ALSO THE CENTERLINE OF ARLINGTON HEIGHTS ROAD AFORESAID;
18. THENCE NORTHERLY ALONG SAID WESTERLY LINE OF LOT 1 IN SCHNELL'S DIVISION, BEING ALSO THE CENTERLINE OF ARLINGTON HEIGHTS ROAD, TO THE SOUTHWEST CORNER OF LOT 2 IN SCHNELL'S DIVISION AFORESAID;
19. THENCE CONTINUING NORTHERLY ALONG THE WESTERLY LINE OF LOT 2 IN SCHNELL'S DIVISION, BEING ALSO THE CENTERLINE OF ARLINGTON HEIGHT ROAD, TO THE NORTHWEST CORNER OF LOT 2 IN SCHNELL'S DIVISION, BEING ALSO THE INTERSECTION OF THE CENTERLINE OF HIGGINS ROAD WITH THE CENTERLINE OF ARLINGTON HEIGHT ROAD LYING SOUTH OF HIGGINS ROAD, AND THE POINT OF BEGINNING;
20. IN COOK COUNTY, ILLINOIS.

EXHIBIT B:
Description of Street Location
Arlington-Higgins Redevelopment Project Area

The Arlington-Higgins Redevelopment Project Area includes properties with frontage on the north side of Higgins Road between Arlington Heights Road and Gordon Street and commercial parcels on the east side of Arlington Heights Road south of Higgins Road and north of Oakwood Drive.

Exhibit C

**MAP OF ARLINGTON-HIGGINS
REDEVELOPMENT PROJECT AREA**

Figure 1: Redevelopment Project Area Boundary
Elk Grove Village - Arlington-Higgins TIF



-  PROJECT AREA
-  PARCELS

Exhibit D

ARLINGTON-HIGGINS TIF
REDEVELOPMENT PROJECT AREA

INITIAL EQUALIZED ASSESSED VALUE BY PIN

PIN	Property Address	2020 EAV
08214010360000	420 E HIGGINS RD	\$443,218
08214010370000	450 E HIGGINS RD	\$1,431,692
08214010380000	120 E HIGGINS RD	\$1,398,952
08214010390000	390 E HIGGINS RD	\$390,267
08214010410000	8 E HIGGINS RD	\$689,653
08214010420000	100 E HIGGINS RD	\$2,461,872
08214030300000	53 S ARLINGTON HEIGHTS RD	\$1,897,174
08214030340000	1 E HIGGINS RD	\$1,257,842
08214030350000	1 S ARLINGTON HEIGHTS RD	\$5,196,060
	TIF Total	\$15,166,730

ORDINANCE NO. _____

AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE VILLAGE OF ELK GROVE VILLAGE, COOK AND DUPAGE COUNTIES, ILLINOIS, IN CONNECTION WITH THE DESIGNATION OF THE ARLINGTON-HIGGINS REDEVELOPMENT PROJECT AREA AND ADOPTION OF THE ARLINGTON-HIGGINS REDEVELOPMENT PLAN AND PROJECT

WHEREAS, it is desirable and for the best interests of the residents of the Village of Elk Grove Village, Cook and DuPage counties, Illinois (the "*Village*"), for the Village to adopt 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 Board of Trustees (the "*Corporate Authorities*") have heretofore approved a redevelopment plan and project (the "*Plan*" and "*Project*") as required by the Act by passage of an ordinance, and have heretofore designated the Arlington-Higgins Redevelopment Project Area (the "*Area*") as required by the Act by the passage of an ordinance, and the Village has otherwise complied with all other conditions precedent required by the Act:

NOW THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Elk Grove, Cook and DuPage counties, Illinois, in exercise of its home-rule authority as follows:

Section 1: *Tax Increment Financing Adopted.* 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 described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The street location (as near as practicable) 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.

Section 2: *Allocation of Ad Valorem Taxes.* 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 which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

(b) That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Area over and above the initial equalized assessed value of each property in the Area shall be allocated to and when collected shall be paid to the municipal treasurer or to his designee pursuant to Section 207A of the Revenue Act of 1939 of the State of Illinois, as amended, who shall deposit said taxes into a special fund, hereby created, and designated the “2022 Village of Elk Grove, Arlington-Higgins Redevelopment Project Area Special Tax Allocation Fund” of the Village, and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

Section 3: *Invalidity of Any Section.* If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

Section 4: *Superseder and Effective Date.* All ordinances, resolutions, motions or orders in conflict herewith 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.

Section 5: *Transmittal to County Clerk.* The Village Clerk is hereby expressly directed to transmit forthwith to the County Clerk of Cook County, Illinois, a certified copy of this ordinance.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2022

APPROVED this _____ day of _____ 2022

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

EXHIBITS

Exhibit A: Legal Description

Exhibit B: Description of Street Location

Exhibit C: Map of Area

Exhibit A
Legal Description
Arlington-Higgins Redevelopment Project Area

1. ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
2. BEGINNING AT THE NORTHWEST CORNER OF LOT 2 IN SCHNELL'S DIVISION, BEING A SUBDIVISION IN SECTION 21 AFORESAID, BEING ALSO THE INTERSECTION OF THE CENTERLINE OF HIGGINS ROAD WITH THE CENTERLINE OF ARLINGTON HEIGHT ROAD LYING SOUTH OF HIGGINS ROAD;
3. THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF HIGGINS ROAD TO THE SOUTHERLY EXTENSION OF THE CENTERLINE OF ARLINGTON HEIGHTS ROAD LYING NORTH OF HIGGINS ROAD AFORESAID;
4. THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND THE CENTERLINE OF ARLINGTON HEIGHTS ROAD LYING NORTH OF HIGGINS ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 2 IN MOBIL OIL AND THE FIRST NATIONAL BANK OF CHICAGO'S ELK GROVE VILLAGE RESUBDIVISION OF PART OF LOT 62 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT 41 AND PART OF LOT 4 IN ARTHUR B. SCHARRINGHAUSEN'S RESUBDIVISION OF PARTS OF SECTIONS 21 AND 22;
5. THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF LOT 2 IN MOBIL OIL AND THE FIRST NATIONAL BANK OF CHICAGO'S ELK GROVE VILLAGE RESUBDIVISION, AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF RANDALL STREET;
6. THENCE SOUTH ALONG SAID EAST LINE OF RANDALL STREET TO THE NORTH LINE OF LOT 1 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 23, BEING A RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21 AFORESAID;
7. THENCE EAST ALONG SAID NORTH LINE OF LOT 1 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 23 TO THE NORTH LINE OF LOT 1 IN JOHN L. MARKAY RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21 AFORESAID;
8. THENCE EAST ALONG SAID NORTH LINE OF LOT 1 IN JOHN L. MARKAY RESUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF KELLY STREET;
9. THENCE SOUTH ALONG SAID EAST LINE OF KELLY STREET TO THE NORTH LINE OF LOT 1 IN THE RESUBDIVISION OF LOT 80 (EXCEPT THE EAST 200 FEET THEREOF IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50) IN SECTION 21 AFORESAID;
10. THENCE EAST ALONG SAID NORTH LINE OF LOT 1 IN THE RESUBDIVISION OF LOT 80 (EXCEPT THE EAST 200 FEET THEREOF IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50) TO THE NORTHEAST CORNER THEREOF;

11. THENCE SOUTH ALONG THE EAST LINE OF LOT 1 IN THE RESUBDIVISION OF LOT 80 (EXCEPT THE EAST 200 FEET THEREOF IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50) TO THE NORTH LINE OF LOT 2 IN HARDY'S RESUBDIVISION OF THE EAST 200 FEET OF LOT 80 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50 AFORESAID;

12. THENCE EAST ALONG SAID NORTH LINE OF LOT 2 IN HARDY'S RESUBDIVISION OF THE EAST 200 FEET OF LOT 80 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50 TO THE WEST LINE OF GORDON STREET;

13. THENCE SOUTH ALONG SAID WEST LINE OF GORDON STREET AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF HIGGINS ROAD;

14. THENCE NORTHWESTERLY ALONG SAID SOUTH LINE OF HIGGINS ROAD TO THE EASTERLY LINE OF LOT 1 IN ELK GROVE VILLAGE SECTION 1 NORTH, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21 AFORESAID;

15. THENCE SOUTH AND SOUTHWESTERLY ALONG SAID NORTHERLY EXTENSION AND THE EASTERLY LINE OF LOT 1 IN ELK GROVE VILLAGE SECTION 1 NORTH TO THE SOUTHERLY LINE THEREOF;

16. THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF LOT 1 IN ELK GROVE VILLAGE SECTION 1 NORTH, AND THE WESTERLY EXTENSION THEREOF TO THE CENTERLINE OF ARLINGTON HEIGHTS ROAD, BEING ALSO THE EASTERLY LINE OF LOT 2 IN ED PINGEL'S DIVISION, BEING AN OWNER'S DIVISION OF PART OF THE SOUTH HALF OF SECTION 21 AFORESAID;

17. THENCE NORTHERLY ALONG SAID EASTERLY LINE OF LOT 2 IN ED PINGEL'S DIVISION TO THE WESTERLY LINE OF LOT 1 IN SCHNELL'S DIVISION AFORESAID, BEING ALSO THE CENTERLINE OF ARLINGTON HEIGHTS ROAD AFORESAID;

18. THENCE NORTHERLY ALONG SAID WESTERLY LINE OF LOT 1 IN SCHNELL'S DIVISION, BEING ALSO THE CENTERLINE OF ARLINGTON HEIGHTS ROAD, TO THE SOUTHWEST CORNER OF LOT 2 IN SCHNELL'S DIVISION AFORESAID;

19. THENCE CONTINUING NORTHERLY ALONG THE WESTERLY LINE OF LOT 2 IN SCHNELL'S DIVISION, BEING ALSO THE CENTERLINE OF ARLINGTON HEIGHT ROAD, TO THE NORTHWEST CORNER OF LOT 2 IN SCHNELL'S DIVISION, BEING ALSO THE INTERSECTION OF THE CENTERLINE OF HIGGINS ROAD WITH THE CENTERLINE OF ARLINGTON HEIGHT ROAD LYING SOUTH OF HIGGINS ROAD, AND THE POINT OF BEGINNING;

20. IN COOK COUNTY, ILLINOIS.

EXHIBIT B:
Description of Street Location
Arlington-Higgins Redevelopment Project Area

The Arlington-Higgins Redevelopment Project Area includes properties with frontage on the north side of Higgins Road between Arlington Heights Road and Gordon Street and commercial parcels on the east side of Arlington Heights Road south of Higgins Road and north of Oakwood Drive.

Exhibit C

**MAP OF ARLINGTON-HIGGINS
REDEVELOPMENT PROJECT AREA**

Figure 1: Redevelopment Project Area Boundary
Elk Grove Village - Arlington-Higgins TIF



-  PROJECT AREA
-  PARCELS