NOTICE: MEETING MODIFICATION DUE TO COVID-19

Pursuant to the Governor's Executive Orders, the Governor has made a disaster declaration in response to COVID-19. In accordance with 5 ILCS 120/7(e), the head of the public body has determined that an in-person meeting of all of the individual Council members under the Open Meetings Act is not practical or prudent. The chief administrative officer (Joe Wade) will attend in person. The Council and members of the public may continue to attend the meeting virtually via Zoom as attendance in the board room is not feasible. **Zoom meeting participation instructions are available starting on page 5 of this agenda.** Public comment may be emailed to Deputy Clerk Karen Schultheis kschultheis@prospect-heights.org at least two hours prior to the scheduled meeting. Said email will be read by a representative of the Council at said meeting or otherwise placed into the record.

IN ACCORDANCE WITH THE APPLICABLE STATUTES OF THE STATE OF ILLINOIS AND ORDINANCES OF THE CITY OF PROSPECT HEIGHTS, NOTICE IS HEREBY GIVEN THAT

THE CITY COUNCIL WORKSHOP TELECONFERENCE MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS WILL BE HELD ON MONDAY, DECEMBER 14, 2020 AT 6:30 P.M.

MAYOR NICHOLAS J. HELMER PRESIDING
THIS MEETING WILL BE RECORDED AND AVAILABLE ON THE CITY'S WEBSITE
ATTENDEES WHO WISH TO SPEAK ON AGENDA OR NON-AGENDA ITEMS WILL BE PROVIDED AN OPPORTUNITY DURING THE TELECONFERENCE.
THERE IS A FIVE MINUTE TIME LIMIT FOR SPEAKERS.
DURING WHICH TELECONFERENCE MEETING IT IS ANTICIPATED THERE WILL BE DISCUSSION AND CONSIDERATION OF AND, IF SO DETERMINED, ACTION UPON THE MATTERS CONTAINED IN THE FOLLOWING:

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

A. November 23, 2020 Regular Teleconference City Council Meeting Minutes

B. October 26, 2020 Regular Teleconference Executive Session Minutes (***not for public release***)

3. APPOINTMENTS/CONFIRMATIONS AND PROCLAMATIONS

A. Recognition of Retiring Police Records Supervisor Margie Bolger

B. Reappointment of Danielle Dash as Chairperson of the Plan/Zoning Board of Appeals

C. Reappointment of Scott DeGraf to the Plan/Zoning Board of Appeals

4. PUBLIC COMMENT ON AGENDA MATTERS (*Five Minute Time Limit*)
(Citizens are asked to identify the agenda item they would like to address and will be provided the opportunity to speak to the issue after its presentation and before City Council action)

5. STAFF, ELECTED OFFICIALS, and COMMISSION REPORTS

A. FYE 2020 Audit Report Presented by Chase Blazier from Eder, Casella and Co.

6. CONSENT AGENDA - All items listed on the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member or citizen so requests, in which event the item will be removed from the general order of business and considered after all other Agenda items.

A. R-20-31 A Resolution Declaring Fourth Ward Aldermanic Vacancy and Directing the City Clerk to Conduct Election to Fill Vacancy

B. R-20-32 Staff Memo and Resolution Approving a License Agreement Between PABCOR Management, LLC and the City of Prospect Heights and Authorizing the City Administrator to Execute Said Agreement

C. O-20-40 An Ordinance for the Levy and Assessment of 2020 Taxes for the Fiscal Year Beginning May 1, 2020 and ending April 30, 2021 in and for the City of Prospect Heights Police Pension Fund (***Second Reading***)

D. O-20-41 An Ordinance for the Levy and Assessment of 2020 Taxes for the Fiscal Year Beginning May 1, 2020 and ending April 30, 2021 in and for the City of Prospect Heights Special Service Area Number One (***Second Reading***)

E. O-20-42 An Ordinance for the Levy and Assessment of 2020 Taxes for the Fiscal Year Beginning May 1, 2020 and ending April 30, 2021 in and for the City of Prospect Heights Special Service Area Number Two (***Second Reading***)

F. O-20-43 An Ordinance for the Levy and Assessment of 2020 Taxes for the Fiscal Year Beginning May 1, 2020 and ending April 30, 2021 in and for the City of Prospect Heights Special Service Area Number Three (***Second Reading***)

G. O-20-44 An Ordinance for the Levy and Assessment of 2020 Taxes for the Fiscal Year Beginning May 1, 2020 and ending April 30, 2021 in and for the City of Prospect Heights Special Service Area Number Four (***Second Reading***)

H. O-20-45 An Ordinance for the Levy and Assessment of 2020 Taxes for the Fiscal Year Beginning May 1, 2020 and ending April 30, 2021 in and for the City of Prospect Heights Special Service Area Number Five (***Second Reading***)

I. O-20-46 An Ordinance for the Levy and Assessment of 2020 Taxes for the Fiscal Year Beginning May 1, 2020 and ending April 30, 2021 in and for the City of Prospect Heights Special Service Area Number Eight (***Second Reading***)

7. OLD BUSINESS

NO OLD BUSINESS

8. NEW BUSINESS

A. ***Requested Waiver of First Reading*** **O-20-47** Business Request and Ordinance Amending Title 2 of the Prospect Heights City Code for Limited Package Sales (***First Reading***)

B. **O-20-47** Business Request and Ordinance Amending Title 2 of the Prospect Heights City Code for Limited Package Sales (***Second Reading***)

C. **R-20-33** Staff Memo and Resolution Authorizing the Establishment of Interested Parties Registry and Adopting Rules for Such Registry for Redevelopment Project Area of Prospect Point/Muir Park in the City of Prospect Heights

D. **R-20-34** Staff Memo and Resolution Convening a Joint Review Board to Review the Public Record and Planning Documents Relating to the Proposed Prospect Pointe/Muir Park Tax Increment Financing District

E. **R-20-35** Staff Memo and Resolution Fixing a Time and Place for the Public Hearing on the Prospect Pointe/Muir Park Redevelopment Plan and Project and Tax Increment Financing Within the City of Prospect Heights, Cook County, Illinois

9. DISCUSSION TOPICS FOR THIS MEETING:

10. APPROVAL OF WARRANTS

A. Approval of Expenditures

General Fund	$294,289.29
Motor Fuel Tax Fund	$0.00
Palatine/Milwaukee Tax Increment Financing District	$59,410.94
Tourism District	$1,669.65
Development Fund	$0.00
Drug Enforcement Agency Fund	$0.00
Solid Waste Fund	$23,118.89
Special Service Area #1	$0.00
Special Service Area #2	$0.00

Special Service Area #3	$0.00
Special Service Area #4	$0.00
Special Service Area #5	$355.43
Special Service Area #8 – Levee Wall #37	$0.00
Special Service Area-Constr #6 (Water Main)	$0.00
Special Service Area- Debt #6	$550.00
Capital Improvements	$0.00
Palatine Road Tax Increment Financing District	$1,359.83
Road Construction	$0.00
Road Construction Debt	$840.50
Water Fund	$9,458.37
Parking Fund	$484.94
Sanitary Sewer Fund	$7,914.25
Road/Building Bond Escrow	$5,936.50
TOTAL	**$405,388.59**
Wire Payments	
11/20/2020 PAYROLL POSTING	**$161,667.76**
12/04/2020 PAYROLL POSTING	**$157,843.37**
NOVEMBER ILLINOIS MUNICIPAL RETIREMENT FUND	**$23,357.35**
TOTAL WARRANT	**$748,257.07**

11. PUBLIC COMMENT ON NON-AGENDA MATTERS (*Five Minute Time Limit*)

12. EXECUTIVE SESSION

13. ACTION ON EXECUTIVE SESSION ITEMS, IF REQUIRED

14. ADJOURNMENT

Meeting Participation Instructions:

ZOOM Meeting Tips

- **Join early** – up to 10 minutes before the meeting start time
- Find a **quiet space without background noise**
- If using a Computer that has a microphone turned **ON,** please disable the microphone if calling in via telephone. Using **BOTH** the computer microphone and telephone will cause feedback and you will be muted or removed from the meeting if necessary.
- **When calling in by telephone,** please mute your voice using ***6** when not talking. The ***6** code will mute and unmute your voice on a phone line.
- **Please wait** for your opportunity to speak to **avoid talking over** other participants.
- If using the video camera feature, **please remember you are on camera!**

FOR VIDEO PARTICIPATION

Join by Cell Phone, Tablet, or Computer: **https://us02web.zoom.us/j/83853255374**
Meeting ID: **838 5325 5374**

How to Use Video Feature for ZOOM

Testing your video before a meeting
1. Sign in to the Zoom
2. Click on your profile picture, then click **Settings**
3. Click the **Video** tab
4. You will see a preview video from the camera that is currently selected; you can choose a different camera if another one is available.

Testing your video while in a meeting
1. Click the arrow next to **Start Video** / **Stop Video in bottom left corner of screen**.
2. Select **Video Settings** - Zoom will display your camera's video and settings.
3. If you don't see your camera's video, click the drop-down menu and select another camera.

How to rotate your camera if needed

FOR AUDIO ONLY PARTICIPATION

Join by Phone: 1-312-626-6799
Meeting ID: **838 5325 5374**

Join by One tap mobile: **+13126266799,,83853255374#**

This meeting will be recorded and made available on the City's Website

Please use your legal name. Any use of inappropriate names may result in ejection from the meeting. The meeting will open 10 minutes before the posted start time. Please join the meeting at least 5 minutes prior to start of meeting. Participants are automatically muted. Members of the public wishing to speak during "Public Comment", will then be unmuted to speak. Items for Public Comment may also be emailed to kschultheis@prospect-heights.org by 4:30pm on the day of the meeting to be read at the meeting.

Posted by 5:00 PM, December 10, 2020

RESOLUTION NO. R-20-31
A RESOLUTION DECLARING FOURTH WARD ALDERMANIC VACANCY AND DIRECTING THE CITY CLERK TO CONDUCT ELECTION TO FILL VACANCY

WHEREAS, the City of Prospect Heights (the "City") is a municipal entity duly organized and operating pursuant to the laws of the State of Illinois; and

WHEREAS, the City is served by elected officials, including aldermen elected to serve each of the City's five wards; and

WHEREAS, in April of 2019, Patrick Ludvigsen was elected to serve as the Alderman of Ward 4; and

WHEREAS, Alderman Ludvigsen tendered his written resignation as Alderman of Ward 4 to the Mayor, City Clerk and City Council on November 20, 2020; and

WHEREAS, the City Council of the City of Prospect Heights deems it to be in the best interest of the municipality to recognize Alderman Ludvigsen's resignation and declare his aldermanic seat vacant;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS:

SECTION ONE: The City Council finds the above recitals are true and correct and incorporates the same as part of this resolution.

SECTION TWO: The written resignation of Alderman Ludvigsen was received by the Mayor, City Clerk and City Council on November 20, 2020.

SECTION THREE: A vacancy of Alderman of the Fourth Ward was created on November 20, 2020, which is 138 days before the next election is to occur.

SECTION FOUR: The Mayor has the authority to appoint a temporary replacement to fill the vacancy with the advice and consent of the City Council pursuant to 65 ILCS 3.1-10-50(e).

SECTION FIVE: The City Clerk is directed to conduct an election for the Fourth Ward seat at the April 6, 2021 election pursuant to 65 ILCS 5/3.1-10-50(f).

SECTION SEVEN: That this resolution shall be in full force and effect from and after its passage and approval as required by law.

PASSED AND APPROVED this ____ day of _____________, 2020.

____

Nicholas J. Helmer, Mayor

ATTEST:

____
Deputy City Clerk Schultheis

AYES:

NAYS:

ABSENT:

City of Prospect Heights

Department of Building & Zoning
8 North Elmhurst Road, Prospect Heights Illinois, 60070-6070
Office:847/398-6070 x 211-FAX: 847/590-1854
www.prospect-heights.il.us

MEMORANDUM

Date: December 1, 2020

To: Mayor Helmer and City Council

Cc: Joe Wade, City Administrator

From: Daniel A. Peterson, Director of Building & Development

Subject: Resolution R-20-32 – License Agreement with Pabcor Management LLC

ISSUE: Plaza Drive Reconstruction and Land Donation Project

BACKGROUND: The City has finished construction of Plaza Drive and is finalizing the donation agreements with the various property owners and dedication of the territory to the City. As part of the reconstruction of Plaza Drive, Pabcor Management LLC, owners of Palwaukee Plaza, have agreed to a donation a portion of their property to the City for and storm water infrastructure. The City and Pabcor have agreed on a License Agreement that will allow Pabcor the use of the existing parking spaces and trash enclosures that are on City property.

The License Agreement is a successor to the 1982 License Agreement (R-82-20) between the City and the owners of Palwaukee Plaza, due to the City having ownership of the entire length of Plaza Drive. .

RECOMMENDATION: City Council shall approve Resolution R-20-32 Approving a License Agreement between the City of Prospect Heights and Pabcor Management, LLC.

RESOLUTION R-20-32

A RESOLUTION APPROVING A LICENSE AGREEMENT BETWEEN PABCOR MANAGEMENT, LLC AND THE CITY OF PROSPECT HEIGHT AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE SAID AGREEMENT.

BE IT RESOLVED by the City Council of the City of Prospect Heights, Cook, County, IL that:

SECTION 1. A certain License Agreement to be entered into between Pabcor Management, LLC and the City of Prospect Heights, providing for the use by Pabcor Management, LLC, of a certain strip of property for parking and existing trash enclosures purposes only, be and the same is hereby approved. A copy of said Agreement and License Area Map are attached hereto and made a part hereof as Exhibit A.

SECTION 2. The City Administrator be and he is hereby authorized to execute the aforementioned License Agreement on behalf of the City of Prospect Heights.

SECTION 3. This Resolution shall be in full force and effect from and after its passage and approval, as provided by law.

Passed and Approved this 14th day of December, 2020

____

Nicholas J. Helmer, Mayor

ATTEST:

____

Joanna Prisiajniouk, City Clerk

AYES:

NAYS:

ABSENT:

Exhibit A
R-20-~~XX~~32

LICENSE AGREEMENT

THIS AGREEMENT, made and entered into this ~~____~~14th ~~___________~~day of ~~__~~December~~____________,~~ , 2020, by and between the CITY OF PROSPECT HEIGHTS, an Illinois Municipal Corporation (hereinafter referred to as "City"), and PABCOR MANAGEMENT LLC, a ________________ corporation (hereinafter referred to as "Licensee");

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W I T N E S S E T H:

WHEREAS, the City is the owner of certain real estate situated in Cook County, Illinois, more particularly described in the Plat of Survey attached hereto as Exhibit I and by reference hereto made a part hereof (hereinafter referred to as the "Licensed Premises"); and

WHEREAS, Licensee is the owner of a certain other parcel of land adjoining thereto on the east side thereof known as the "Palwaukee Shopping Center"; and

WHEREAS, the Licensee has placed concrete parking stops upon the entire length of said land of the City, thereby exercising dominion and control over said land of the City; and

WHEREAS, the parties hereto desire to delineate the actual boundary of the respective parcels of land and to define the present possessory interests of each in and to the Licensed Premises and to establish a legal basis for the Licensee's right to use the Licensed Premises;

NOW THEREFORE, inconsideration of the premises herein contained and for other good and valuable consideration, it is mutually agreed by and between the parties as follows:

1. The Licensee acknowledges that the true boundary line between Palwaukee Shopping Center and the Licensed Premises is the east line of the Licensed Premises as depicted on Exhibit I, and that the placement of the concrete parking stops is upon the Licensed Premises.

2. The City agrees that the Licensee may, without further license on its part, use and enjoy the Licensed Premises for parking **and existing trash enclosures** purposes only upon and over the Licensed Premises and maintain parking stops **and existing trash enclosures** upon the

Licensed Premises until this Agreement is terminated pursuant to the provisions of paragraph 5 hereof.

3. Licensee shall at all times during the term of this Agreement carry and maintain, for the mutual benefit of the City and the Licensee, Comprehensive General Liability Insurance on an occurrence basis against claims for personal injury, sickness or disease, including death and property damage on or about the Licensed Premises, such insurance to afford protection in a combined single limit of not less than ONE MILLION and no/100 ($1,000,000.00) DOLLARS. Such insurance shall be procured from a responsible insurance company or companies satisfactory to the City and authorized to do business in the State of Illinois and may be obtained by the Licensee by endorsement on its blanket insurance policies, provided the insurance company or companies are satisfactory to City. All such policies shall name the City as an additional insured and shall provide that the same may not be cancelled or altered except upon ten (10) days' prior written notice to City. Licensee shall deliver to the City certificates of insurance of all policies and renewals thereof maintained by the Licensee hereunder, not less than twenty-one (21) days prior to the execution of this Agreement and not less than twenty-one (21) days prior to the execution of this Agreement and not less than twenty-one (21) days prior to the expiration date of each policy. In the event that (i) the City does not receive the certificates of insurance as provided herein; or (ii) the City deems the coverage not to be in compliance herewith; or (iii) the insurance company or companies are not satisfactory to the City; or (iv) the policies are cancelled or altered and are not replaced or amended, as the case may be, to the City's satisfaction, then the City shall so notify the Licensee and the Licensee shall have twenty-eight (28) days from such notification to cure such defect. If the defect remains uncured at the termination of such period, the City shall have the right to terminate this Agreement without further notice to the Licensee.

4. Notwithstanding any expenditure of money, time and/or labor by Licensee on or within the Licensed Premises, this Agreement shall in no event be construed to create an assignment coupled with an interest or any vested rights in favor of Licensee. Licensee shall expend any time, money or labor on or in the Licensed Premises at Licensee's own risk and peril.

5. The City shall have the right to terminate this Agreement and the license granted hereunder immediately and without notice upon Licensee's default of its obligations hereunder, or its violation of any federal or state laws, or local regulations or ordinances. Upon the effective

date of termination, the respective rights and obligations of the Parties shall cease with the exception of any obligation that accrued prior to the effective date of termination that remains unsatisfied on the effective date of termination, including but not limited to any obligation under Section 6. Notwithstanding the foregoing, the City may terminate this Agreement upon not less than sixty (60) days prior written notice to Licensee in accordance with Section 7 in the event the City requires the use of the Licensed Premises for City purposes as determined by the City in its reasonable discretion. This Agreement and the license granted hereunder may be terminated by Licensee for any reason or no reason upon giving ninety (90) days written notice to the City in accordance with Section 7.

6. Licensee hereby indemnifies, defends and holds harmless the City and its officers, officials, employees and agents of and from any and all liabilities, claims, damages, costs, expenses or judgments and any judicial, governmental or regulatory proceedings or any other actions of any nature or kind whatsoever which may arise out of or relate to in any way or which are claimed to arise out of or relate to the use of the Licensed Premises as contemplated herein. In the event the City is made a party to any such event or proceeding identified herein, Licensee shall indemnify, defend and hold harmless the City from any such event or proceedings, and such indemnification obligation shall include, but not be limited to the obligations to pay all judgments, comply or bear the cost of the City's compliance with all orders, injunctions, decrees or other like enforcement provisions directed against the City and to pay the City's reasonable costs and expenses of every nature and kind arising therefrom. The obligations of Licensee hereunder shall specifically include but not be limited to the payment of reasonable attorneys' fees for the representation of the City in such proceedings together with all expert witness or consultant fees and expenses, and court costs and fees. It is expressly understood that the City shall have the right to employ all such attorneys to represent the City. The parties agree that this indemnification provision shall be liberally construed in favor of the City and that this Section and that the indemnification and hold harmless agreements contained herein shall survive any determination by a court of competent jurisdiction of the invalidity of the Agreement or any part thereof.

7. All notices required to be given by the terms of this Agreement shall be construed to mean notice in writing signed by or on behalf of the party giving the same, and the same may be served upon the other party or his agent personally or by registered mail. All notices and

demands hereunder shall be in writing by registered or certified mail. The mailing of a notice or demand by registered or certified mail to:

City at

City of Prospect Heights
8 N. Elmhurst Road
Prospect Heights, IL 60070
Attn: City Administrator

Licensee at

Pabcor Management LLC
664 N. Milwaukee Ave.
Prospect Heights, IL 60070

or to the last known address of either party, shall be sufficient service thereof. Any notice or demand mailed as provided herein shall be deemed to have been given or made on the date of mailing.

8. Should the City cause any construction to occur on the Licensed Premises for purpose of installing lights or other improvements, the City (at its expense) shall restore the premises to its original condition.

9. Upon the termination date, the Licensee shall cease to use the Licensed Premises for parking purposes and may, at its option, remove the concrete parking stops. If the Licensee elects not to do so, then the City may remove or otherwise dispose of the same as it may see fit, all at its sole expense.

10. Neither party shall record this Agreement.

11. This Agreement shall be assignable by the Licensee only after the written approval of such assignment by the Corporate Authorities of the City.

12. Representations Warranties and Covenants of City.

a. City represents and warrants to Licensee that the Licensee's current parking configuration and number of parking spaces as well as the location of its trash enclosures

Formatted: Font: (Default) Times New Roman, 12 pt are as they exist are in compliance with all applicable City building codes and City ordinances as of the date of this License Agreement.

~~b. City represents and warrants to Licensee that the termination of the License created herein shall not create an adverse effect on the Licensee's use of its Property nor shall the termination of the License cause a material adverse effect on the Licensee's compliance with all municipal ordinances as it relates to the parking configuration or number of parking spaces.~~

~~c. City covenants that the re-development or re-zoning of the Property would not, in itself, terminate the License or create a detrimental effect on the Licensee's use of the Property due to the Licensed Premises being unusable for calculation of parking or buildable square footage.~~

~~13.~~ b~~d~~. The Licensed Premises ~~shall~~ may be included for purposes of calculation of FAR for any future development.

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IN WITNESS WHEROF, the parties hereto have executed this Agreement as of the day and year first above written.

CITY OF PROSPECT HEIGHTS,
a Municipal Corporation

By ________________________________

Its ____________________________

ATTEST:

____
Its ______________________

PABCOR MANAGEMENT LLC
a _____________________ Corporation

By___________________________________
Its____________________________

ATTEST:

____
Its_______________________

4849-4242-9879, v. 1

Sources:

GHA GEWALT HAMILTON ASSOCIATES, INC.
www.gha-engineers.com

File: P:\4750-4799\4755 Prospect Heights\4755.052 Plaza Drive Plat of Dedication\License Area.mxd

Drawn By: pglenn

N

1 inch = 40 Feet

Legend

6.8-foot License Area

East ROW

Exhibit A - Map

License Area

Plaza Drive, Prospect Heights

MapCode: Date: 12/1/2020 Project:

November 17, 2020

TO: Mayor Nicholas J. Helmer and Members of City Council

FROM: Cheri Graefen, Finance Director

SUBJECT: **Truth in Taxation Act - Proposed 2020 Property Tax Levies**

The Truth in Taxation act requires that at least twenty (20) days prior to the passage of the tax levy ordinance, the City must estimate the amount of the tax levy. If the proposed aggregate amount of the levy is more than 105% of the amount of property taxes extended, or estimated to be extended, for the previous year, then the City must provide notice and hold a public hearing on their intention to adopt the tax levy. The hearing must take place prior to adoption of the tax levy. If a public hearing is required, notice must be provided no less than 7 days or no more than 14 days prior to the hearing. A certificate of compliance with the Truth in Taxation act must accompany the City's tax levy ordinance. **The aggregate tax to be levied is an increase of 4.09%** (per schedule); **therefore, the City is not required to publish a legal notice or hold a public hearing.**

The City is subject to both the Property Tax Extension Limitation Law (PTELL), more commonly referred to as the "tax cap" law, and the Prior Year Equalized Assessed Valuation (EAV) Limitation Law. PTELL limits the increase in the City's tax extension from one year to the next to the lesser of 5% or the percent increase in the Consumer Price Index (CPI), with a provision that allows taxing districts to capture additional taxes from other factors affecting the tax base, such as new property. The Prior Year EAV Limitation Law (PYELL) states that the maximum amount of the levy extended cannot exceed the statutory rate applied against the total of the prior year's EAV plus the current year's new construction.

The attached table compares the 2020 proposed levies with the respective 2019 tax levy extensions. In addition, the table provides a column that calculates the tax rates generated under the PTELL to confirm that none of the proposed tax levies exceed this limit. All of the City's proposed tax levies, subject to the PTELL restriction, are in compliance.

Of special note, in 2019, the City's properties were reassessed resulting in an increase of 11% or 43,113,721 for a total EAV in 2019 of 435,030,143 (up from 398,916,422 in 2018). In 2020, we anticipate and additional increase in the City's EAV of approximately 12,600,000 due to the expiration of the Milwaukee/Palatine Road TIF which would be offset by any other reassessments/new property. Both of these increase impacts to the City's EAV have been considered in the proposed tax levies for 2020.

The 2020 proposed tax levies are as follows:

City of Prospect Heights – This levy includes two components, Road Construction Debt and the Police Pension Fund.

- The proposed levy for Road Construction Debt Service reflects a decrease of 4.52% or $62k related to a reduction in debt service requirements for G.O. Bond Series 2011A, 2012 and 2013.
- The Police Pension proposed tax levy does not have a statutory rate limit and therefore it is not subject to the Prior Year EAV Limitation Law; however, it is subject to limitation under PTELL. In an effort to capture all available tax revenues, the proposed levy represents an increase of 39.98% or $149,245.
- Overall, the City's proposed tax levy represents an increase of 4.98% or $87k.

Special Service Area #6 – Lake Claire project area

- Reflects a decrease of 2.06% or $4,588 related to reduced debt service requirement for G.O. Bond Series 2018

Special Service Areas #5 - Storm water management for Willow/Palatine Roads and #8 -Levee 37 project area

- Reflect increases of 2.93% and 2.94% totaling $4,774 and is consistent with prior years.
- These Special Service Area levies are to cover the projected storm water management improvements, maintenance and administrative expenses.

Summary of proposed tax levies		**2020**	**2019**
Road Construction debt and Police Pension Fund		$1,835,160	$1,748,083
SSA #5		$27,300	$26,523
SSA #6		$218,570	$223,158
SSA #8		$140,000	$136,003
	Totals	$2,221,030	$2,133,767
	Overall % increase	4.09%	

These proposed tax levies allow the City to capture revenue available from the 2019 reassessment as well as growth from CPI (2.3%) and new property being added to the tax rolls including that within the expired Milwaukee/Palatine Road TIF. In addition, the City could realize additional growth from the 3% loss and cost added on by the County, provided it does not exceed the limiting rate under the tax cap formula.

Discussion of the proposed levies is scheduled for the November 23rd City Council meeting. Approval of the preliminary levy estimate will appear on the regular agenda. Below is the time frame for completion and filing of the 2020 tax levies, including compliance with the Truth in Taxation requirements.

Property Tax Levy Adoption Schedule

November 23, 2020	Preliminary tax levy estimates approved by City Council
November 23, 2020	First Reading Tax Levy Ordinances/Publish legal notice of public hearing
December 7, 2020	Approve tax levy ordinances (Second Reading)
December 29, 2020	Deadline to file tax levy ordinances and Truth in Taxation Certificate with Cook County Clerk

CITY OF PROSPECT HEIGHTS

		Tax Year 2019				Proposed - Tax Year 2020				
Tax Agency	Maximum Allowable Tax Rate per $100 EAV	Equalized Assessed Valuation (EAV)	2019 Extension	Tax Rate per $100 EAV		2020 Proposed Tax Levy	Prior Year EAV Limiting Rate per $100 EAV (1)	Projected Tax Rate per $100 EAV (2)	Amount of Increase	Percent Increase
Debt Service (Referendum)	No Limit	435,030,143	1,374,828	0.3160		$ 1,312,660	N.A.	0.3079	(62,168)	-4.52%
Police Pension Tax	No Limit	435,030,143	373,255	0.0858		522,500	N.A.	0.1202	149,245	39.98%
			1,748,083			1,835,160			87,077	4.98%
Special Service Area #5	0.1800	54,673,946	26,523	0.0485		27,300	0.0418	0.0514	777	2.93%
Special Service Area #6 Debt Service	No Limit	19,455,806	223,158	1.1468		218,570	N.A.	1.1796	(4,588)	-2.06%
Special Service Area #8	1.4100	26,258,288	136,003	0.5179		140,000	0.3878	0.5492	3,997	2.94%
			2,133,767			2,221,030			87,263	4.09%

CITY OF PROSPECT HEIGHTS

Tax Agency	Maximum Allowable Tax Rate per $100 EAV	Equalized Assessed Valuation (EAV)	Tax Year 2019 2019 Extension	Tax Rate per $100 EAV		Proposed - Tax Year 2020 2020 Proposed Tax Levy	Prior Year EAV Limiting Rate per $100 EAV (1)	Projected Tax Rate per $100 EAV (2)	Amount of Increase	Percent Increase
Debt Service (Referendum)	No Limit	435,030,143	1,374,828	0.3160		$ 1,312,660	N.A.	0.3079	(62,168)	-4.52%
Police Pension Tax	No Limit	435,030,143	373,255	0.0858		522,500	N.A.	0.1202	149,245	39.98%
			1,748,083			1,835,160			87,077	4.98%
Special Service Area #5	0.1800	54,673,946	26,523	0.0485		27,300	0.0418	0.0514	777	2.93%
Special Service Area #6 Debt Service	No Limit	19,455,806	223,158	1.1468		218,570	N.A.	1.1796	(4,588)	-2.06%
Special Service Area #8	1.4100	26,258,288	136,003	0.5179		140,000	0.3878	0.5492	3,997	2.94%
			2,133,767			2,221,030			87,263	4.09%

ORDINANCE NO. O-20-40

AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF 2020 TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2020 AND ENDING APRIL 30, 2021 IN AND FOR THE CITY OF PROSPECT HEIGHTS POLICE PENSION FUND

BE IT ORDAINED by the City Council of the City of Prospect Heights, Cook County, Illinois as follows:

Section 1. Findings.
The City of Prospect Heights Police Pension Fund has been created by Ordinance No. 0-90-34 entitled:

"AN ORDINANCE RELATING TO THE POLICE PENSION FUND FOR THE CITY OF PROSPECT HEIGHTS, ILLINOIS"

adopted August 20, 1990. Said Ordinance provides that the City Council shall annually levy a tax upon all the taxable property of the City at the rate on the dollar of all such taxable property which will produce an amount which, when added to the deductions from the salaries of wages of police officers, and revenues available from all other sources as hereinafter referred to, will equal a sufficient sum to meet the annual requirements of the Police Pension Fund. The annual requirements to be provided by such tax levy are equal to (1) the normal cost of the pension fund for the year involved, plus (2) the amount necessary to amortize the fund unfunded accrued liabilities pursuant to State statute.

Section 2. Levy.
A tax for the sum of Five Hundred Twenty-Two Thousand and Five Hundred Dollars ($522,500) be and the same is hereby levied for the purposes specified in Ordinance No. 0-90-34 against all taxable property in the City of Prospect Heights for the fiscal year commencing on the 1st day of May, 2020 and ending on the 30th day of April, 2021.

Section 3. Authority.
This tax is levied pursuant to Chapter 108-1/2, Illinois Compiled Statutes, Sec. 3-125 and pursuant to Ordinance 0-90-34, "An Ordinance Relating to the Police Pension Fund for the City of Prospect Heights, Illinois."

Section 4. Filing.
There is hereby certified to the County Clerk of Cook County, Illinois the sum aforesaid, constituting the total amount the said City of Prospect Heights Police Pension Fund requires to be raised for the current fiscal year, and the City Clerk is hereby directed to file with the County Clerk of Cook County on or before the time required by law, a certified copy of this ordinance.

Section 5. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as required by law.

PASSED and APPROVED this ______ of December 2020

ATTEST:

______________________________ ______________________________
CITY CLERK MAYOR

AYES:

NAYS:

ABSENT:

Ordinance No. O-20-40
Published in pamphlet form: December ______, 2020
Effective date: December ______, 2020

ORDINANCE NO. O-20-41

AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF 2020 TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2020 AND ENDING APRIL 30, 2021 IN AND FOR THE CITY OF PROSPECT HEIGHTS
SPECIAL SERVICE AREA NUMBER ONE

WHEREAS, City of Prospect Heights Special Service Area Number One has been created by Ordinance 0-79-30 entitled, "**AN ORDINANCE ESTABLISHING CITY OF PROSPECT HEIGHTS SPECIAL SERVICE AREA NUMBER ONE FOR THE PURPOSE OF PROVIDING FOR THE COLLECTION AND DISPOSAL OF SEWAGE IN THE AREA OF THE CITY FORMERLY SERVED BY THE PROSPECT HEIGHTS SANITARY DISTRICT"**, as amended; and

WHEREAS, Ordinance No. 0-79-30, as amended, authorizes an annual rate of the annual tax levy of thirty-five one-hundredths of one percent (.35%) of the assessed value, as equalized, of the property in said special service area; and

WHEREAS, said Special Service Area Number One consists of the territory described in the ordinances aforesaid; and

WHEREAS, the City of Prospect Heights is authorized to levy taxes for special services in said Special Service Area.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Prospect Heights, Cook County, Illinois, as follows:

Section 1. The facts and statements contained in the preamble to this Ordinance are hereby found to be true and correct and are hereby incorporated as part of this Ordinance.

Section 2. The total amount of appropriations for all purposes to be collected from the tax levy of the current fiscal year in Special Service Area Number One is ascertained to be the sum of Zero Dollars ($0.00).

Section 3. The sum of Zero Dollars ($0.00) be and the same hereby is levied upon the taxable property (as defined in the Revenue act of 1939) in City of Prospect Heights Special Service Area Number One, said tax to be levied for the fiscal year beginning May 1, 2020 and ending April 30, 2021 for the purpose of providing additional revenues for maintaining and installing necessary and required improvements to the sewer system.

Section 4. This tax is levied pursuant to Article VII, Section 7 of the Constitution of the State of Illinois and Section 1301, et.seq. of Chapter 120 of the Illinois Compiled Statutes, as amended, and pursuant to An Ordinance Establishing City of Prospect Heights Special Service Area Number One, as amended.

Section 5. There is hereby certified to the County Clerk of Cook County, Illinois, the sum aforesaid, constituting said total amount of Zero Dollars ($0.00), which said total amount the said City of Prospect Heights Special Service Area Number One requires to be raised by taxation for the current fiscal year of said City, and the City Clerk of said City is hereby ordered and directed to file with the County Clerk of said County on or before the time required by law a certified copy of this Ordinance.

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

PASSED and APPROVED this ______ of December 2020.

ATTEST:

____________________________	____________________________
CITY CLERK	MAYOR

AYES:

NAYS:

ABSENT:

Ordinance No. O-20-41
Published in pamphlet form: December ______, 2020
Effective date: December ______, 2020

ORDINANCE NO. O-20-42

AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF 2020 TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2020 AND ENDING APRIL 30, 2021 IN AND FOR THE CITY OF PROSPECT HEIGHTS <u>SPECIAL SERVICE AREA NUMBER TWO</u>

WHEREAS, City of Prospect Heights Special Service Area Number Two has been created by Ordinance 0-79-32 entitled, "**AN ORDINANCE ESTABLISHING CITY OF PROSPECT HEIGHTS SPECIAL SERVICE AREA NUMBER TWO FOR THE PURPOSE OF PROVIDING FOR THE COLLECTION AND DISPOSAL OF SEWAGE IN THE AREA OF THE CITY FORMERLY SERVED BY THE WOLF MANDEL SANITARY DISTRICT"**, as amended; and

WHEREAS, Ordinance No. 0-79-32, as amended, authorizes an annual rate of the annual tax levy ninety-three one-hundredths of one percent (.93%) of the assessed value, as equalized, of the property in said special service area; and

WHEREAS, said Special Service Area Number Two consists of the territory described in the ordinances aforesaid; and

WHEREAS, the City of Prospect Heights is authorized to levy taxes for special services in said Special Service Area.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Prospect Heights, Cook County, Illinois, as follows:

<u>Section 1</u>. The facts and statements contained in the preamble to this Ordinance are hereby found to be true and correct and are hereby incorporated as part of this Ordinance.

<u>Section 2.</u> The total amount of appropriations for all purposes to be collected from the tax levy of the current fiscal year in Special Service Area Number Two is ascertained to be the sum of Zero Dollars ($0.00).

<u>Section 3.</u> The sum of Zero Dollars ($0.00) be and the same hereby is levied upon the taxable property (as defined in the Revenue act of 1939) in City of Prospect Heights Special Service Area Number Two, said tax to be levied for the fiscal year beginning May 1, 2020 and ending April 30, 2021 for the purpose of providing additional revenues for maintaining and installing necessary and required improvements to the sewer system.

Section 4. This tax is levied pursuant to Article VII, Section 7 of the Constitution of the State of Illinois and Section 1301, et.seq. of Chapter 120 of the Illinois Compiled Statutes, as amended, and pursuant to An Ordinance Establishing City of Prospect Heights Special Service Area Number Two, as amended.

Section 5. There is hereby certified to the County Clerk of Cook County, Illinois, the sum aforesaid, constituting said total amount of Zero Dollars ($0.00), which said total amount the said City of Prospect Heights Special Service Area Number Two requires to be raised by taxation for the current fiscal year of said City, and the City Clerk of said City is hereby ordered and directed to file with the County Clerk of said County on or before the time required by law a certified copy of this Ordinance.

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

PASSED and APPROVED this _____ of December 2020.

ATTEST:

____________________________ ____________________________

CITY CLERK MAYOR

AYES:

NAYS:

ABSENT:

Ordinance No. O-20-42
Published in pamphlet form: December _____, 2020
Effective date: December _____, 2020

ORDINANCE NO. O-20-43

AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF 2020 TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2020 AND ENDING APRIL 30, 2021 IN AND FOR THE CITY OF PROSPECT HEIGHTS SPECIAL SERVICE AREA NUMBER THREE

WHEREAS, City of Prospect Heights Special Service Area Number Three has been created by Ordinance 0-79-34 entitled, "**AN ORDINANCE ESTABLISHING CITY OF PROSPECT HEIGHTS SPECIAL SERVICE AREA NUMBER THREE FOR THE PURPOSE OF PROVIDING FOR THE COLLECTION AND DISPOSAL OF SEWAGE IN THE AREA OF THE CITY FORMERLY SERVED BY THE COUNTRY GARDENS SANITARY DISTRICT"**, as amended; and

WHEREAS, Ordinance No. 0-79-34, as amended, authorizes an annual rate of the annual tax levy of forty-nine one-hundredths of one percent (.49%) of the assessed value, as equalized, of the property in said special service area; and

WHEREAS, said Special Service Area Number Three consists of the territory described in the ordinances aforesaid; and

WHEREAS, the City of Prospect Heights is authorized to levy taxes for special services in said Special Service Area.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Prospect Heights, Cook County, Illinois, as follows:

Section 1. The facts and statements contained in the preamble to this Ordinance are hereby found to be true and correct and are hereby incorporated as part of this Ordinance.

Section 2. The total amount of appropriations for all purposes to be collected from the tax levy of the current fiscal year in Special Service Area Number Three is ascertained to be the sum of Zero Dollars ($0.00).

Section 3. The sum of Zero Dollars ($0.00) be and the same hereby is levied upon the taxable property (as defined in the Revenue act of 1939) in City of Prospect Heights Special Service Area Number Three, said tax to be levied for the fiscal year beginning May 1, 2020 and ending April 30, 2021 for the purpose of providing additional revenues for maintaining and installing necessary and required improvements to the sewer system.

Section 4. This tax is levied pursuant to Article VII, Section 7 of the Constitution of the State of Illinois and Section 1301, et.seq. of Chapter 120 of the Illinois Compiled Statutes, as amended, and pursuant to An Ordinance Establishing City of Prospect Heights Special Service Area Number Three, as amended.

Section 5. There is hereby certified to the County Clerk of Cook County, Illinois, the sum aforesaid, constituting said total amount of Zero Dollars ($0.00), which said total amount the said City of Prospect Heights Special Service Area Number Three requires to be raised by taxation for the current fiscal year of said City, and the City Clerk of said City is hereby ordered and directed to file with the County Clerk of said County on or before the time required by law a certified copy of this Ordinance.

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

PASSED and APPROVED this _____ of December 2020.

ATTEST:

____________________________	________________________
CITY CLERK	MAYOR

AYES:

NAYS:

ABSENT:

Ordinance No. O-20-43
Published in pamphlet form: December _____, 2020
Effective date: December _____, 2020

ORDINANCE NO. O-20-44

AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF 2020 TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2020 AND ENDING APRIL 30, 2021 IN AND FOR THE CITY OF PROSPECT HEIGHTS SPECIAL SERVICE AREA NUMBER FOUR

WHEREAS, City of Prospect Heights Special Service Area Number Four has been created by Ordinance 0-82-27 entitled, "**AN ORDINANCE ESTABLISHING CITY OF PROSPECT HEIGHTS SPECIAL SERVICE AREA NUMBER FOUR FOR THE PURPOSE OF PROVIDING FOR THE COLLECTION AND DISPOSAL OF SEWAGE IN THE AREA OF THE CITY FORMERLY SERVED BY THE COUNTRY GARDENS SANITARY DISTRICT"**, as amended; and

WHEREAS, Ordinance No. 0-82-27, as amended, authorizes an annual rate of the annual tax levy of ninety-one one-hundredths of one percent (.91%) of the assessed value, as equalized, of the property in said special service area; and

WHEREAS, said Special Service Area Number Four consists of the territory described in the ordinances aforesaid; and

WHEREAS, the City of Prospect Heights is authorized to levy taxes for special services in said Special Service Area.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Prospect Heights, Cook County, Illinois, as follows:

Section 1. The facts and statements contained in the preamble to this Ordinance are hereby found to be true and correct and are hereby incorporated as part of this Ordinance.

Section 2. The total amount of appropriations for all purposes to be collected from the tax levy of the current fiscal year in Special Service Area Number Four is ascertained to be the sum of Zero Dollars ($0.00).

Section 3. The sum of Zero Dollars ($0.00) be and the same hereby is levied upon the taxable property (as defined in the Revenue act of 1939) in City of Prospect Heights Special Service Area Number Four, said tax to be levied for the fiscal year beginning May 1, 2020 and ending April 30, 2021 for the purpose of providing additional revenues for maintaining and installing necessary and required improvements to the sewer system.

Section 4. This tax is levied pursuant to Article VII, Section 7 of the Constitution of the State of Illinois and Section 1301, et.seq. of Chapter 120 of the Illinois Compiled Statutes, as amended, and pursuant to An Ordinance Establishing City of Prospect Heights Special Service Area Number Four, as amended.

Section 5. There is hereby certified to the County Clerk of Cook County, Illinois, the sum aforesaid, constituting said total amount of Zero Dollars ($0.00), which said total amount the said City of Prospect Heights Special Service Area Number Four requires to be raised by taxation for the current fiscal year of said City, and the City Clerk of said City is hereby ordered and directed to file with the County Clerk of said County on or before the time required by law a certified copy of this Ordinance.

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

PASSED and APPROVED this _____ of December 2020.

ATTEST:

____________________________	________________________
CITY CLERK	MAYOR

AYES:

NAYS:

ABSENT:

Ordinance No. O-20-44
Published in pamphlet form: December _____, 2020
Effective date: December _____, 2020

ORDINANCE NO. O-20-45

AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF 2020 TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2020 AND ENDING APRIL 30, 2021 IN AND FOR THE CITY OF PROSPECT HEIGHTS SPECIAL SERVICE AREA NUMBER FIVE

WHEREAS, City of Prospect Heights Special Service Area Number Five has been created by Ordinance 0-99-25 entitled, "**AN ORDINANCE ESTABLISHING CITY OF PROSPECT HEIGHTS SPECIAL SERVICE AREA NUMBER FIVE FOR THE PURPOSE OF PROVIDING FOR THE COLLECTION AND DISPOSAL OF STORM WATER"**, as amended; and

WHEREAS, Ordinance No. 0-99-25, as amended, authorizes an annual rate of the annual tax levy of eighteen one hundredths of one percent (.18%) of the assessed value, as equalized, of the property in said special service area; and

WHEREAS, said Special Service Area Number Five consists of the territory described in the ordinances aforesaid; and

WHEREAS, the City of Prospect Heights is authorized to levy taxes for special services in said Special Service Area.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Prospect Heights, Cook County, Illinois, as follows:

Section 1. The facts and statements contained in the preamble to this Ordinance are hereby found to be true and correct and are hereby incorporated as part of this Ordinance.

Section 2. The total amount of appropriations for all purposes to be collected from the tax levy of the current fiscal year in Special Service Area Number Five is ascertained to be the sum of Twenty-Seven Thousand and Three Hundred Dollars ($27,300).

Section 3. The sum of Twenty-Seven Thousand and Three Hundred Dollars ($27,300) be and the same hereby is levied upon the taxable property (as defined in the Revenue act of 1939) in City of Prospect Heights Special Service Area Number Five, said tax to be levied for the fiscal year beginning May 1, 2020 and ending April 30, 2021 for the purpose of providing additional revenues for maintaining and installing necessary and required improvements to the storm sewer system.

Section 4. This tax is levied pursuant to Article VII, Section 7 of the Constitution of the State of Illinois and Section 1301, et.seq. of Chapter 120 of the Illinois Compiled Statutes, as amended, and pursuant to An Ordinance Establishing City of Prospect Heights Special Service Area Number Five, as amended.

Section 5. There is hereby certified to the County Clerk of Cook County, Illinois, the sum aforesaid, constituting said total amount of Twenty-Seven Thousand and Three Hundred Dollars ($27,300), which said total amount the said City of Prospect Heights Special Service Area Number Five requires to be raised by taxation for the current fiscal year of said City, and the City Clerk of said City is hereby ordered and directed to file with the County Clerk of said County on or before the time required by law a certified copy of this Ordinance.

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

PASSED and APPROVED this _____ of December 2020.

ATTEST:

____________________________	________________________
CITY CLERK	MAYOR

AYES:

NAYS:

ABSENT:

Ordinance No. O-20--45
Published in pamphlet form: December _____, 2020
Effective date: December _____, 2020

ORDINANCE NO. O-20-46

AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF 2020 TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2020 AND ENDING APRIL 30, 2021 IN AND FOR THE CITY OF PROSPECT HEIGHTS SPECIAL SERVICE AREA NUMBER EIGHT

WHEREAS, City of Prospect Heights Special Service Area Number Eight has been created by Ordinance 0-11-11 entitled, "**AN ORDINANCE establishing Special Service Area Number 8 of the City of Prospect Heights, Cook County, Illinois, and the issuance of bonds in an amount not to exceed $500,000 and the imposition of a tax at a maximum rate of 1.41% in any year to pay the cost of providing special services in and for such Area.**", as amended; and

WHEREAS, Ordinance No. 0-11-11, as amended, authorizes an annual rate of the annual tax levy of one and forty-one one hundredths of one percent (1.41%) of the assessed value, as equalized, of the property in said special service area; and

WHEREAS, said Special Service Area Number Eight consists of the territory described in the ordinances aforesaid; and

WHEREAS, the City of Prospect Heights is authorized to levy taxes for special services in said Special Service Area.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Prospect Heights, Cook County, Illinois, as follows:

Section 1. The facts and statements contained in the preamble to this Ordinance are hereby found to be true and correct and are hereby incorporated as part of this Ordinance.

Section 2. The total amount of appropriations for all purposes to be collected from the tax levy of the current fiscal year in Special Service Area Number Eight is ascertained to be the sum of One Hundred Forty Thousand Dollars ($140,000).

Section 3. The sum of One Hundred Forty Thousand Dollars ($140,000) be and the same hereby is levied upon the taxable property (as defined in the Revenue act of 1939) in City of Prospect Heights Special Service Area Number Eight, said tax to be levied for the fiscal year beginning May 1, 2020 and ending April 30, 2021 for the purpose of providing additional revenues for the operation, maintenance and repair of Levee 37 and related storm water management services.

Section 4. This tax is levied pursuant to Article VII, Section 7 of the Constitution of the State of Illinois and Article 27 of the Illinois Property Tax Code, as amended, and pursuant to AN ORDINANCE establishing Special Service Area Number 8 of the City of Prospect Heights, Cook County, Illinois, and the issuance of bonds in an amount not to exceed $500,000 and the imposition of a tax at a maximum rate of 1.41% in any year to pay the cost of providing special services in and for such Area, as amended.

Section 5. There is hereby certified to the County Clerk of Cook County, Illinois, the sum aforesaid, constituting said total amount of One Hundred Forty Thousand Dollars ($140,000), which said total amount the said City of Prospect Heights Special Service Area Number Eight requires to be raised by taxation for the current fiscal year of said City, and the City Clerk of said City is hereby ordered and directed to file with the County Clerk of said County on or before the time required by law a certified copy of this Ordinance.

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

PASSED and APPROVED this _____ of December 2020.

ATTEST:

____________________________	____________________________
CITY CLERK	MAYOR

AYES:

NAYS:

ABSENT:

Ordinance No. O-20-46
Published in pamphlet form: December _____, 2020
Effective date: December _____, 2020

The City of Prospect Heights

To: Mayor Helmer and Members of the City Council

From: Joe Wade. City Administrator

Subject: Proposed Class P Liquor License Authorizing Restaurant Liquor License Holders to Provide Limited Package Sales

Background

The Covid-19 Pandemic is seriously impacting the ability of restaurants to continue business. Safety restrictions involving temporary closure or reduced seating capacity have limited the ability of restaurant owners to generate sufficient volume to continue to pay rent/taxes, labor and other expenses. In order to continue operating, restaurants have attempted to strengthen carry-out portions of their businesses. Some have also attempted to garner sales revenue from carry-out liquor transactions.

Recently, Mayor Helmer received the attached request from Mr. George Sellis, owner of Rocky's. As Mr. Sellis notes, an off-premises, or package, license would lower their cost of beer and wine and support food and liquor packages to go. It is understood the cost of purchase from liquor distributors is less for package license holders than pouring license holders.

While the State of Illinois has relaxed the ability for pouring license holders to sell alcoholic beverages for carry-out purchases during the Covid-19 period, it has not formalized the authorization into a package liquor license. This request formalizes the structure of a limited package sales liquor license to the City's restaurant liquor license holders.

At the request of the petitioner, and direction of Liquor Commissioner Helmer, the following ordinance is proposed for Council consideration. If satisfactory to the City Council, the petitioner has requested waiver of first reading, as the next meeting is January 11.

Analysis

It is not uncommon for cities and villages to offer limited package sales licenses to restaurant license holders as a means to support carry-out sales. The ordinance proposed for consideration is modelled after a Village of Wheeling license classification.

Recognizing possible concerns of a restaurant license evolving into a package liquor license, the proposed Class P license limits the license holder to no more than 5 per cent of the total floor area for the display of package liquor. This provides for a cooler and/or minimal shelving area.

Because of this limitation, restaurants selling package alcohol are not viewed as a competitive market to other package license holders in the City. The limited package sales restrictions offer sales as a convenience, and not as a destination purchase. Sales are viewed as a means to enhance carry-out food sales such as pizza, wings, sandwiches etcetera.

The Class P license is supplemental to the Restaurant's Class A, A-2, A-3, C or C-1 license. The hours of operation are dictated by the restaurant's primary liquor license. If the establishment's primary liquor license is suspended or revoked, the Class P license is also suspended and revoked.

The Class P license provides incidental sales authorization of all types of liquor.

This license is available to restaurants only. It is not available to primary use video gaming establishments.

Presently, the Class A, A-2, A3, C or C-1 licensed establishments eligible for the Class P license are the following:

Atlantis Banquets

El Paisa Alegre

Hilton Hotel

Player's Pub and Grill

Tap House Grill

Union Ale House

Crowne Plaza

Senor Pollo

Rocky's

Home Bar

Gabin Café

Lola's Pizza Palace

Naomi Sushi

Park Local

Fry the Coop

Jin 28

Monica’s Restaurant

Seoul Billiards

This license is unlikely to be part of the business model of all of the listed establishments. However, for those that desire, it could supplement and promote their carry-out food sales.

As the primary purpose of all of these establishments is food and pouring license sales, the Class P license is supplemental to their business model. It is only available if the establishment has one of the above classifications. As this is a supplemental license, the proposed annual fee is $100, which addresses administrative costs.

Recommendation

The Police Department has reviewed this proposed ordinance and does not have objections. Staff does not perceive this as offering any administrative difficulties. The proposed license may assist the financial viability of the City’s restaurants.

Peter Falcone

From: Nick Helmer
Sent: Monday, November 23, 2020 4:06 PM
To: Joe Wade; Peter Falcone
Subject: Fwd: off premises lice

Fyi

Sent from my iPhone

Begin forwarded message:

> **From:** George Sellis [redacted]
> **Date:** November 23, 2020 at 3:38:32 PM CST
> **To:** Nick Helmer <nhelmer@prospect-heights.org>
> **Subject: off premises license**
>
> ***** THIS IS AN EXTERNAL EMAIL *****
> Mr Mayor,
>
> during these hard times we (Players, union, Home Bar and Rocky's) have been working together to stay alive. Every bit helps the request for an off-premises license would lower our cost of beer and wine and would allow us to sell food and beer packages to go. This would help us keep our cost down and better pricing for the customer to encourage new and repeated business as we move through this time.
>
> Thank you
> George Sellis
> C[redacted]

ORDINANCE NO. O-20-47
An Ordinance Amending Title 2
of the Prospect Heights City Code
(Chapter 3 – Liquor Control)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS as follows:

Section 1. That Title 2, Business & License Regulation, Chapter 3, Liquor Control, Section 2-3-8, Classification of Licenses, Paragraph A of the Prospect Heights City Code, as amended, is hereby further amended with deletions in strikethrough and additions in bold, underlined text so that the same shall be read as follows:

2-3-8: CLASSIFICATION OF LICENSES:

K. Class P License: Class P licenses shall be issued only as a supplemental license to the holder of a Class A, A-2, A-3, C, C-1 liquor license to authorize the incidental sale of package liquor by establishments that principally sell food and alcoholic liquor for consumption on the premises. The holder of a Class P license shall remain subject to all conditions, qualifications, and limitations of the primary liquor license class. The holder of a Class P license shall only sell or offer for sale packaged alcoholic liquor during the hours of operation specified for the license holder's primary license class. In the event that the primary liquor license held by a Class P license holder is revoked, suspended, or declared forfeited or lapsed, the Class P license shall also be revoked, suspended, or declared forfeited or lapsed. The area of a Class P licensed premises dedicated to the display or sale of package liquor shall not be accessible to the public via any entrance separate from the entrance or entrances to the area of the premises where liquor is sold and served for consumption on the premises. A Class P license shall not be issued to an establishment that conducts sales of package liquor under a different business name than the name under which it conducts sales of alcoholic liquor for consumption on the premises. A Class P licensed premises shall use no more than five percent (5%) of its total floor area for the display of package liquor. A Class P license shall not be issued in lieu of a more appropriate license contained within this section.

Section 2. That Title 2, Business & License Regulation, Chapter 3, Liquor Control, Section 2-3-9, Licenses; Classes, Fees, Limitations on Number and Hours of Operation, of the Prospect Heights City Code, as amended, is hereby further amended with deletions in strikethrough and additions in bold, underlined text so that the same shall be read as follows:

2-3-9: LICENSES; CLASSES, FEES, LIMITATIONS ON NUMBER AND HOURS OF OPERATION:

A. For the annual license classification as described in section 2-3-8 of this chapter, the annual fee, the limitation on the outstanding number of such licenses and the hours of operation for each license shall be as provided in the following schedule:

Class Of License	Annual Fee	Limitation On Number	Monday Through Thursday	Friday	Saturday	Sunday
A	$3,700.00	8	8:00 A.M. to 2:00 A.M. following	8:00 A.M. to 3:00 A.M. Saturday	8:00 A.M. to 3:00 A.M. Sunday	12:00 noon to 2:00 A.M. following
A-1	$1,850.00	0	12:00 noon to 12:00 midnight	12:00 noon to 12:00 midnight	12:00 noon to 12:00 midnight	
A-2	$4,950.00	1	8:00 A.M. to 4:00 A.M. [1] following	8:00 A.M. to 4:00 A.M. Saturday	8:00 A.M. to 4:00 A.M. Sunday	12:00 noon to 3:00 A.M.
A-3	$4,500.00	1	8:00 A.M. to 3:00 A.M.	8:00 A.M. to 4:00 A.M.	8:00 A.M. to 4:00 A.M.	12:00 noon to 3:00 A.M.
B	$2,500.00	7	8:00 A.M. to 12:00 midnight	8:00 A.M. to 12:00 midnight	8:00 A.M. to 12:00 midnight	8:00 A.M. to 12:00 midnight
B-1	$2,200.00	2	11:00 A.M. to 12:00 midnight	11:00 A.M. to 12:00 midnight	8:00 A.M. to 12:00 midnight	9:00 A.M. to 12:00 midnight
B-2	$2,500.00	1	8:00 A.M. to 2:00 A.M. following	8:00 A.M. to 2:00 A.M. Saturday	8:00 A.M. to 2:00 A.M. Sunday	12:00 noon to 2:00 A.M. following
B-3	$2,500.00	1	7:00 A.M. to 12:00 midnight	7:00 A.M. to 12:00 midnight	7:00 A.M. to 12:00 midnight	7:00 A.M. to 12:00 midnight
C	$3,700.00	4	8:00 A.M. to 2:00 A.M. following	8:00 A.M. to 3:00 A.M. Saturday	8:00 A.M. to 3:00 A.M. Sunday	12:00 noon to 2:00 A.M. following
C-1	$1,850.00	4	8:00 A.M. to 2:00 A.M. following	8:00 A.M. to 3:00 A.M. Saturday	8:00 A.M. to 3:00 A.M. Sunday	12:00 noon to 2:00 A.M. following
C-3	$1,850.00	4	8:00 A.M. to 12:00 midnight	8:00 A.M. to 1:00 A.M. Saturday	8:00 a.m. to 1:00 A.M. Sunday	8:00 a.m. to 12:00 midnight following
D	0	1	8:00 A.M. to 2:00 A.M. following	8:00 A.M. to 3:00 A.M. Saturday	8:00 A.M. to 3:00 A.M. Sunday	11:00 A.M. to 2:00 A.M. following
Daily	$55.00 fee plus $100.00 to $1,000.00 deposit					
SB	$500.00	2				9:00 A.M. to 12:00 noon
P	**$100.00**	**Limited by primary liquor licenses**	**Same hours as primary liquor license**	**Same hours as primary liquor license**	**Same hours as primary liquor license**	**Same hours as primary liquor license**

Notes:

1. The hours of operation for class A-2 licenses are 8:00 A.M. through 3:00 A.M. following on Mondays, notwithstanding the above schedule.

2. Daily liquor license deposit may be refunded subject to the discretion of local liquor control commissioner per subsection 2-3-8.I of this chapter.

B. Hours of operation for holidays are permitted as follows:

1. On the mornings of July 4, Memorial Day, Labor Day and Thanksgiving, the sale of alcoholic beverages is permitted as follows in the following classifications:

Class A	Until 3:00 A.M.
Class A-2	Until 4:00 A.M.
Class C	Until 3:00 A.M.
Daily	Until 1:00 A.M.

2. On December 31, the sale of alcoholic beverages is permitted as follows:

Class A	Until 3:00 A.M. January 1
Class A-2	Until 4:00 A.M. January 1
Class C	Until 3:00 A.M. January 1
Daily	Until 3:00 A.M. January 1

C. All patrons and customers shall leave the premises not later than ten (10) minutes following the closing hours stipulated above, excepting in establishments which are full service restaurants in which the service of alcoholic beverages is incidental and complementary to the service of meals; in

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED and APPROVED this _____ day of ________________, 2020.

____
Nicholas J. Helmer, Mayor

ATTEST:

____
City Clerk

AYES:

NAYS:

ABSENT:

Published in pamphlet form: ____________________, 2020

To: Mayor Helmer and Members of the City Council

From: Joe Wade, City Administrator

Subject: Prospect Pointe/Muir Park Tax Increment Financing Area Redevelopment Plan

Date: December 7, 2020

Background

Last January, the City Council authorized the attached area plan and eligibility study for the proposed Lexington Homes townhome development, at the former Jolly Fun House Academy. This study analyzes the area's eligibility for designation as a tax increment financing district, and also describes development goals and planned public improvements.

After the November 9th approval of the Plan Commission's land use recommendation for the reuse of the school property and adoption of associated ordinances, the next steps will involve consideration of a tax increment financing district. Monday's meeting agenda will include the following three items:

- Resolution Establishing a Time and Place for a Public Hearing to Consider the Adoption of an Ordinance Providing for a Tax Increment Financing District
- Resolution Establishing an Interested Parties Registry
- Resolution Establishing a Joint Review Board (representatives of impacted taxing districts)

Much of the work within the next sixty-ninety days is heavily rooted in procedural requirements, such as notification/publication dates and windows, correct processes for notification and mailing lists.

While these steps are prerequisites for considering the adoption of a tax increment financing district, that Council consideration is not scheduled until March. Additionally, the necessary public hearing regarding consideration of this TIF is scheduled for Wednesday, February 10.

As the City Council may not have had direct experience with a tax increment financing district, the following information is offered to provide baseline information of the subject, and what is contemplated for the former Jolly Fun House Academy and surrounding neighborhood.

TIFs are oftentimes a controversial subject, and the Chicago Tribune and other investigative sources have reported cases of failed structures and abusive practices. However, there are more than 1,000 TIFs in Illinois and successful redevelopment practices do not garner media attention. As each individual TIF has unique eligibility factors, redevelopment goals, financial structures and infrastructure needs, there is truth to the statement: "If you've seen one TIF, you've seen one TIF."

An important factor to consider for the evaluation of this tax increment financing district is it has a pay-as-you-go, or performance-based structure. The City is not undertaking debt to pay the developer or to fund infrastructure improvements (not a speculative TIF), but will use the tax increment generated from the development to pay for these costs.

Tax Increment Financing

Tax Increment Financing enables cities and villages to use public investment to assist developers with extra costs/risks of challenging developments. It is also used to pay for public infrastructure improvements. In the case of Lexington, additional costs are associated with the site's well water, fire suppression requirements, storm water management and similar factors.

TIFs freeze the existing Equalized Assessed Valuation for the designated area and collect all tax revenues above that rate due to increased property valuations (the increment). These revenues, or increment, can then be used to pay extraordinary development costs to the developer, and public improvement costs within the TIF district boundaries.

For the Lexington development, the following City public improvement costs have been identified:

Storm Water Management-For neighborhood north of Jolly Fun House Academy, specifically, Drake Avenue/Eleanor Drive Area-	$300,000
Sidewalk-East side of Elmhurst Road, city limit to Hintz Road	$350,000
Drake Terrace Sidewalk, -Oak Avenue to Elmhurst Road, w/ associated ditch imprvmts.	$200,000
Drainage Improvements-Drake Terrace/Drake Avenue area-	$200,000

Additionally, the proposed TIF District includes Muir Park. TIF district revenues can be used for improvements for the Park District, such as a picnic shelter, athletic field improvements, playground equipment and other expenses.

In drawing the proposed TIF boundary, the City has attempted to be as surgical as possible in limiting the number of existing properties for inclusion in the district. For the proposed District, the value of the existing properties is established as a base amount. The property taxes from this base amount will continue to go to the taxing bodies. Only the increment is available for the additional development costs, and City and Park District improvements.

Importantly, for the Prospect Pointe/Muir Park Tax Increment Financing Area, the largest source of increment will be derived from the Lexington development, at the Jolly Fun House Academy site. As the Jolly Fun House Academy has an assessed valuation of $0, all increment from this property will be available for TIF use.

Also, in accordance with State law, a statutorily established "make whole" payment to local school districts is made on a per student calculation.

In summary, TIFs operate on a return-on-investment model, utilizing a defined period (23 years) of short-term gains from incremental revenue, to pay excess development costs and identified public improvements. At the end of the period, all taxing districts benefit from the increased assessed valuation of the TIF district.

Procedural Steps for Consideration of Prospect Pointe/Muir Park Tax Increment Financing Redevelopment Plan

The first step in this process was last January's authorization of the Prospect Pointe/Muir Park Tax Increment Financing Redevelopment Area Plan. This document (attached) has proposed a map area of the district, evaluated TIF eligibility factors, addressed area redevelopment goals and assessed economic impact.

The next steps, which are rooted in the State's TIF statutes, begin with the following actions at the December 14th City Council meeting. These are:

1. Resolution Establishing a Time and Place for a Public Hearing to Consider the Adoption of the Prospect Pointe/Muir Park Tax Increment Financing District-Like all public hearings, this is an opportunity for citizens to submit their testimony considering the possible establishment of this TIF District. The public hearing is scheduled for February 10. The subsequent consideration of an ordinance adopting the tax increment financing district is scheduled for the Council meeting of Monday, March 8.
2. Resolution Establishing an Interested Parties Registry and Procedures-This is a public information requirement of State statute. The City will create a registry of interested parties with registration rules and forms for people interested in receiving information on activities related to the TIF.
3. Resolution Establishing Joint Review Board- All TIFs have a joint review board composed of representatives of the local taxing districts impacted by the TIF (elementary and high school districts, park, library and fire districts and Cook County). The purpose of the Board is to initially examine the proposed TIF and make a recommendation to the City Council. Subsequently, the JRB is intended to provide oversite of the City's administration of the TIF through annual reports and meetings.

   In addition to the representatives of the affected taxing districts, two appointments are made by the City. One is the City Administrator, who is responsible for managing the TIF, and the other is a citizen-at-large. Mayor Helmer will present these appointments for consideration at the December 14th meeting.

There are important and considerable procedural steps related to the public hearing, interested parties' registry and joint review board involving notices, publications, mailings, scheduling etcetera for which City staff has been working with the guidance of the City Attorney. The above-referenced dates reflect these considerations.

Summary

The proposed TIF district offers the possibility for storm water management, sidewalk and park improvements, which neither the City nor Park District could likely afford otherwise. Additionally, taxing districts will receive a significant increase in revenues upon the termination of the TIF period.

These resolutions are required by state law for the City of Prospect Heights to consider the adoption of a tax increment financing district in the defined area.

PROSPECT POINTE/MUIR PARK
TAX INCREMENT FINANCING
REDEVELOPMENT AREA PLAN AND PROJECT

City of Prospect Heights, Illinois

December 4, 2020

City of Prospect Heights
Nicholas J. Helmer, Mayor

Prepared by:

Johnson Research Group Inc.
332 South Michigan Avenue, 9th Floor
Chicago, Illinois 60604

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I. INTRODUCTION

This document is to serve as the redevelopment plan (the "**Redevelopment Plan**") for an area located in the northern part of the City of Prospect Heights (the "**City**") approximately 2.0 miles north of the Prospect Heights City Hall. The area is generally bounded by Eleanor Drive on the north, , 100 feet east of Drake Terrace on the east Oak Avenue and 210 feet east of Illinois Route 83/Elmhurst Road on the west, and the southern boundary of Muir Park on the south. This area is referred to in this document as the Prospect Pointe/Muir Park Tax Increment Financing Redevelopment Project Area (the "**Project Area**"). For a map depicting the location of the Project Area within the City of Prospect Heights, see ***Figure 1. Community Context Map***.

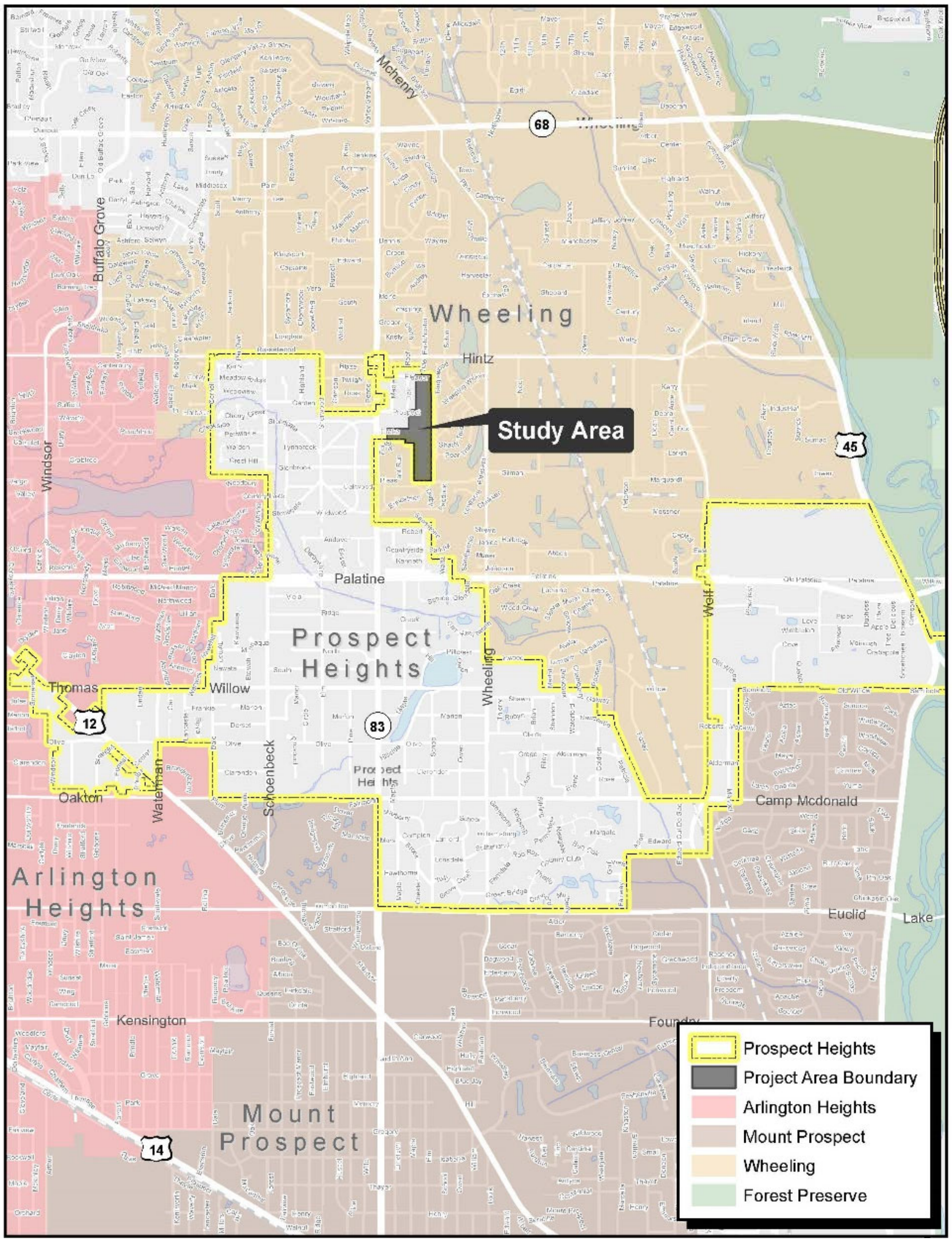

Figure 1. Community Context Map

In conjunction with the City's strategy to encourage managed growth and stimulate private investment within the Project Area, Johnson Research Group, Inc. ("**JRG**" or the "**Consultant**") was engaged to study whether the Project Area of approximately 28.5 acres qualifies as a "conservation area," a "blighted area," or a combination of both blighted areas and conservation areas under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended (the "**Act**"). The Project Area, described in more detail below as well as in the accompanying Prospect Pointe/Muir Park Tax Increment Financing Eligibility Report (the "**Eligibility Report**"), on the whole has not been subject to growth and development through investment by private enterprise and is not reasonably expected to be developed without public intervention and leadership by the City.

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

A. Prospect Pointe/Muir Park Tax Increment Financing Redevelopment Project Area

The Prospect Pointe/Muir Park Project Area is situated at the northern edge of the city, adjacent on three sides to the Village of Wheeling. The southern end of the Project Area contains Muir Park, a public park with a single baseball diamond, open space and a band of trees separating Muir Park from Pleasant Run Park in Wheeling. Immediately north of the park is a one-story building, approximately 19,000 square feet in size and built in the 1960s as Muir School. The building operated most recently as the Jolly Fun House pre-school and day care (the "Former School Site"). This building on the Former School Site has been vacant for four years. The area to the north includes 28 detached single-family homes within a residential subdivision built in the late 1950s and early 1960s. The area is currently zoned R-1. The Project Area is approximately 28.5 acres in size, comprised of 24.05 acres of improved land (including improved park land) and 4.45 acres of public rights-of-way. The Project Area includes 29 tax parcels within six tax blocks.

For a map depicting the Project Area boundaries, see ***Figure 2. Project Area Boundary***. A legal description of the Project Area is included in ***Section II, Legal Description and Project Area Boundary***.

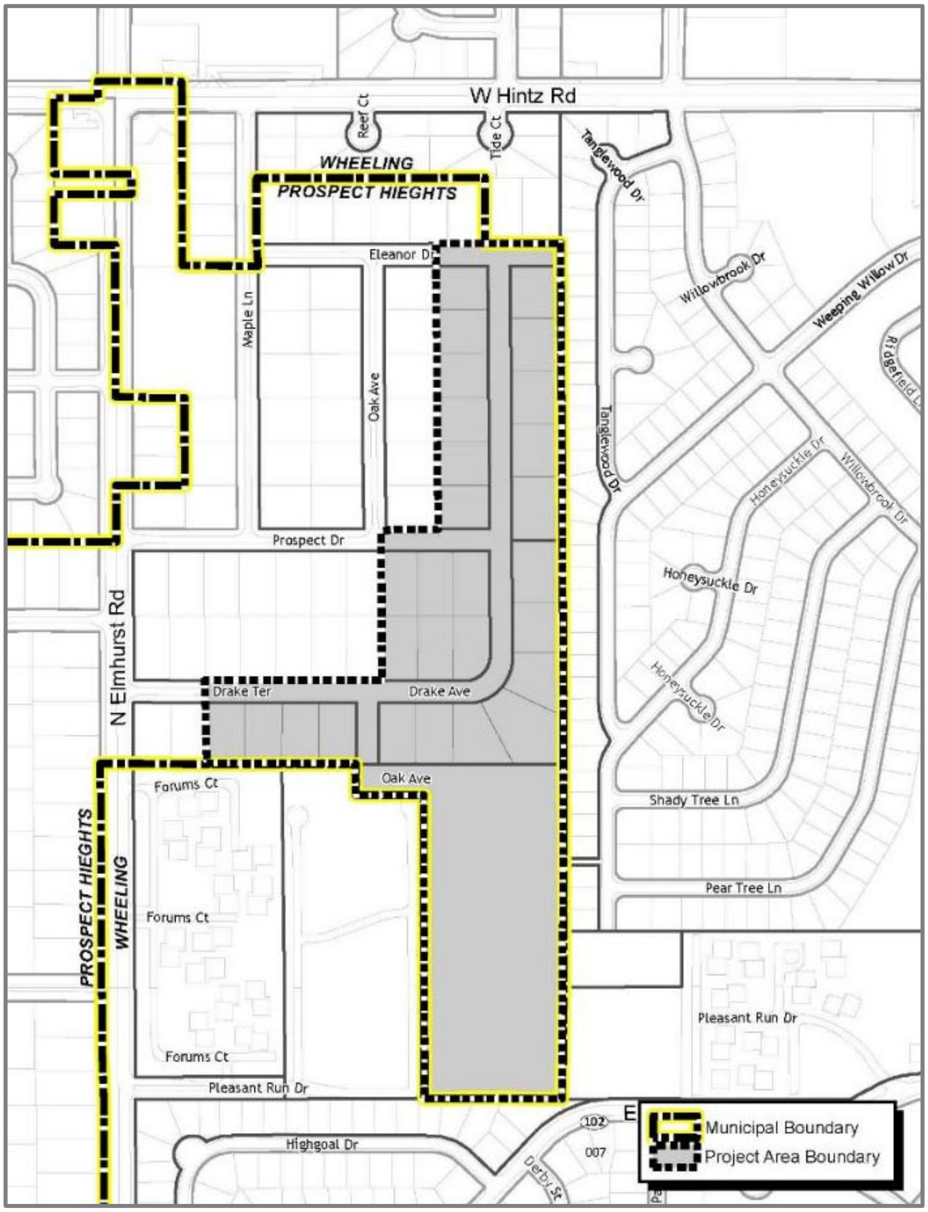

Figure 2. Project Area Boundary

Historical Context

In 1935, a development of six two story bungalows along Elmhurst Road in what was unincorporated Cook County became the first residential subdivision within the area that would become Prospect Heights. A small group of homeowners formed the Prospect Heights Improvement Association (PHIA) to provide social and governmental needs. Within 20 years, there were 600 homes. The vast majority of residential development occurred in the decades between 1950 and 1990. The area remained unincorporated while the neighboring communities of Arlington Heights, Wheeling, and Mount Prospect had formed formal governments, incorporating as municipalities in 1887, 1894, and 1917, respectively. Over the years, multiple proposals for incorporation failed until the 1970s, when decades of continued growth became too much for the PHIA to manage. Under increasing threat of annexation by neighboring towns, the area finally incorporated as a city in 1976. As of the most recent estimates from the U.S. Bureau of the Census the 2018 population of Prospect Heights had reached 16,014 with more than 6,000 housing units.

The southern portion of the area was originally developed for public use as John Muir elementary school and park. Built in 1967, the school was built in three hexagonal pods. As demographic and school needs changed, the elementary school building was closed in 1981 and later sold to a day care facility. The building has been vacant and on the market for sale since 2016. The building is economically and functionally obsolete as an educational facility and its redevelopment potential is hindered by underlying lack of utilities, including a potable water system and a functioning stormwater drainage system.

The northern portion of Project Area encompasses a residential subdivision characterized by the presence of single-family detached homes, generally one- or two-stories in height with masonry construction. Platted for subdivision in 1956, the homes are all approximately 60 to 65 years old. Due to insufficient grading, detention, and stormwater management, this portion of the Project Area experiences chronic stormwater drainage problems, evidenced by regular flooding and protracted periods of standing water on private property and in the public way. The subdivision was developed without sufficient regard for accessibility to the larger community causing traffic conflicts and congestion at Oak Avenue. Annexation of properties immediately east, south and west of Muir Park to Wheeling and their subsequent development left Muir Park and the school facility without proper ingress and egress.

Evidence indicating that the Project Area as a whole has not been subject to growth and development through investment by private enterprise is detailed in ***Section VI*** and summarized below.

- The Project Area exhibits the presence of three eligibility factors: inadequate utilities, lack of community planning, and lagging equalized assessed values (EAV).
- The presence of a long-vacant and obsolete Former School Site that was most recently used as a day care facility until 2016.
- Inadequate street layout evidenced by a narrow easement through the Former School Site in order to access Muir Park, which otherwise would not be directly accessible.
- The absence of a sufficient water supply system to serve existing or future development.
- An inadequate storm sewer system causes chronic flooding in several locations in the Project Area that result in standing water for weeks at a time each year.
- Ad hoc attempts to ameliorate the storm drainage problems have been insufficient to solve the issue and a more comprehensive approach is needed.
- The jigsaw puzzle pattern of the municipal boundaries in this portion of the city of Prospect Heights is further evidence of the lack of coordinated planning as the city initially grew in the 1940s through the 1970s, long after most north suburban communities had incorporated and adopted comprehensive plans and development guidelines.
- The growth in property values as represented by equalized assessed values, has lagged behind the growth in the consumer price index (inflation) in three of the last five years.

Although the Project Area benefits from good schools, stable housing stock, and reasonable proximity to major roads, highways and commuter rail, without intervention the conditions that qualify the area as a conservation area will worsen and property values may decline. Without the intervention of the City and the adoption of Tax Increment Financing and this Redevelopment Plan, the Project Area overall would not reasonably be expected to be redeveloped.

B. Tax Increment Financing

In January 1977, Tax Increment Financing ("**TIF**") was authorized by the Illinois General Assembly through passage of 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 by applying the tax rate to the increase in the current Equalized Assessed Valuation ("**EAV**") of real property within the redevelopment project area over and above the "**Certified Initial EAV**" of such real property. Incremental Property Taxes are reinvested in the area through rehabilitation, developer incentives, public improvements and other eligible redevelopment activities.

All taxing districts continue to receive property taxes levied on the Certified Initial EAV 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 have been paid. Taxing districts also benefit from the increased property tax base after the expiration or termination of the redevelopment project area.

C. The Redevelopment Plan for the Prospect Pointe/Muir Park Tax Increment Financing Redevelopment Project Area

The City's overall goals include a desire to expand the diversity of housing stock while ensuring that new developments complement the existing neighborhood character and to address long term constraints on growth and sustainability caused by the lack of sufficient water, sewer, and sanitary systems. This Redevelopment Plan promotes these goals. The Former School Site in the southern portion of the Project Area has been vacant and unused for several years. Redevelopment of the Former School Site is hindered by the absence of a sufficient water supply system and significant stormwater management issues. The site's redevelopment will require demolition costs, removal of soils, improvements to the roadway easement on the west side of the site, installation of multiple utility systems including a water supply system, sanitary and stormwater systems, including an oversized retention area that will accommodate drainage from neighboring areas. Despite the site's location in a stable community, next to a public park, no buyer of the Former School Site had emerged for several years. Overall, it is not reasonable to expect that redevelopment and improvements will occur on a comprehensive and coordinated basis without the use of TIF.

This Redevelopment Plan has been formulated in accordance with the provisions of the Act and is intended to guide improvements and activities within the Project Area to stimulate economic growth and private investment in the Project Area in a manner that is consistent with the goals of the City. The goal of the City, through implementation of this Redevelopment Plan, is to redevelop the Former School Site with access to a water supply system and to improve the entire Project Area's storm drainage system on a comprehensive and planned basis to ensure that private investment occurs:

1. On a coordinated rather than piecemeal basis to ensure that land use, access and circulation, parking, public services and urban design are functionally integrated and meet present-day principles and standards;

2. On a reasonable, comprehensive and integrated basis to ensure that conservation area factors are eliminated; and

3. Within a reasonable and defined time period so that the Project Area may contribute productively to the economic vitality of the City.

Redevelopment of the Project Area will constitute a complex endeavor that will depend to a large extent on the cooperation between the private sector and agencies of local government. Adoption of this Redevelopment Plan will enable the implementation of a comprehensive public infrastructure program that will attract coordinated private investment. Without public investment in public infrastructure, the comprehensive redevelopment and coordinated improvements to the storm sewer system and the private water supply system in the Project Area would not be expected to be realized by the private sector alone.

This Redevelopment Plan sets forth the overall "**Redevelopment Project**" to be undertaken to accomplish the City's above-stated goals. During implementation of the Redevelopment Project, the City may, from time to time: (i) undertake or cause to be undertaken public improvements and other redevelopment project activities authorized under the Act; and (ii) enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements and undertake other redevelopment project activities authorized under the Act on one or several parcels (items (i) and (ii) are collectively referred to as "**Redevelopment Projects**").

This Redevelopment Plan specifically describes the Project Area and summarizes the criteria that qualify the Project Area as a "**conservation area**" as defined in the Act.

The use of Incremental Property Taxes will permit the City to direct, implement and coordinate public improvements and activities to stimulate private investment within the Project Area. These improvements, activities and investments will benefit the City, its residents, and all taxing districts having jurisdiction over the Project Area. These anticipated benefits include:

- Elimination of the conservation area conditions in the Project Area;
- A stable and predictable environment that promotes economic growth;
- Installation of a robust water supply system that can support new development.
- Integration of improvements to the storm sewer system in the overall Project Area with any new projects that are developed on the Former School Site in the southern portion of the Project Area;
- Reconfiguration of Muir Park to mitigate flooding, improve roadway access, and upgrade park amenities including multi-functional ball fields, pedestrian paths and parking facilities; and

II. LEGAL DESCRIPTION AND PROJECT BOUNDARY

The boundaries of the Project Area have been drawn to include only those contiguous parcels of real property and improvements substantially benefited by the proposed Redevelopment Project to be undertaken as part of this Redevelopment Plan. The boundaries of the Project Area are shown in ***Figure 2. Project Area Boundary***, and legally described below:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND WEST HALF OF THE SOUTHEAST QUARTER, ALL IN SECTION 15, TOWNSHIP 42, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF OAK AVENUE AND THE SOUTH LINE OF DRAKE'S FIRST ADDITION TO PROSPECT HEIGHTS, BEING A SUBDIVISION PER DOCUMENT 16245157; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF LOT 3 IN SAID DRAKE'S FIRST ADDITION TO PROSPECT HEIGHTS; THENCE NORTH ALONG SAID WEST LINE AND NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF DRAKE TERRACE; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE AND EXTENSIONS THEREOF OF LOT 16 AND LOT 31 IN SAID DRAKE'S FIRST ADDITION TO PROSPECT HEIGHTS; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF PROSPECT DRIVE; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINES AND EXTENSIONS THEREOF OF LOTS 47 THRU 52 IN GLENDRAKE, BEING A SUBDIVISION PER DOCUMENT 16632601; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF ELEANOR DRIVE; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID WEST HALF OF NORTHEAST QUARTER; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST HALF OF SAID SOUTHEAST QUARTER TO THE NORTH LINE OF POLO RUN UNIT TWO, BEING A SUBDIVISION PER DOCUMENT 86110531; THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF PLEASANT RUN SUBDIVISION, BEING A SUBDIVISION PER DOCUMENT 21809018; THENCE NORTHERLY AND WESTERLY ALONG SAID EAST LINE TO THE SOUTH LINE OF AFORESAID DRAKE'S FIRST ADDITION TO PROSPECT HEIGHTS AND POINT OF BEGINNING, ALL IN COOK COUNTY ILLINOIS.

III. ELIGIBILITY CONDITIONS

The results summarized in this section are more fully described in a separate report that presents the definition, application and extent of the conservation area factors in the Project Area. The report, prepared by JRG is entitled "**Prospect Pointe/Muir Park Tax Increment Financing Eligibility Report**," (the "**Eligibility Report**") and is attached as **EXHIBIT II** to this Redevelopment Plan.

A. Summary of Project Area Eligibility

Based upon surveys, inspections and analyses of the Project Area, the Project Area qualifies under the applicable criteria as an improved conservation area within the requirements of the Act.

Conservation Area:

A conservation area is defined in the Act as an improved area in which at least 50 percent of the structures are 35 years of age or older and at least three of thirteen factors set forth in the Act are found to be present to a meaningful extent and reasonably distributed throughout the Project Area. The analysis of the Project Area found that 100 percent of the structures are over 35 years of age, and the meaningful presence and a reasonable distribution of three (3) factors throughout the Project Area, including:

1. Inadequate Utilities
2. Declining or Lagging EAV
3. Lack of Community Planning

The Project Area as a whole includes only real property and improvements thereon substantially benefited by the proposed redevelopment project improvements.

B. Surveys and Analyses Conducted

The conditions documented in the Project Area are based upon surveys and analyses conducted by JRG. The surveys and analyses conducted for the Project Area include:

1. Exterior survey of the condition and use of all buildings and sites;
2. Field survey of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences, and general property maintenance;
3. Analysis of the existing uses within the Project Area and their relationships to the surroundings;
4. Comparison of current land use to current zoning ordinance and the current zoning map;
5. Analysis of original platting and current parcel size and layout;
6. Analysis of vacant parcels and buildings;
7. Analysis of building floor area and site coverage, as well as off-street parking and loading and service areas;
8. Review and analysis of available Federal Emergency Management Agency maps of flood zones;
9. Analysis of storm, sanitary sewer lines and water supply lines within the Project Area via existing infrastructure maps;

10. Analysis of Cook County Assessor records for assessed valuations and equalization factors for tax parcels in the Project Area for assessment years 2013 through 2019;
11. Review of Cook County Treasurer property tax payment records for collection years 2016, 2017 and 2018; and
12. Review of previously prepared plans, studies and data.

IV. REDEVELOPMENT GOALS AND OBJECTIVES

Comprehensive and coordinated investment in new public and private improvements and facilities is essential for the successful redevelopment and public improvement of the Project Area. Redevelopment of the Project Area will benefit the City through improvements in public infrastructure, new residential development, and an increased tax base.

This section identifies the general goals and objectives adopted by the City for redevelopment of the Project Area. ***Section V*** presents more specific objectives for development and design within the Project Area and the redevelopment activities that the City plans to undertake to achieve the goals and objectives presented in this section.

A. General Goals

Listed below are the general goals adopted by the City for redevelopment of the Project Area. These goals provide overall focus and direction for this Redevelopment Plan.

1. Maintain the Project Area as an attractive residential area within the City of Prospect Heights.
2. Provide a water supply system to support new residential development
3. Improve storm water retention and drainage system for the benefit of the Project Area.
4. Provide better access to and recreational facilities within Muir Park.
5. Conserve and enhance the quality and stability of the Project Area's existing residential by attracting new residential developments.

B. Redevelopment Objectives

Listed below are the redevelopment objectives which will guide planning decisions regarding redevelopment within the Project Area.

1. Upgrade public infrastructure and streets, including the storm water drainage system and provide access to a sufficiently sized water supply system.
2. Improve transportation routes and signage to sufficiently accommodate circulation within the Project Area.
3. Improve safety and ease of access to/from Muir Park and minimize conflicts with vehicular traffic.
4. Reconfigure the parking lot for Muir Park and improve the park's recreational amenities to include both active and passive park uses as well as pedestrian paths.
5. Support redevelopment of the Former School Site with low to medium density development that provide high-quality residential options.

V. REDEVELOPMENT PROJECT

This section presents the Redevelopment Project anticipated to be undertaken by the City and by other public and private entities on behalf of the City in furtherance of this Redevelopment Plan. The Redevelopment Project, as outlined in this section conforms to the plans and policies in place within the Project Area including: the City of Prospect Heights Zoning Code and the City of Prospect Heights Comprehensive Plan (updated most recently in 2014).

The Redevelopment Project described in this Redevelopment Plan and pursuant to the Act includes: a) the land use plan; b) redevelopment goals and objectives; c) a description of redevelopment improvements and activities; d) estimated redevelopment project costs; e) a description of sources of funds to pay estimated redevelopment project costs; f) a description of obligations that may be issued; and g) identification of the most recent EAV of properties in the Project Area and an estimate of future EAV.

A. Land Use Plan

The Land Use Plan is intended to direct Redevelopment Project Costs that support the redevelopment of the Former School Site and overall public improvements throughout the Project Area. The City's Comprehensive Plan and Zoning Ordinance form the primary basis for this land use plan and further define the guidelines for considering future development projects.

The Land Use Plan for the Project Area includes land uses that have been approved by the Prospect Heights City Council. The land uses are intended to reflect the long-term objectives of the Redevelopment Plan and support the redevelopment of the vacant and underutilized Former School Site and the critical infrastructure systems consistent with the needs of the overall Project Area.

A summary description of the future land uses to be considered within the Project Area are described below and illustrated in ***Figure 3. Land Use Plan***.

New Residential Development

The Project Area should accommodate a mix of residential single-family, multi-family, and open space/public park uses. The existing single-family land uses in the Project Area north of Oak Avenue should remain as single family uses, whereas the Former School Site, south of Oak Avenue and north of Muir Park, should allow multi-family uses, such as attached townhomes. New residential developments should ensure fluid connections to neighboring residential lots and the public park. Improvements and redevelopment activity should be designed with good vehicular and pedestrian accessibility, as well as open space to the extent possible. Shared and cooperative parking solutions for new development should be explored to enhance traffic management within and through the Project Area.

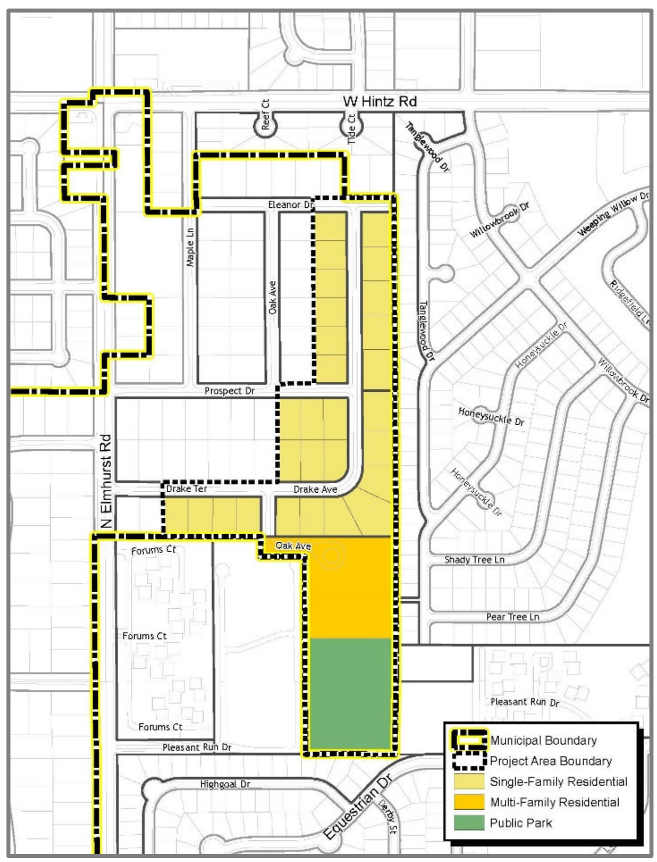

Figure 3. Land Use Plan

All development should comply with the Redevelopment Plan objectives set forth in ***Section IV***, the City of Prospect Heights Zoning Code and the City of Prospect Heights Comprehensive Plan for the Project Area, and all other relevant City ordinances and development guidelines.

B. Redevelopment Goals and Objectives

Listed below are the specific redevelopment goals and objectives which will assist the City in directing and coordinating public and private improvements and investment within the Project Area in order to achieve the general goals and objectives identified in ***Section IV*** of this Redevelopment Plan.

The Development and Design Objectives are intended to enhance and attract desirable uses such as new development coordinated with other nearby uses.

a) Land Use, Building and Site Development

- Support new residential developments through the planned development process.
- Construction of new private roadways and streets should maintain or connect to the City's existing pattern of streets and conform to the construction standards of public streets.
- Encourage outdoor activation of sidewalks in pedestrian-oriented locations where possible.
- Strive to attain high standards of environmentally sustainable design in all buildings consistent with the City's sustainability policies.

b) Infrastructure and Circulation

- Provide access to a water supply system sufficient to serve new developments.
- Improve the storm drainage system on a comprehensive basis.
- Improve access to public park facilities by enhanced roadways, reconfiguring parking areas and facilitating pedestrian access from the surrounding neighborhoods.
- Ensure that roadway signage simplifies wayfinding to and from the public park, with minimal traffic flow through the residential neighborhood.

c) Urban Design, Landscaping, and Open Space

- Ensure that the architectural design of new developments is complementary to the existing residential profile and character of the Project Area.
- Ensure Muir Park access points and parking areas are highly visible and easily accessed.
- Provide new pedestrian-scale lighting where appropriate.
- Encourage streetscape features including parkway trees.
- Ensure that all landscaping and design materials comply with the City's ordinances and any applicable Planned Development requirements.

C. Redevelopment Improvements and Activities

The City proposes to achieve its redevelopment goals and objectives for the Project Area through the use of public financing techniques such as tax increment financing to undertake some or all of the activities and improvements authorized under the Act, including the activities and improvements described below. The City also maintains the flexibility to undertake additional activities and improvements authorized under the Act, if the need for activities or improvements change as redevelopment occurs in the Project Area.

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, renovate or restore improvements on one or several parcels. Redevelopment agreements may contain terms and provisions that are more specific than the general principles set forth in this Redevelopment Plan.

1. Property Assembly and Site Preparation

The City may facilitate property assembly in the Project Area, assist in the demolition of buildings and site improvements, and provide for site preparation costs.

2. Provision of Public Works or Improvements

The City, or an agent of the City, may provide public improvements and facilities that are necessary to service the Project Area in accordance with this Redevelopment Plan and the comprehensive plan for development of the City as a whole. Public improvements and facilities may include, but are not limited to, the following:

a) Public Infrastructure and Utilities

Infrastructure that will provide new residential developments with access to a modern, sufficiently sized water supply system.

Improvements to the Project Area's storm drainage system, via land grading, repair of existing drainage pipes, installation of new drainage pipes, and creation of retention ponds.

Improvements to the roadway access to Muir Park.

b) Parks and Open Space

Improvements to Muir Park including the recreational amenities, pedestrian paths and parking configuration.

3. Taxing Districts Capital Costs

The City may reimburse all or a portion of the costs incurred by certain taxing districts in the furtherance of the objectives of this Redevelopment Plan.

4. Interest Subsidies

Funds may be provided to developers for a portion of interest costs incurred by a developer related to the construction, renovation or rehabilitation of a redevelopment project, subject to the limitations outlined in the next section.

5. Analysis, Administration, Studies, Surveys, Legal, etc.

Under contracts that will run for three years or less (excluding contracts for architectural and engineering services which are not subject to such time limits) the City and/or private developers may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage this Redevelopment Plan.

D. Redevelopment Project Costs

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 Redevelopment Plan (the "**Redevelopment Project Costs**").

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the City Council of Prospect Heights 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 Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Redevelopment Plan to the extent permitted by the Act. In the event of such amendment(s) to the Act, the City may add any new eligible redevelopment project costs as a line item in Table 1 or otherwise adjust the line items in Table 1 without amendments to this Redevelopment 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 Redevelopment Plan.

1. Eligible Redevelopment Project Costs

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Redevelopment 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 redevelopment 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 cost 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 cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;

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 City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

i) An elementary, secondary, or unit school 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 City 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 (see Section V.C.2 above);

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 City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of 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, plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and

5. The cost limits set forth in paragraphs 2 and 4 above shall be modified to permit payment of up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.

n) Instead of the eligible costs provided for in (m) 2, 4 and 5 above, the City 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 cost 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 day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, “low-income families” means families whose annual income does not exceed 80 percent of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development;

p) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

q) 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.

2. Estimated Redevelopment Project Costs

A range of redevelopment activities and improvements will be required to implement this Redevelopment Plan. The activities and improvements and their estimated costs are set forth in ***Table 1. Estimated Redevelopment Project Costs***. All estimates are based on 2020 dollars. Funds may be moved from one line item to another or to an eligible cost category described in this Redevelopment Plan at the City’s discretion.

Redevelopment Project Costs described in this Redevelopment Plan are intended to provide an upper estimate of expenditures that may be incurred over the life of the TIF. Within this upper estimate, adjustments may be made in line items without amending this Redevelopment Plan.

Table 1. Estimated Redevelopment Project Costs

TIF EXPENSE CATEGORY	ESTIMATED COST
Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	$500,000
Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	$5,000,000
Public Works and Infrastructure Improvements, including streets, utilities, parks and open space [1]	$5,000,000
Interest Costs	$500,000
TOTAL ESTIMATED COSTS	**$11,000,000** [2]

[1] This category may also include paying for or reimbursing: (i) an elementary, secondary or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.

[2] All costs are in 2020 dollars and may be increased by five percent (5%) after adjusting for inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U.S. Department of Labor.

E. Sources of Funds to Pay Redevelopment Project Costs

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 City may deem appropriate. The City may incur redevelopment project costs, which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City 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.

As of the date of this Redevelopment Plan, the Project Area is not contiguous to any other existing TIF districts. The Project Area may, in the future, be contiguous to or separated by only a public right-of-way from other redevelopment project areas created under the Act. The City 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. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

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 City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Project Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Redevelopment Plan that net revenues from the Project Area be made available to support any such redevelopment project areas, and vice versa. The City therefore proposes to utilize net incremental revenues received from the 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. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in ***Table 1. Estimated Redevelopment Project Costs***.

F. Issuance of Obligations

The City 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 City may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the City 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 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., December 31, 2045, assuming City Council approval of the Project Area and Redevelopment Plan in 2021). Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Redevelopment 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 available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

G. Valuation of the Project Area

1. Most Recent EAV of Properties in the Project Area

The purpose of identifying the most recent 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 2019 EAV of all taxable parcels in the Project Area is approximately $2,340,169. This total EAV amount by PIN is summarized in ***Exhibit I. 2019 EAV by PIN***. 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 2019 tax year. If the 2020 EAV shall become available prior to the date of the adoption of the Plan by the City Council, the City may update the Plan by replacing the 2019 EAV with the 2020 EAV.

2. Anticipated Equalized Assessed Valuation

By the tax year 2044 (collection year 2045) and following the substantial completion of the Redevelopment Project, the anticipated EAV of the Project Area is estimated at approximately $15.3 million. The estimate is based on several assumptions, including: 1) redevelopment of the Former School Site will occur within a few years and will be fully assessed in 2024; 2) approximately 60 to 70 town homes will be built on the Former School Site but no other new private developments are assumed to occur in the Project Area; 3) an estimated annual inflation rate in EAV of 2.5 percent through 2044, realized in triennial reassessment years only (7.69 percent per triennial reassessment period); and 5) the most recent state equalization factor of 2.9160 (2019 value) is used in all years to calculate estimated EAV.

VI. LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE

As described in ***Section III*** of this Redevelopment Plan, the Project Area as a whole is adversely impacted by the meaningful presence of three conservation area factors, and these factors are reasonably distributed throughout the Project Area. The presence of conservation area factors within the Project Area impairs the value of private investments and threatens the sound growth and tax base of taxing districts. In order to promote a stable economic and physical development of the Project Area it is necessary to remove and eradicate adverse conditions before they lead to decline and deterioration of the area.

The lack of growth and private investment in the Project Area is evidenced by the following:

- An Improved Area that exhibits the presence of three eligibility factors: inadequate utilities, lagging equalized assessed values (EAV) and lack of community planning.
- The limited presence of one additional contributing factor, excessive vacancies that, while limited in its distribution, is evidence of a lack of investment.
- The absence of a sufficient water supply system in the Former School Site.
- The presence of multiple areas of chronic flooding that has not been remedied for many years.
- Inadequate infrastructure that includes a storm sewer system reliant on swales and drainage ditches that are insufficient to fully drain water during and after storm events.

The Project Area qualifies under the Act as a conservation area on the basis that:

1) One hundred percent (100%) of the structures in the Project Area are over 35 years of age; and
2) The Project Area exhibits the meaningful presence and reasonable distribution of three of the 13 criteria listed in the Act for a conservation area.

Therefore, the Project Area qualifies as eligible under the TIF Act as a redevelopment project area, with conservation area conditions that are detrimental to sound growth of the taxing districts.

The Project Area on the whole would not reasonably be anticipated to be redeveloped in a comprehensive manner that is consistent with the goals of the City without the adoption of this Redevelopment Plan.

VII. FINANCIAL IMPACT

The Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan and the use of TIF. In the absence of City-sponsored redevelopment initiatives, there is a prospect that conservation area factors will continue to exist and spread, and the Project Area on the whole and adjacent properties will languish or deteriorate, eventually becoming a blighted area. In the absence of City-sponsored redevelopment initiatives, erosion of the assessed valuation of property in and outside of the Project Area could lead to a reduction of real estate tax revenue to all taxing districts.

Section V of this Redevelopment Plan describes the comprehensive, area-wide Redevelopment Project proposed to be undertaken by the City to create an environment in which private investment can occur. The Redevelopment Project will be a long-term endeavor over a period of years consistent with local market conditions and available financial resources required to complete the various redevelopment improvements and activities as well as Redevelopment Projects set forth in this Redevelopment Plan. Successful implementation of this Redevelopment Plan is expected to result in new private investment in privately and publicly-funded new construction of residential developments, public infrastructure, and improvements to the public park, on a scale sufficient to eliminate problem conditions and maintain the area as a highly desirable residential neighborhood.

The Redevelopment Project is expected to have significant short- and long-term positive financial impacts on the taxing districts affected by this Redevelopment Plan. In the short-term, the City's effective use of TIF, through the encouragement of new development and redevelopment, can be expected to enhance the assessed value of existing properties in and adjacent to the Project Area, thereby enhancing the existing tax base for local taxing agencies. In the long-term, after the completion of all redevelopment improvements and activities, Redevelopment Projects and the payment of all Redevelopment Project Costs and municipal obligations, the taxing districts can be expected to benefit from the enhanced tax base that results from the increase in EAV caused by the Redevelopment Projects.

VIII. FINANCIAL IMPACT ON TAXING DISTRICT SERVICES

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 Redevelopment Plan and a description of any program to address such financial impacts or increased demand.

The following major taxing districts presently levy taxes against properties located within the Project Area. Public facilities are illustrated in ***Figure 4. Community Facilities Map***.

City of Prospect Heights. The City is responsible for the provision of a range of municipal services, including: police protection; capital improvements and maintenance; sanitation service; building, housing and zoning codes, etc. The redevelopment of underutilized properties with new residential uses may cause a negligible increase in the demand for services and programs provided by the City. Current service levels are expected to be able to accommodate any increase.

Prospect Heights Fire Protection District. Primary services provided by the District include fire protection services, emergency rescue and medical services, and hazardous materials response. The District also provides mutual aid to neighboring communities by providing equipment and personnel for large incidents. The addition of approximately 69 new residential units may cause an increase in the demand for services provided by the fire protection district. Current service levels are expected to be able to accommodate any increase.

Prospect Heights School District 23 and Arlington Heights Township High School District 214. General responsibilities of the school districts include the provision, maintenance and operation of educational facilities and the provision of educational services for pre-school through twelfth grade. School facilities for both districts are outside the Project Area but located within less than two miles of the Project Area.

The construction of 69 new residential units may generate the additional enrollment of approximately 15 students, including 12 public pre-school through elementary school students and 3 public high school students. It is anticipated this increase in school age children is likely to impact existing facilities provided by Prospect Heights School District 23 and Arlington Heights High School Township 214.

The TIF Act requires that, if a residential project receives TIF assistance, a portion of TIF district incremental revenues must be allocated to the school districts based on a formula in the TIF Act and the actual number of school children enrolled in the local public school districts that live in the TIF-assisted residential units. This requirement is an annual requirement until the TIF district expires or is terminated. The City and the two school districts will monitor development in the Project Area to ensure that residents are adequately served and any increased demand for services and capital improvements provided by the Prospect Heights School District 23 and Arlington Heights Township High School District 214 are addressed.

Prospect Heights Park District. General responsibilities include the provision, maintenance and operation of park and recreational facilities throughout the City and for the provision of recreational programs, including for Muir Park, which is located within the Project Area. The Redevelopment Plan calls for the reconfiguration of existing open space and replacement of recreational amenities. Improved and reconfigured recreational facilities in Muir Park are not expected to increase the demand for services, programs and capital improvements provided by the Prospect Heights Park District.

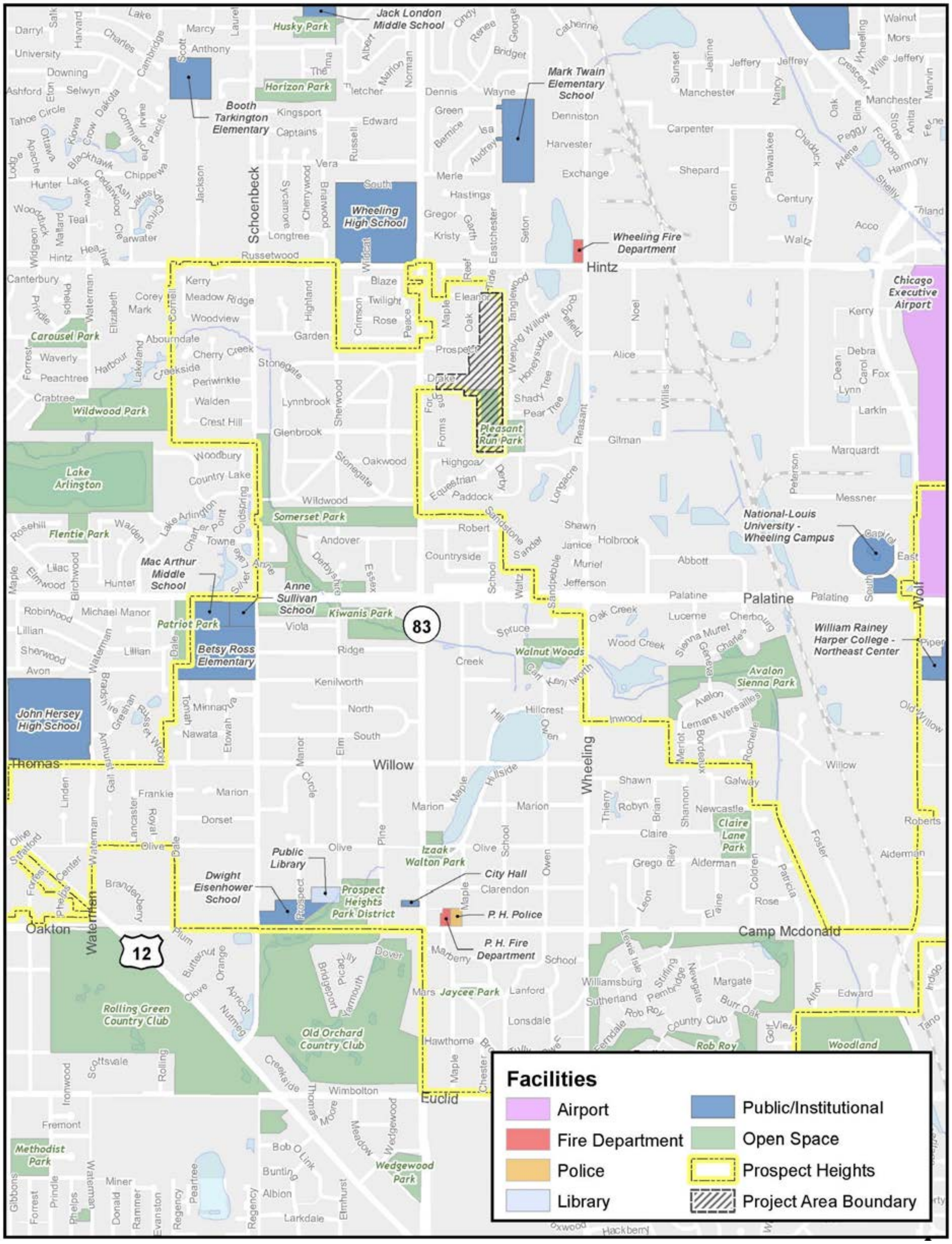

Figure 4. Community Facilities

Other Taxing Districts. It is expected that any increase in demand associated with redevelopment in the Project Area for services and programs provided by the Prospect Heights Public Library system, Harper Community College District 512, Cook County, Cook County Forest Preserve District and Metropolitan Water Reclamation District can be adequately served by existing services and programs maintained and operated by these taxing districts. Therefore, at this time, no special programs are proposed for these taxing districts.

The City 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 City's program to address increased demand for services or capital improvements provided by some or all of the impacted taxing districts is contingent upon: (i) the Redevelopment Project occurring as anticipated in this Redevelopment Plan, (ii) the Redevelopment Project resulting in demand for services sufficient to warrant the allocation of Redevelopment Project Costs; and (iii) the generation of sufficient Incremental Property Taxes to pay for the Redevelopment Project Costs (identified in ***Table 1. Estimated Redevelopment Project Costs***). In the event that no redevelopment projects materialize or involves a different scale of development than that currently anticipated, the City may revise its program to address increased demand, to the extent permitted by the Act, without amending this Redevelopment Plan.

IX. CONFORMITY OF THE REDEVELOPMENT PLAN FOR THE PROJECT AREA TO LAND USES APPROVED BY THE PLANNING COMMISSION OF THE CITY

This Redevelopment Plan and the Redevelopment Project described herein include land uses that have been adopted by the Prospect Heights City Council, as set forth in the Prospect Heights Comprehensive Plan and the relevant Planned Developments.

X. PHASING AND SCHEDULING

A phased implementation strategy may be utilized to achieve comprehensive and coordinated improvements in the Project Area, as well as to allow time for incremental revenues to accumulate.

It is anticipated that City expenditures for Redevelopment Project Costs will be carefully staged on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of Incremental Property Taxes by the City.

The estimated date for completion of Redevelopment Projects is no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., December 31, 2045, assuming City Council approval of the Project Area and Redevelopment Plan in 2021).

XI. PROVISIONS FOR AMENDING THIS REDEVELOPMENT PLAN

This Redevelopment Plan may be amended pursuant to the Act.

XII. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION PLAN

The City is committed to and will affirmatively implement the following principles with respect to this Redevelopment Plan:

A) The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.

B) This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

XIII. HOUSING IMPACT

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 the City is unable to certify that such displacement will not result from the Redevelopment Plan, the City must prepare a housing impact study and incorporate the study in the redevelopment plan and project.

The Project Area contains 28 residential units. The only redevelopment of new housing will occur on the Former School Site and will not displace any residents.

Based on these plans for the Project Area, the City certifies that no displacement of residents will occur as a result of the Redevelopment Plan. Therefore, a full housing impact study has not been undertaken as part of this Redevelopment Plan.

EXHIBIT I: 2019 EAV by PIN

PROSPECT POINTE/MUIR PARK REDEVELOPMENT PROJECT AREA

Exhibit I: 2019 EAV by PIN

Count	PIN	2019 EAV
1	03-15-200-006-0000	-
2	03-15-202-008-0000	67,340
3	03-15-202-009-0000	72,424
4	03-15-202-010-0000	68,422
5	03-15-202-018-0000	76,666
6	03-15-202-019-0000	53,483
7	03-15-202-020-0000	90,736
8	03-15-203-003-0000	78,422
9	03-15-203-004-0000	114,121
10	03-15-203-005-0000	77,200
11	03-15-203-006-0000	78,422
12	03-15-204-001-0000	68,156
13	03-15-204-002-0000	80,667
14	03-15-204-003-0000	107,460
15	03-15-204-004-0000	72,925
16	03-15-204-005-0000	112,770
17	03-15-204-006-0000	78,422
18	03-15-204-007-0000	78,979
19	03-15-208-007-0000	65,952
20	03-15-208-008-0000	80,903
21	03-15-208-009-0000	84,846
22	03-15-208-010-0000	113,803
23	03-15-208-011-0000	88,800
24	03-15-208-012-0000	96,892
25	03-15-209-001-0000	72,746
26	03-15-209-002-0000	83,398
27	03-15-209-003-0000	102,088
28	03-15-209-004-0000	102,730
29	03-15-209-005-0000	71,396
Total		**2,340,169**

Exhibit II. Prospect Pointe/Muir Park Tax Increment Financing Eligibility Report

PROSPECT POINTE/MUIR PARK
TAX INCREMENT FINANCING
ELIGIBILITY REPORT

City of Prospect Heights, Illinois

December 4, 2020

City of Prospect Heights
Nicholas J. Helmer, Mayor

Prepared by:

Johnson Research Group Inc.
332 South Michigan Avenue, 9th Floor
Chicago, Illinois 60604

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FIGURES AND TABLES

INTRODUCTION

The purpose of this report entitled, the *Prospect Pointe/Muir Park Tax Increment Financing Eligibility Report*, (the “**Eligibility Report**”) is to determine whether approximately 28.5 acres of land located in the northern part of the City of Prospect Heights (the “**City**”) qualifies for designation as redevelopment project area based on findings for a "**conservation area**," and/or a “**blighted area**” within the requirements set forth in the Tax Increment Allocation Redevelopment Act (the "**Act**"). The Act is found in Illinois Compiled Statutes, Chapter 65, Act 5, Section 11-74.4-1 *et. seq.* as amended.

The rectangularly shaped area examined in this Eligibility Report is generally bounded by Eleanor Drive on the north; 100 feet east of Drake Terrace on the east; the southern boundary of Muir Park on the south; and 210 feet east of Illinois Route 83/Elmhurst Road and Oak Avenue on the west. This area is referred to in this document as the Prospect Pointe/Muir Park Tax Increment Financing Redevelopment Project Area (the **“Project Area**”). The boundaries of the Project Area are shown on a map entitled ***Figure 1, Project Area Boundary***.

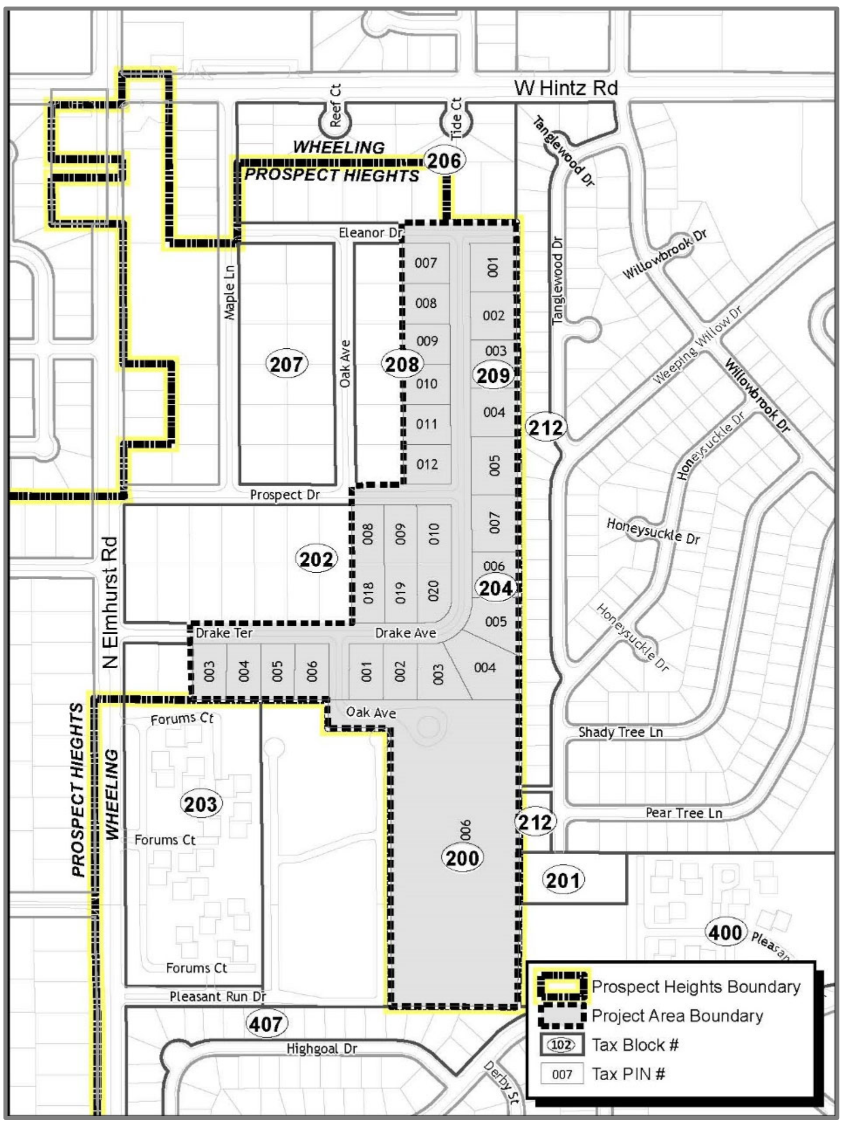

Figure 1. Project Area Boundary

The findings and conclusions presented in this report are based on surveys, documentation, and analyses conducted by Johnson Research Group ("**JRG**" or the "**Consultant**") for the Project Area. The Eligibility Report summarizes the analyses and findings of JRG's work, which is the responsibility of JRG. The City of Prospect Heights is entitled to rely on the findings and conclusions of this Eligibility Report in designating the Project Area as a redevelopment project area under the Act. JRG has prepared this Eligibility Report and the related redevelopment plan and project with the understanding that the City would rely on (i) the findings and conclusions of this Eligibility Report and the related redevelopment plan, and (ii) the fact that JRG has obtained the necessary information so that the Eligibility Report and related redevelopment plan will comply with the Act. The determination of whether the Project Area qualifies for designation as redevelopment project area based on findings of the area as a conservation area, or a blighted area, or a combination of both, pursuant to the Act is made by the City of Prospect Heights after careful review and consideration of the conclusions contained in this Eligibility Report.

The Project Area

The Project Area is located approximately 2.0 miles north of the Prospect Heights City Hall building, south of Hintz Road and east of Elmhurst Road. The Project Area contains 29 parcels within six tax blocks, with total land area of approximately 28.5 acres. For purposes of the eligibility analysis, the Project Area has been evaluated on the basis of an improved area consisting of approximately 24.05 acres of improved parcels and 4.45 acres of rights-of-way. The Project Area consists of 29 buildings on 29 parcels. The remainder of the Project Area is dedicated to street rights-of-way.

The Project Area is comprised of residential, educational and public park uses. The largest site in the Project Area is located on the southern half of the Project Area and is occupied by a one story, building of 19,000 square feet. The building was last occupied by a pre-school/day-care facility but has been vacant for four years. South of the former school site is Muir Park which is owned by the Prospect Heights Park District, a portion of which is located within a 100 year flood plain.

North of the park and former school building is a residential subdivision of single-family homes built in the late 1950s and or early 1960s before the City of Prospect Heights was incorporated. Existing land uses in the Project Area are illustrated in ***Figure 2, Existing Land Use***.

The southern portion of the Project Area is characterized by a long-vacant and obsolete former pre-school/day-care building. A narrow easement along the western edge of the former school site allows for vehicular access to and parking for Muir Park. The whole southern portion lacks a sufficient water system to serve existing or future uses. The southern area also suffers from the combination of an inadequate and non-functioning stormwater sewer system that relies on outflow to neighboring Wheeling.

Stormwater management issues extend throughout the Project Area. The area was developed before incorporation of the City of Prospect Heights, which occurred in 1976. The Project Area was part of a subdivision platted in 1956 and most of the homes were built in the ensuing years. The subdivision was developed with minimal public utility infrastructure, relying on well water for water supply and sanitary sewer lines at the rear of lots, contrary to modern practice of placing sanitary sewer lines in public rights of way. The area was platted simply for homes without contemporary stormwater requirements that would include detention, topographic grading and drainage plans, and sufficiently sized culverts.

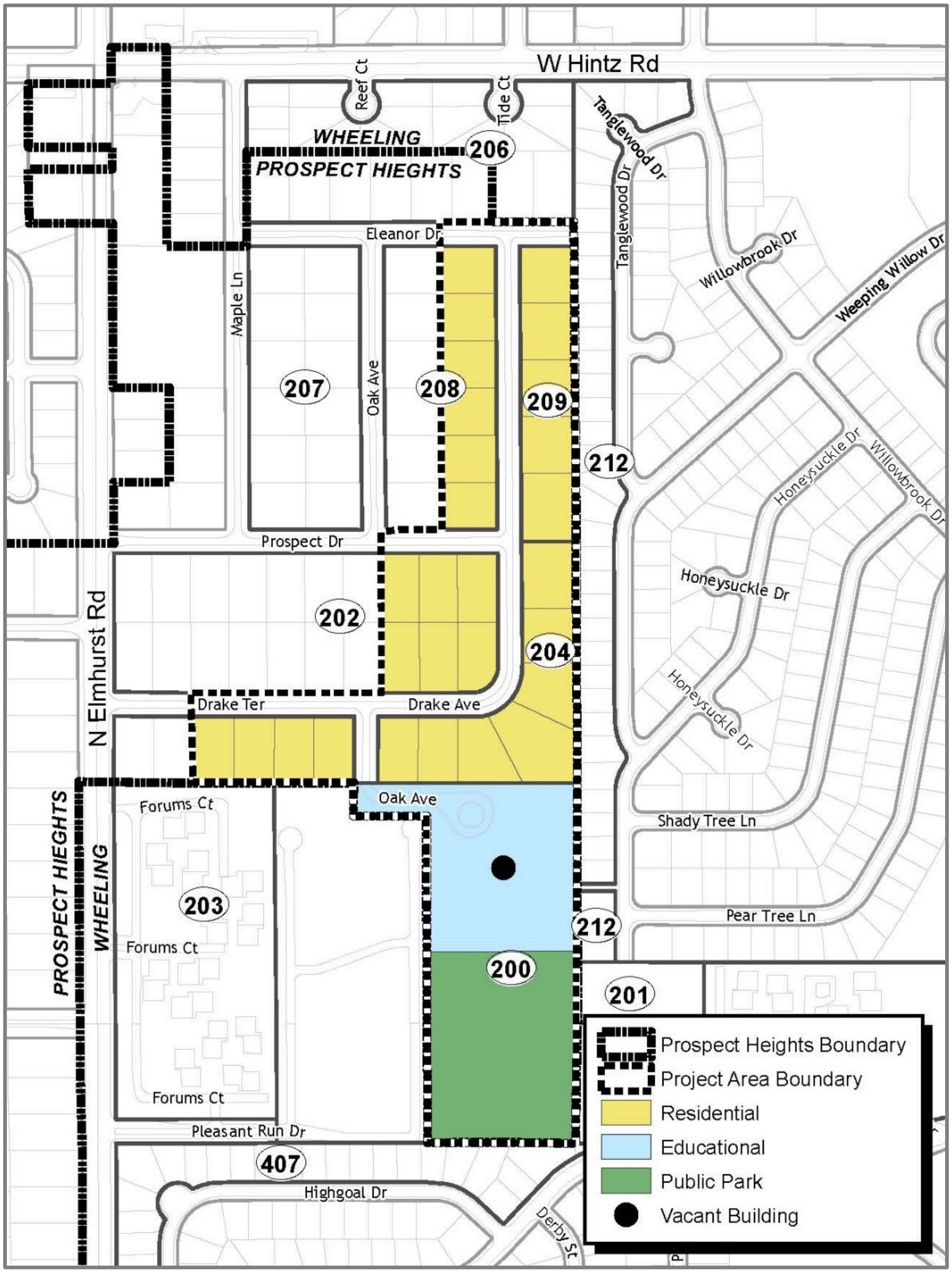

Figure 2. Existing Land Use

As a result, the Project Area overall suffers from chronic flooding and storm water drainage inadequacies prevent rain water from properly draining. The. Stormwater management in the Project Area relies on ditches and drainage swales to channel the water away from homes, and then toward a single undersized drainage pipe that flows into the adjacent town of Wheeling. This system is insufficient for modest or larger storm events, and every year there are numerous periods when the water can't drain property and standing water is consistently present in at least three areas of the Project Area for multiple days, weeks, or even months at a time.

Summary of Project Area Eligibility

For TIF designation, a redevelopment project area must qualify for classification as a conservation area, a blighted area, or a combination of both blighted and conservation areas as set forth in the Act. Surveys and analyses documented in this report indicate that the Project Area is eligible as an improved conservation area within the requirements of the Act.

The Project Area qualifies as a conservation area under the improved property criteria as set forth in the Act. Specifically, an improved area qualifies as a conservation area if at least 50 percent of the structures in the Project Area are over 35 years old and a combination of 3 or more of 13 conservation area factors listed in the Act are found meaningfully present and reasonably distributed throughout the Project Area.

All of the structures (100 percent) in the Project Area are over 35 years old, and the Project Area qualifies as a conservation area due to the meaningful presence and reasonable distribution throughout the Project Area of the following three factors:

1. Inadequate Utilities
2. Declining or Lagging EAV
3. Lack of Community Planning

One additional factor, Excessive Vacancies, is present to a meaningful extent and negatively impacts the Project Area, but is found in the southern portion of the Project Area so is not considered “reasonably” distributed throughout the Project Area.

Finally, the Project Area includes only real property and improvements that would be substantially benefited by the proposed redevelopment project improvements.

I. BASIS FOR REDEVELOPMENT

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

1. That there exists in many municipalities within the state blighted and conservation areas;
2. That as a result of the existence of blighted areas and areas requiring conservation, there is an excessive and disproportionate expenditure of public funds, inadequate public and private investment, unmarketability of property, growth in delinquencies and crime, and housing and zoning law violations in such areas together with an abnormal exodus of families and businesses so that the decline of these areas impairs the value of private investments and threatens the sound growth and the tax base of taxing districts in such areas, and threatens the health, safety, morals, and welfare of the public; and
3. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that a prospective redevelopment project qualifies either as a blighted area or as a conservation area within the definitions for each set forth in the Act (Section 11-74.4-3).

Blighted areas are defined as: 1) any improved area in which buildings or improvements are detrimental to the public safety, health or welfare because of a combination of 5 or more of the thirteen (13) improved area eligibility factors set forth in the Act; and 2) any vacant area in which its sound growth is impaired by the presence of one or more of two sets of eligibility criteria set forth in the Act.

Conservation areas are defined in the Act as any improved area in which 50 percent or more the structures have an age of 35 years or more and the improved area exhibits the presence of a combination of 3 or more of the thirteen (13) improved area eligibility factors set forth in the Act. Such an area is not yet a blighted area but if left unchecked, the presence of 3 or more such factors which are detrimental to the public safety, health or welfare, such an area may become a blighted area.

The Prospect Pointe/Muir Park has been evaluated on the basis of an Improved Area under the Conservation Area criteria.

Improved Area Eligibility Criteria

Section 11-74.4.3 of the Act defines the thirteen (13) eligibility factors for improved areas. To support a designation as a blighted or conservation area each qualifying factor must be: (i) present to a meaningful extent and that presence documented so that the City may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the Project Area.

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Illegal use of individual structures
5. Presence of structures below minimum code standards
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 remediation costs have been incurred or are required
13. Declining or lagging rate of growth of total equalized assessed valuation

It is also important to note that the test of eligibility is based on the conditions of the area as a whole; it is not required that eligibility be established for each and every property in the Project Area.

II. ELIGIBILITY SURVEY AND ANALYSIS

An analysis was made of each of the factors listed in the Act for conservation areas and blighted areas to determine whether each or any factors are present in the Project Area, and if so, to what extent and in what locations. Surveys and analyses conducted by JRG included:

1. Exterior survey of the condition and use of all buildings and sites;
2. Field survey of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences, and general property maintenance;
3. Analysis of the existing uses within the Project Area and their relationships to the surroundings;
4. Review of current land use to current zoning ordinance and the current zoning map;
5. Analysis of platting and current parcel size and layout;
6. Analysis of vacant buildings;
7. Analysis of building floor area and site coverage;
8. Review of previously prepared plans, studies and data;
9. Review and analysis of available Federal Emergency Management Agency maps of flood zones;
10. Analysis of storm, sanitary sewer lines and water supply lines within the Project Area;
11. Analysis of Cook County Assessor records for assessed valuations and equalization factors for tax parcels in the Project Area for assessment years 2013 through 2019; and
12. Review of Cook County Treasurer property tax payment records for collection years 2016, 2017 and 2018.

A statement of findings is presented for each factor listed in the Act. The conditions that exist and the relative extent to which each factor is present are described below.

A factor noted as "**not present**" indicates either that no information was available or that no evidence could be documented as part of the various surveys and analyses. A factor noted as present to a limited extent indicates that conditions exist that document that the factor is present, but that the distribution or impact of the condition is limited. Finally, a factor noted as present to a meaningful extent indicates that conditions exist which document that the factor is present throughout major portions of the block and that the presence of such conditions have a major adverse impact or influence on adjacent and nearby development.

The following is the summary evaluation of the eligibility factors for the Project Area, presented in the order in which they appear in the Act.

III. IMPROVED AREA ELIGIBILITY FACTORS

The following is the summary evaluation of the eligibility factors for the Project Area presented in the order in which they appear in the Act.

A. Dilapidation

Section 11-74.4-3 of the Act defines *<u>Dilapidation</u>: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.*

This section summarizes the process used for assessing building conditions in the Project Area, the standards and criteria used for evaluation, and the findings as to the existence of dilapidation or deterioration of structures. The process, standards and criteria were applied in accordance with the Building Conditions Survey Manual. The Building Conditions Survey Manual, with updates to current standards, was developed through decades of field surveys and analysis, providing a consistent method of evaluating buildings necessary for the background findings for the planning profession.

The building condition analysis is based on a thorough exterior inspection of the buildings and sites conducted in February 2020. Structural deficiencies in building components and related environmental deficiencies in the Project Area were noted during the inspections.

Building Components Evaluated
During the field survey, each component of the buildings in the Project Area was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

<u>Primary Structural</u>
These include the basic elements of any building: foundation walls, load-bearing walls and columns, floors, roof and roof structure.

<u>Secondary Components</u>
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, porches and steps, chimneys, and gutters and downspouts.

<u>Criteria for Classifying Defects for Building Components</u>
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 Classifications
The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below:

<u>Sound</u>
Building components that contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

Deficient - Requiring Minor Repair
Building components containing 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 primary or secondary components and the correction of such defects may be accomplished by the owner or occupants, such as 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.

Deficient - Requiring Major Repair
Building components which contain major defects over a widespread area and would be difficult 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.

Critical
Building components that contain major 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.

Final Building Rating
After completion of the exterior-interior building condition survey, each structure was placed in one of four categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below:

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

Deficient
Deficient buildings contain defects that collectively are not easily correctable and cannot be accomplished in the course of normal maintenance. The classification of major or minor reflects the degree or extent of defects found during the survey of the building.

Minor -- one or more minor defect, but no major defect.

Major -- one or more major defects in one of the primary components or in the combined secondary components, but no critical defect.

Substandard
Structurally substandard buildings contain defects that are so serious and so extensive that the building must be removed or major components substantially repaired and/or replaced. Buildings classified as structurally substandard have two or more major defects. Dilapidation is evidenced by critical defects in building components including exterior walls, roof, foundations, windows, doors, porches and steps that are visible from the exterior.

"Minor deficient" and "major deficient" buildings are considered to be the same as "deteriorating" buildings as referenced in the Act; "substandard" buildings are the same as "dilapidated" buildings. The words "building" and "structure" are presumed to be interchangeable.

Exterior Survey
The conditions of the buildings within the Project Area were determined based on observable components. JRG conducted an exterior survey of each building within the Project Area to

determine its condition. There are no dilapidated buildings in the Project Area. Of the 25 buildings in the Project Area:

28 buildings (96%) were classified as structurally sound;
1 building (4%) was classified as minor deficient (deteriorating);
0 buildings (0%) were classified as major deficient (deteriorating); and
0 buildings (0%) were classified as structurally substandard (dilapidated).

Conclusion: Dilapidation (structurally substandard buildings) as a factor is not present in the Project Area.

B. Obsolescence

Section 11-74.4-3 of the Act defines *<u>Obsolescence</u>**: The condition or process of falling into disuse. Structures have become ill suited for the original use.*

In making findings with respect to buildings, it is important to distinguish between *functional obsolescence*, which relates to the physical utility of a structure, and *economic obsolescence*, which relates to a property's ability to compete in the market place.

<u>Functional Obsolescence</u>
Historically, structures have been built for specific uses or purposes. The design, location, height, and space arrangement are intended for a specific occupant at a given time. Buildings become obsolete when they contain characteristics or deficiencies which limit their use and marketability after the original use ceases. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, the improper orientation of the building on its site, etc., which detracts from the overall usefulness or desirability of a property.

<u>Economic Obsolescence</u>
Economic obsolescence is normally a result of adverse conditions which cause some degree of market rejection and, hence, depreciation in market values.

If functionally obsolete properties are not periodically improved or rehabilitated, or economically obsolete properties are not converted to higher and better uses, the income and value of the property erodes over time. This value erosion leads to deferred maintenance, deterioration, and excessive vacancies. These manifestations of obsolescence then begin to have an overall blighting influence on surrounding properties and detract from the economic vitality of the overall area.

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of obsolescence may include inadequate utility capacities, outdated building designs, etc.

Obsolescence as a factor should be based upon the documented presence and reasonable distribution of buildings and site improvements evidencing such obsolescence.

Obsolete Building Types

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

The former school building was built for elementary school use in 1967 in an unconventional, three hexagonal pod design utilizing all electric mechanicals. After less than two decades, this unconventional design and construction became obsolete for its original use as an elementary school and was sold for use as a pre-school/day-care facility. The building is costly to maintain and requires upkeep that outsizes its productive use as a day care facility resulting in the permanent closure of the pre-school/day-care facility in 2016. The obsolescence of the building is evidenced by four years on the market without interest for purchase or lease in its current state.

Obsolescence is present in one (1) of the 29 structures and in the largest of the six improved tax blocks in the Project Area. This building is the largest structure and the only non-residential building in the area. This structure is characterized by conditions that limit its efficient or economic use according to contemporary standards.

Conclusion: *The analysis indicates that obsolescence is present to a meaningful extent but is not reasonably distributed throughout the Project Area and thus <u>is not a supporting factor</u> for Project Area eligibility.*

C. Deterioration

Section 11-74.4-3 of the Act defines <u>Deterioration</u>: With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

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.

- Deterioration may be evident in basically sound buildings containing minor defects, such as lack of painting, loose or missing materials, or holes and cracks over limited areas. This deterioration can be corrected through normal maintenance.
- Deterioration which is not easily correctable and cannot be accomplished in the course of normal maintenance may also be evident in buildings. Such buildings may be classified as minor deficient or major deficient buildings, depending upon the degree or extent of defects. This would include buildings with defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and defects in primary building components (e.g., foundations, frames, roofs, etc.), respectively.

Deterioration of Buildings

The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section on "Dilapidation." Only one of the 29 buildings within the Project Area is classified as deteriorating. This former school building suffers from cracked, loose or falling bricks, deteriorating doors, and deteriorating site improvements such as the long roundabout driveway. Although this is the largest building in the Project Area, its minor deterioration does not constitute a major impact on the Project Area overall.

Conclusion: *Deterioration is present to a limited extent in 1 of the 6 tax blocks and is not reasonably distributed throughout the Project Area. This factor <u>is not a supporting factor</u> for Project Area eligibility.*

D. Presence of Structures Below Minimum Code Standards

Section 11-74.4-3 of the Act defines the <u>Presence of structures below minimum code standards</u>: 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.

Conclusion: *Structures below minimum code standards has not been documented in the Project Area. Therefore, the factor of structures below minimum code standards <u>is not a supporting factor</u> for Project Area eligibility.*

E. Illegal Use of Individual Structures

Section 11-74.4-3 of the Act defines <u>illegal use of individual structures</u>: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

Conclusion: *No condition pertaining to illegal uses of individual structures has been documented as part of the exterior surveys and analyses undertaken within the Project Area. This factor <u>is not a supporting factor</u> for Project Area eligibility.*

F. Excessive Vacancies

Section 11-74.4-3 of the Act defines <u>excessive vacancies:</u> 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.

Vacancy is present in the former school building in the southern part of the Project Area. This building is 100 percent vacant and has not been occupied since at least 2016 (four years ago). The long-term vacant status of this building presents a negative influence on the Project Area overall, but as it is located in only one portion of the Project Area, it is not considered to be distributed throughout the Project Area.

Conclusion: *Excessive vacancies as a factor is present to a meaningful extent in 1 of the 6 tax blocks but is not reasonably distributed throughout the Project Area. This factor <u>is not a supporting factor</u> for Project Area eligibility.*

G. Lack of Ventilation, Light, or Sanitary Facilities

Section 11-74.4-3 of the Act defines <u>lack of ventilation, light, or sanitary facilities</u>: 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 refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

Conclusion: *No condition pertaining to a lack of ventilation, light, or sanitary facilities has been documented as part of the exterior surveys and analyses undertaken within the Project Area. This factor <u>is not a supporting factor</u> for Project Area eligibility.*

H. Inadequate Utilities

Section 11-74.4-3 of the Act defines <u>inadequate utilities:</u> 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.

There are two major deficiencies in the Project Area's existing utilities: an inadequate storm sewer system throughout the Project Area, and the lack of access to a sufficiently sized water supply system in the southern portion of the Project Area.

Inadequate storm sewer system. Investigations conducted by Haeger Engineering LLC, and reviewed and confirmed by the City's engineering consultant, Gewalt Hamilton Associates, Inc., revealed that the existing storm sewer system consists of a one primary sewer line crossing through Muir Park to an undersized pipe outflowing to Wheeling. Haeger Engineering found a very old clay drainage tile flowing northward with markers indicating a connection to Hintz Road but truncated within 10 feet. Furthermore, the clay tile is broken and no longer functions properly. Stormwater management consists mainly of ditches and swales to direct water drainage, with some localized efforts installed on an ad hoc basis over several decades. The localized additions only serve individual parcels and have not successfully mitigated the overall problem of chronic flooding in the Project Area. Every year the City staff receive numerous complaints of poor drainage resulting in standing water in consistent locations in the Project Area. These persistent problem areas are indicated in ***<u>Figure 3. Inadequate Utilities</u>***, and principally create a nuisance for property owners and unsightly condition at times of standing water, but have not yet resulted in damage to the residential structures.

Lack of sufficient water supply system. The former school site and Muir Park, in the southern portion of the Project Area, suffer from an outdated and insufficiently sized potable water supply system. Any redevelopment of the former school site would require providing access to a modern water supply system sufficiently sized to serve the new development, the cost of which is prohibitive. Consequently, this condition serves as a major impediment to redevelopment of the site. Additionally, any major improvements to Muir Park, such as provision of public drinking fountains, would not be possible without connection to a comprehensive water system.

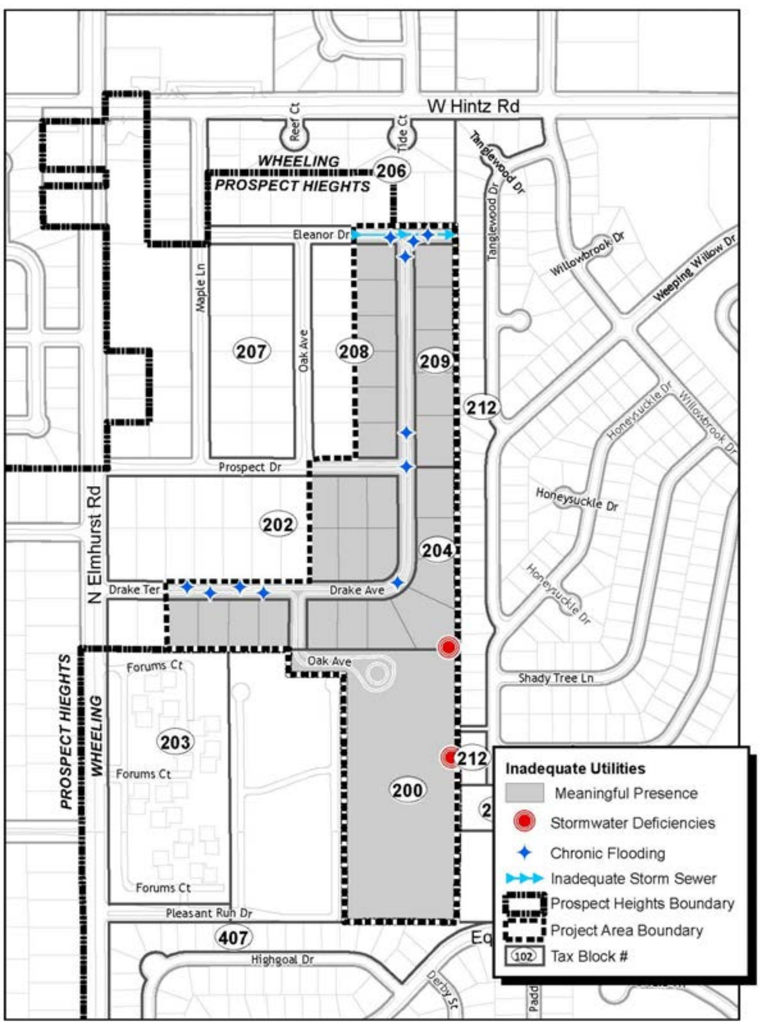

Figure 3. Inadequate Utilities

Overall, the Project Area suffers from i) an inadequate storm water drainage system that fails to properly drain water from storm events, and ii) lack of access to an adequate potable water supply system. The condition of inadequate utilities is present throughout all portions of the Project Area and presents a negative impact upon all properties in the Project Area, as well as adjacent properties.

Conclusion: *Inadequate Utilities, as a factor, is present to a meaningful extent in all 6 tax blocks in the Project Area and* *__is present to a meaningful extent and reasonably distributed__* *throughout the Project Area.*

I. Excessive Land Coverage & Overcrowding of Structures and Community Facilities

Section 11-74.4-3 of the Act defines *__excessive land coverage and overcrowding of structures and community facilities:__* *The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: 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 the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonable required off-street parking, or inadequate provision for loading and service.*

Excessive land coverage and overcrowding of structures and community facilities is not found to be present in the Project Area.

Conclusion: *Excessive land coverage and overcrowding of structures and community facilities is not present in the Project Area, and therefore* *__is not a supporting factor__* *for Project Area eligibility.*

J. Deleterious Land Use or Layout

Section 11-74.4-3 of the Act defines *__deleterious land-use or layout__*: *The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.*

The Project Area contains no buildings where incompatible land uses are present. Therefore, this factor is not present in the Project Area.

Conclusion: *Deleterious land-use or layout has not been documented as present in the Project Area. Consequently this factor* *__is not a supporting factor__* *for Project Area eligibility.*

K. Lack of Community Planning

Section 11-74.4-3 of the Act defines *__lack of community planning:__* *The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.*

In 1935, a development of six two story bungalows along Elmhurst Road in what was unincorporated Cook County became the first residential subdivision within the area that would become Prospect Heights. A small group of homeowners formed the Prospect Heights Improvement Association (PHIA) to provide social and governmental needs. Within 20 years, there were 600 homes. The area remained unincorporated for many years after neighboring communities of Arlington Heights, Wheeling, and Mount Prospect had formed formal governments, incorporating as municipalities in 1887, 1894, and 1917, respectively. Previous proposals for incorporation failed until additional growth became too much for the PHIA to manage. Under increasing threat of annexation by neighboring towns, the area finally incorporated as a city in 1976.

The Project Area was platted for subdivision in 1956 in the midst of the post-World War II building boom while the area was still in unincorporated Cook County. The homes were built without the benefit of a comprehensive plan or development guidelines for the community as a whole. The residential subdivision was designed with limited systemwide infrastructure systems that did not include a comprehensive water supply system or adequate stormwater infrastructure. Potable water sources must be provided through individual wells on the north and are completely lacking on the south. Stormwater is addressed through ditches and culverts. Development regulations prior to Prospect Heights incorporation lacked oversight and localized controls for effective stormwater drainage, detention and grading. Sanitary sewer lines are the only utility connected to the municipal system and are located in the rear yards of private properties, creating inefficiencies and more difficulties for public maintenance. The absence of comprehensive infrastructure systems now result in inordinate costs and burdens on the public sector to address chronic flooding and has contributed to the unmarketability of the former school site.

In addition to insufficient planning for utilities, the street layout did not adequately plan for proper access to the school and Muir Park site on the south end of the Project Area. The park is not accessible from the public way without an easement across the adjacent private property immediately north. The late incorporation of Prospect Heights, particularly in relation to neighboring Wheeling, has prevented proper accessibility, as well as proper ingress and egress, to Muir Park.

Conclusion: *Lack of community planning has been documented as meaningfully present and reasonably distributed throughout the Project Area.*

L. Environmental Remediation

Section 11-74.4-3 of the Act defines environmental remediation: 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.

Conclusion: *No condition pertaining to a need for environmental remediation has been documented as part of the surveys and analyses undertaken within the Project Area. Therefore, this factor is not a supporting factor for Project Area eligibility.*

M. Declining or Lagging Equalized Assessed Valuation

Section 11-74.4-3 of the Act defines declining or lagging equalized assessed valuation: The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All

Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available.

Over the period from 2014 to 2019, the growth rate of the total equalized assessed valuation (EAV) of the Project Area has lagged behind that of the Consumer Price Index for all Urban Consumers published by the U.S. Department of Labor, in three of those years. These figures are shown below in ***Table 1. Growth of Project Area vs. Consumer Price Index (CPI)***.

Table 1. Growth of Project Area vs. Consumer Price Index

Year	Total EAV – Project Area [1]	Percent Change [2]	U.S. Consumer Price Index [3]	Percent Change	Project Area growing at a rate less than the CPI?
2014	1,905,800		234.812		
2015	1,845,353	–3.17%	236.525	0.7%	YES
2016	2,243,075	21.55%	241.432	2.1%	NO
2017	2,224,510	–0.83%	246.524	2.1%	YES
2018	2,225,653	0.05%	251.233	1.9%	YES
2019	2,340,169	5.15%	256.974	2.3%	NO

[1] 2014 to 2019 is the most recent five-year period for which EAV data is available for the Project Area.

[2] Percent Change reflects the annual growth in EAV from the prior year (e.g. 5.15% change in Project Area EAV for Year 2019 represents the growth in EAV from 2018 to 2019).

[3] December value of US CPI for All Urban consumers (per the U.S. Department of Labor).

Conclusion: Declining or Lagging Equalized Assessed Valuation as a factor is present to a meaningful extent and reasonably distributed throughout the Project Area.

N. Summary of Project Area Criteria

The Project Area exhibits the presence of 3 of the 13 factors listed in the Act for qualification as a conservation area. These factors include:

- Inadequate Utilities
- Declining or Lagging EAV
- Lack of Community Planning

Each of these factors is present to a meaningful extent and reasonably distributed throughout the Project Area.

IV. DETERMINATION OF PROJECT AREA ELIGIBILITY

The Project Area meets the requirements of the Act for designation as an improved conservation area.

Conservation Area:

At least 50 percent of the Project Area's structures must be 35 years old or more, and the meaningful presence and reasonable distribution of 3 of the 13 factors set forth in the Act are required for an improved area to qualify for designation as a conservation area. The analysis of the Project Area found that 100 percent of the structures are over 35 years old and a meaningful presence and a reasonable distribution of three (3) factors throughout the Project Area, including:

1. Inadequate Utilities
2. Declining or Lagging EAV
3. Lack of Community Planning

The eligibility findings presented in this report indicate that the Project Area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the City. The Project Area contains properties and public land areas that are negatively impacted by the presence of the conservation area factors described above. The meaningful presence and distribution of these factors throughout the Project Area indicate that the Project Area as a whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without public action.

8C

RESOLUTION No. R-20-33

A RESOLUTION AUTHORIZING THE ESTABLISHMENT OF INTERESTED PARTIES REGISTRY AND ADOPTING RULES FOR SUCH REGISTRY FOR REDEVELOPMENT PROJECT AREA OF PROSPECT POINTE/MUIR PARK IN THE CITY OF PROSPECT HEIGHTS

WHEREAS, the City of Prospect Heights (the "City"), Cook County, is an Illinois Municipal Corporation pursuant to the Illinois Constitution of 1970 and the Statutes of the State of Illinois; and

WHEREAS, the legislative purpose of the Tax Increment Allocation Redevelopment Act is to encourage development through the use of incremental tax revenues derived from an increase in assessed values in the eligible areas by assisting with development or redevelopment project costs, thereby eliminating adverse and detrimental conditions that erode the tax base both within an eligible area and adjacent to such area; and

WHEREAS, the City of Prospect Heights is considering the designation of a redevelopment project area and the approval of redevelopment plan and project within the City of Prospect Heights, to be called the Prospect Pointe/Muir Park Tax Increment Financing District (hereinafter referred to as the "TIF District"), pursuant to the TIF Act; and

WHEREAS, pursuant to Section § 11-74.4-4.2 of the Tax Increment Allocation Redevelopment Act, 65 ILCS § 5/11-74.4-1, *et seq.* (the "TIF Act"), the City is required to establish certain "interested parties" registries and adopt registration rules for such registries; and

WHEREAS, it is the desire of the City Council to adopt this Resolution to comply with such requirements of the TIF Act;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS:

SECTION ONE: The City Council hereby finds and determines that the facts and statements set forth in the above recitals are true and correct.

SECTION TWO: The City Clerk or her designee, is hereby authorized and directed to create an "interested parties" registry in accordance with Section § 11-74.4-4.2 of the Act for each redevelopment project area created under the Act and not terminated by the City, whether now existing or created after the date of the adoption of this Resolution.

SECTION THREE: In accordance with Section § 11-74.4-4.2 of the Act, the City hereby adopts the registration rules attached hereto as Exhibit A as registration rules for each such "interested parties" registry. The City Council shall have the authority to amend such registration rules from time to time as may be necessary or desirable to comply with and carry out the purposes intended by the Act.

SECTION FOUR: The City Clerk or her designee is hereby authorized and directed to cause the publication of the notice that interested persons may register with the City in order to receive information of the proposed designation of the redevelopment project area (the “Notice”), said Notice being substantially in the form attached hereto as Exhibit B and incorporated herein by reference, in a newspaper of general circulation within the City

SECTION FIVE: This Resolution shall be in full force and effect immediately upon its passage and approval as required by law.

PASSED AND APPROVED this 14th day of December 2020.

____
Nicholas J. Helmer, Mayor

ATTEST:

____
City Clerk

AYES:
NAYS:
ABSENT:

EXHIBIT A

TIF INTERESTED PARTIES REGISTRY REGISTRATION RULES

A. Definitions. As used in these Registration Rules, the following terms shall have the definitions set forth below.

”Act" shall mean the Tax Increment Allocation Redevelopment Act 65 ILCS § 5/11-74.4-1 *et seq*., as amended from time to time.

“City" shall mean City of Prospect Heights, Municipal Corporation pursuant to the Illinois Constitution of 1970 and the Statutes of the State of Illinois.

"Interested Party(s)" shall mean (a) any organization(s) active within the City (b) any resident(s) of the City, and (c) any other entity or person otherwise entitled under the Act to register in a specific Registry who has registered in such Registry and whose registration has not been terminated in accordance with these Registration Rules.

"Redevelopment Project Area shall mean a redevelopment project area that (a) is intended to quality (or has subsequently qualified) as a "redevelopment project area" under the Act and (ii) is subject to the "interested parties" registry requirements of the Act.

"Registration Form" shall mean the form appended to these Registration Rules or such revised form as may be approved by the City consistent with the requirements of the Act.

“Registry" or "Registries" shall mean each interested parties registry, and all such registries, collectively, established by the City pursuant to Section § 11-74.4-4.2 of the Act for the Redevelopment Project Area.

B. Establishment of Registry The City shall establish a separate interested parties registry for each Redevelopment Project Area, whether existing as of the date of the adoption of these Rules or hereafter established. The City shall establish a new registry whenever it has identified an area for study and possible designation as a Redevelopment Project Area. In any event the process of establishing the new registry must be completed prior to the deadline for sending any of the notices required by Section (J) of these rules or any other notices required by the Act with respect to the proposed Redevelopment Project Area.

C. Maintenance of Registry The Registry shall be maintained by the City Clerk or his or her designee. In the event the City determines that an individual other than the Clerk should maintain the Registries, the City may transfer the responsibility for maintaining the Registries to such other Department provided that the City (i) gives prior written notice to all Interested Parties not less than thirty (30) days prior to such transfer and (ii) publishes notice of such transfer in a newspaper of general circulation in the City.

D. Registration by Residents An individual seeking to register as an Interested Person with respect to a Redevelopment Project Area must complete and submit a Registration Form to the City Clerk. Such individual must also submit a copy of a current driver's license, lease, utility bill, financial statement or such other evidence as may be acceptable to the Clerk to establish the individual's current City residency.

E. Registration by Organizations An organization seeking to register as an Interested Person with respect to a Redevelopment Project Area must complete and submit a Registration Form to the Clerk. Such organization must also submit a copy of a one-page statement describing the organization's current operations in the City.

F. Determination of Eligibility All individuals and organizations whose Registration Form and supporting documentation complies with these Registration Rules shall be registered in the applicable Registry within ten (10) business days of the Clerk's receipt of an such documents. The Clerk shall provide written notice to the registrant confirming such registration. Upon registration Interested Parties shall be entitled to receive all notices and documents required to be delivered under these Rules or as otherwise required under the Act with respect to the applicable Redevelopment Project Area. If the Clerk determines that a registrant's Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the Clerk shall give written notice to the registrant specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation.

G. Renewal land Termination An Interested Person's registration shall remain effective for a period of three years. At any time after such three-year period the Clerk may provide written notice by regular mail to the Interested Person stating that such registration shall terminate unless the Interested Person renews such registration within thirty (30) days of the Clerk's mailing of written notice. To renew such registration, the Interested Person shall, within such thirty (30) day period, complete and submit the same Registration Form and supporting documentation then required of initial registrants in order to permit the Clerk to confirm such person's residency or such organization's operations in the City. The registration of all individuals and organizations whose Registration Form and supporting documentation is submitted in a timely manner and compiles with these Regulation Rules shall be renewed for an additional, consecutive three-year period. If the Clerk determines that a registrant's renewal Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the Clerk shall give written notice to the registrant at the address specified in the renewal Registration Form submitted by such registrant, specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation within thirty (30) days of receipt of the Clerk's notice. If all defects are not corrected within thirty (30) days of the Interested Person's receipt of the Clerk's notice, the Interested Person's registration shall be terminated. Any Interested Person whose registration is terminated shall be entitled to register again as if a first-time registrant.

H. Amendment to Registration An Interested Party may amend its registration by giving written notice to the City Clerk by certified mail of any of the following: (i) a change in address for notice purposes: (ii) in the case of organizations, a change in the name of the contact person; and (iii) a termination of registration. Upon receipt of such notice, the Clerk shall revise the applicable Registry accordingly.

I. Registries Available for Public Inspection Each Registry shall be available for public inspection during normal City business hours. The Registry shall include the name, address and telephone number of each Interested Person and for organizations, the name and phone number of a designated contact person.

J. Notices to be Sent to Interested Parties Interested Parties shall be sent the following notices and any other notices required under the Act with respect to the applicable Redevelopment Project Area:

(i) pursuant to sub-section § 74-4-5(a) of the Act, notice of the availability of a proposed redevelopment plan and eligibility report, including how to obtain this information, such notice shall be sent by mail within a reasonable period of time after the adoption of the resolution fixing the public hearing for the proposed redevelopment plan.

(ii) pursuant to sub-section § 74-4.5(a) of the Act, notice of changes to proposed redevelopment plans that do not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of or extend the life of the redevelopment project, or (4) increase the number of low or very low income households to be displaced from the redevelopment project area, provided that measured from the time of creation of the redevelopment project area the total displacement of households will exceed 10; such notice shall be sent by mail not later than ten (10) days following the 's adoption by resolution of such changes.

(iii) pursuant to sub-section § 74-4-5(c) of the Act, notice of amendments to previously approved redevelopment plans that do not: (1) add additional parcels of property to the redevelopment project area, (2) substantially affect the general land uses in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan or (6) increase the number of low or very low income households to be displaced from the redevelopment project area, provided that measured from the time of creation of the redevelopment project area the total displacement of households will exceed 10; such notice shall be sent by mail not later than 10 days following the City's adoption by resolution of any such amendment.

(iv) pursuant to sub-section § 74.4-5(d)(9) of the Act for redevelopment plans or projects that would result in the displacement of residents from 10 or more inhabited residential units or that contain 75 or more inhabited residential units, notice of the availability of the annual report described by sub-section § 74.4-5(d), including how to obtain the annual report; such notice shall be sent by mail within a reasonable period of time after completion of the certified audit report.

(v) pursuant to sub-section § 74.4-6(e) of the Act, notice of the preliminary public meeting required under the Act for a proposed Redevelopment Project Area that will result in the displacement of 10 or more inhabited residential units or which will contain 75 or more inhabited residential units, such notice shall be sent by certified mail not less than 15 days before the date of such preliminary public meeting.

K. Non-Interference These Registration Rules shall not be used to prohibit or otherwise interfere with the ability of eligible organizations and individuals to register for receipt of information to which they are entitled under the Act.

L. Amendment of Registration Rules These Registration Rules may be amended by the City subject to and consistent with the requirements of the Act.

<u>EXHIBIT B</u>

TIF INTERESTED PARTIES REGISTRATION FORM

<u>Registration for City Residents</u>: If you are a City of Prospect Heights resident and would like to register on the Interested Parties Registry for one or more tax increment financing (TIF) redevelopment project areas, please complete Part A of this form. Proof of residency is required. Please attach a photocopy of one of the following (driver's license, lease, utility bill, financial statement, or such other evidence as may be suitable to establish your current municipal residency) to this form.

<u>Registration for Organizations</u>: If your organization is active in the City of Prospect Heights and would like to register on the Interested Parties Registry for one or more tax increment financing (TIF) redevelopment project areas, please complete Part B of this form. Please attach a one-page statement which describes the organization's current operations in the municipality to this form. (Note: existing organizational documents that provide this information will also be accepted)

<u>PART A: REGISTRATION FOR MUNICIPAL RESIDENTS (Please Print)</u>
Name ____
Street Address ______________________________________ Zip Code ___________
Phone _______________________ Email Address ____________________________
I have attached a copy of ___________________________ as proof that I am a resident of the municipality of Prospect Heights as of the date of this registration form.
Please list the TIF(s) you are interested in below:

<u>PART B: REGISTRATION FOR ORGANIZATIONS (Please Print)</u>
Organization Name ____
Contact Name ____
Organization Address ____
City ___________________ State __________ Zip Code _____________
Contact Phone (___) ________________ Contact Email ______________________________
Check here ____ if a statement describing your organization's current operations in the City of Prospect is attached.
Please list the TIF(s) you are interested in below:

Please return this form to:
TIF Interested Parties Registry
8 N Elmhurst Rd
Prospect Heights, IL 60070

Signature/Title ____________________________ Date _________________

RESOLUTION No. R-20-34

A RESOLUTION CONVENING A JOINT REVIEW BOARD TO REVIEW THE PUBLIC RECORD AND PLANNING DOCUMENTS RELATING TO THE PROPOSED PROSPECT POINTE/MUIR PARK TAX INCREMENT FINANCING DISTRICT

WHEREAS, the City of Prospect Heights (the "City"), Cook County, is an Illinois Municipal Corporation pursuant to the Illinois Constitution of 1970 and the Statutes of the State of Illinois; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1 *et seq.*, as from time to time amended (the "TIF Act"), the Mayor and City Council of the City are empowered to undertake the redevelopment of a designated area within its municipal limits in which existing conditions permit such area to be classified as a "conservation area" as such term is defined in the TIF Act; and

WHEREAS, the legislative purpose of the TIF Act is to encourage development through the use of incremental tax revenues derived from an increase in assessed values in the eligible areas by assisting with development or redevelopment project costs, thereby eliminating adverse and detrimental conditions that erode the tax base both within an eligible area and adjacent to such area; and

WHEREAS, the City of Prospect Heights is considering the designation of a redevelopment project area and the approval of redevelopment plan and project within the City of Prospect Heights, to be called the Prospect Pointe/Muir Park Tax Increment Financing District (hereinafter referred to as the "TIF District"), pursuant to the TIF Act; and

WHEREAS, pursuant to the provisions of 65 ILCS 5/11-74.4-5(b) of the TIF Act, prior to the adoption of the ordinance designating the redevelopment project area and approving the TIF Plan for the proposed TIF District, the City must convene a meeting of the Joint Review Board (hereinafter referred to as the "JRB") to consider the proposal; and

WHEREAS, it is the desire of the City Council to convene said meeting of the JRB;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS:

SECTION ONE: The City Council hereby finds and determines that the facts and statements set forth in the above recitals are true and correct.

SECTION TWO: That, pursuant to the provisions of the TIF Act, the City Council has designated February 10, 2021 at the hour of 6:30 p.m. via Zoom conference for the purpose of conducting a public hearing to hear from any interested persons, taxpayers or affected taxing districts regarding the redevelopment project area and the TIF Plan for the proposed TIF District, said redevelopment project area being legally described on Exhibit A attached hereto, and a map of the proposed Redevelopment Project Area is attached hereto as Exhibit B, and made part hereof.

SECTION THREE: That copies of the Eligibility Study and the TIF Plan for the proposed TIF District have been on file in the Office of the City Clerk and have been available for public inspection during regular City business hours since December 4, 2020, as well as on the City's website. A copy of the notice of the availability of the eligibility study and redevelopment plan is attached hereto as Exhibit C.

SECTION FOUR: A JRB as specified in the TIF Act shall be convened by the City and such JRB shall meet, review the public record, planning documents and proposed ordinance approving the Amendment and submit any recommendation or report on the proposed approval of the Amendment within thirty (30) days after the convening of such joint review board.

SECTION FIVE: That the JRB for the proposed TIF District shall meet on January 7, 2021 at 2:00 p.m. via Zoom conference. The JRB shall review the public record, planning documents, eligibility study, redevelopment project area and the TIF Plan for the proposed TIF District. The JRB shall make an advisory recommendation to the City within thirty (30) days after the convening of the JRB. The first meeting of such joint review board shall be held at least fourteen (14) but not more than twenty-eight (28) days after the mailing of notice by the City to each of the taxing districts as specified under and pursuant to the TIF Act. A written report shall be issued by the JRB. The failure of the JRB to submit its report on a timely basis shall not be cause to delay the public hearing or any other step in the process of designating the redevelopment project area and approving the TIF Plan for the proposed TIF District. In the event the JRB does not file a report, it shall be presumed that the JRB has approved the matters before it.

SECTION SIX: That pursuant to the provisions of 65 ILCS 5/11-74.4-5(b) of the TIF Act the JRB shall consist of one (1) public member and one (1) representative from each of the taxing districts having taxable property within the Prospect Pointe/Muir Park Redevelopment Area, including the City.

SECTION SEVEN: That the City of Prospect Heights' representative on the JRB is hereby confirmed as the City Administrator, Joe Wade, or his designee. The City nominates Bill Kearns to serve as the public member of the JRB.

SECTION EIGHT: That a notice of the JRB meeting shall be sent to the necessary taxing districts as required by 65 ILCS 5/11-74.4-5(b) and 5/11-74.4-6(a), (b) and (c) of the TIF Act, with said notices being substantially in the form attached hereto as Exhibit D and made part hereof.

SECTION NINE: This Resolution shall be in full force and effect immediately upon its passage and approval as required by law.

PASSED AND APPROVED this 14th day of December, 2020.

____
Nicholas J. Helmer, Mayor

ATTEST:

____
City Clerk

AYES:
NAYS:
ABSENT:

Exhibit A

Redevelopment Project Area Description

City of Prospect Heights
Prospect Pointe/Muir Park Tax Increment Financing District

LEGAL DESCRIPTION:
THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND WEST HALF OF THE SOUTHEAST QUARTER, ALL IN SECTION 15, TOWNSHIP 42, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF OAK AVENUE AND THE SOUTH LINE OF DRAKE'S FIRST ADDITION TO PROSPECT HEIGHTS, BEING A SUBDIVISION PER DOCUMENT 16245157; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF LOT 3 IN SAID DRAKE'S FIRST ADDITION TO PROSPECT HEIGHTS; THENCE NORTH ALONG SAID WEST LINE AND NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF DRAKE TERRACE; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE AND EXTENSIONS THEREOF OF LOT 16 AND LOT 31 IN SAID DRAKE'S FIRST ADDITION TO PROSPECT HEIGHTS; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF PROSPECT DRIVE; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINES AND EXTENSIONS THEREOF OF LOTS 47 THRU 52 IN GLENDRAKE, BEING A SUBDIVISION PER DOCUMENT 16632601; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF ELEANOR DRIVE; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID WEST HALF OF NORTHEAST QUARTER; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST HALF OF SAID SOUTHEAST QUARTER TO THE NORTH LINE OF POLO RUN UNIT TWO, BEING A SUBDIVISION PER DOCUMENT 86110531; THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF PLEASANT RUN SUBDIVISION, BEING A SUBDIVISION PER DOCUMENT 21809018; THENCE NORTHERLY AND WESTERLY ALONG SAID EAST LINE TO THE SOUTH LINE OF AFORESAID DRAKE'S FIRST ADDITION TO PROSPECT HEIGHTS AND POINT OF BEGINNING, ALL IN COOK COUNTY ILLINOIS.

PINs: 03-15-200-006-0000
03-15-202-008-0000
03-15-202-009-0000
03-15-202-010-0000
03-15-202-018-0000
03-15-202-019-0000
03-15-202-020-0000
03-15-203-003-0000
03-15-203-004-0000
03-15-203-005-0000
03-15-203-006-0000
03-15-204-001-0000
03-15-204-002-0000
03-15-204-003-0000
03-15-204-004-0000

03-15-204-005-0000
03-15-204-006-0000
03-15-204-007-0000
03-15-208-007-0000
03-15-208-008-0000
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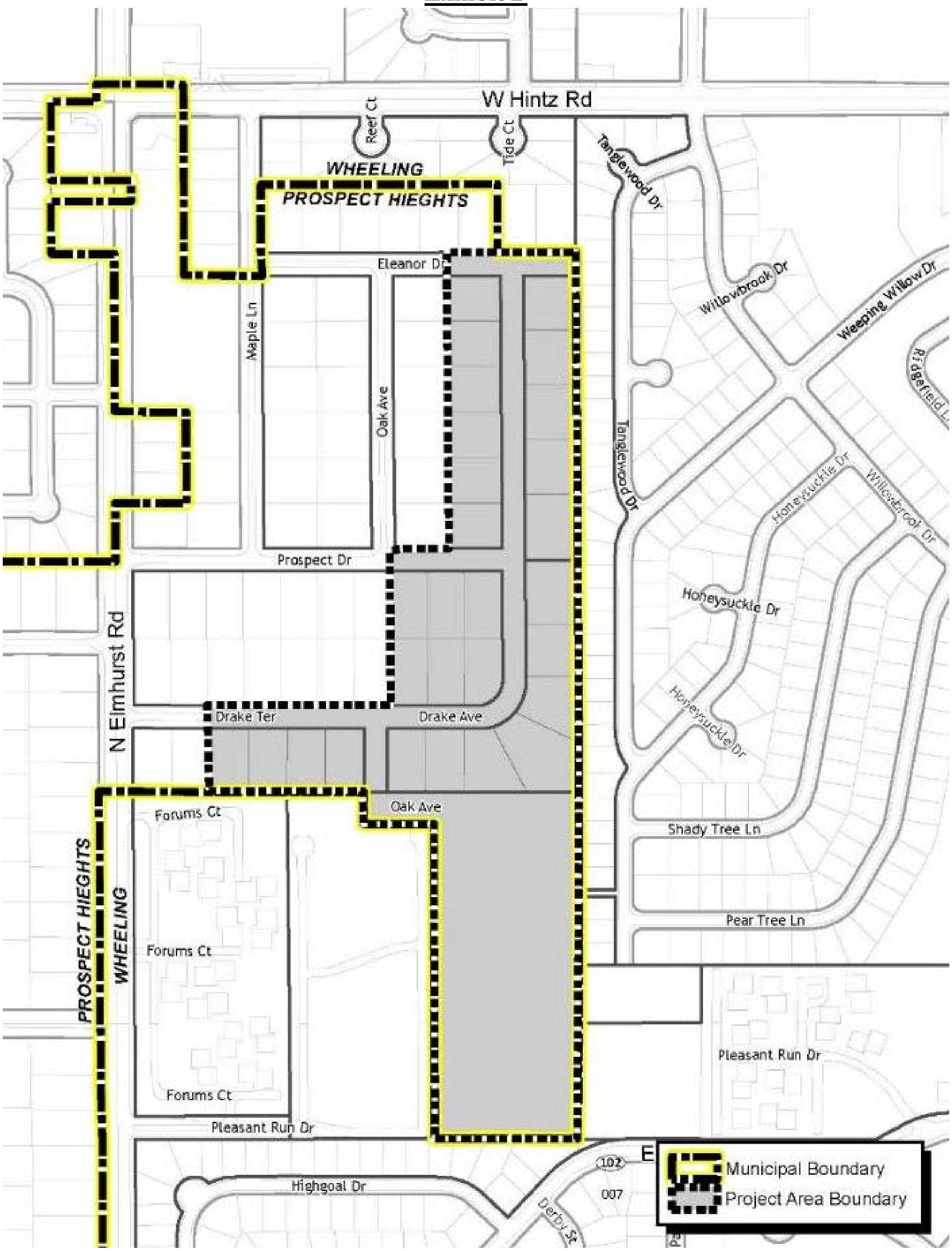
03-15-208-010-0000
03-15-208-011-0000
03-15-208-012-0000
03-15-209-001-0000
03-15-209-002-0000
03-15-209-003-0000
03-15-209-004-0000
03-15-209-005-0000

COMMON BOUNDARY DESCRIPTION: The Prospect Pointe/Muir Park Area is generally bounded by Eleanor Drive on the north, 100 feet east of Drake Terrace on the east, Oak Avenue and 210 feet east of Illinois Route 83/Elmhurst Road on the west, and the southern boundary of Muir Park on the south in Prospect Heights, Illinois.

Exhibit B



W Hintz Rd
Reef Ct
Tide Ct
WHEELING
PROSPECT HIEGHTS
Tanglewood Dr
Eleanor Dr
Willowbrook Dr
Weeping Willow Dr
Ridgefield Ln
Maple Ln
Oak Ave
Honeysuckle Dr
Willowbrook Dr
Prospect Dr
Honeysuckle Dr
N Elmhurst Rd
Drake Ter
Drake Ave
Honeysuckle Dr
Oak Ave
Forums Ct
Shady Tree Ln
PROSPECT HIEGHTS
WHEELING
Forums Ct
Pear Tree Ln
Pleasant Run Dr
Forums Ct
Pleasant Run Dr
102
007
Highgoal Dr
Derby St
Municipal Boundary
Project Area Boundary

Exhibit C

NOTICE OF THE AVAILABILITY OF THE ELIGIBILITY STUDY AND REDEVELOPMENT PLAN AND PROJECT RELATIVE TO THE CITY OF PROSPECT HEIGHTS' PROPOSED PROSPECT POINTE/MUIR PARK TAX INCREMENT FINANCING DISTRICT

Notice is hereby given to you, in that you reside at a residential address within seven hundred and fifty (750) feet of the boundaries of the City of Prospect Heights' proposed Prospect Pointe/Muir Park Tax Increment Financing District or have registered your name on the City of Prospect Heights' Tax Increment Financing Interested Parties Registry, that the Eligibility Study and the Redevelopment Plan and Project for the City of Prospect Heights' proposed Prospect Pointe/Muir Park Tax Increment Financing District are available for your review. Copies of said Eligibility Study and Redevelopment Plan and Project can be obtained from Joe Wade, City Administrator for the City of Prospect Heights, 8 N. Elmhurst Road, Prospect Heights, IL 60070 between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, except holidays, and via the City's website at https://www.prospect-heights.il.us,

City of Prospect Heights

Joanna Prisiajniouk
City Clerk

Exhibit D

NOTICE OF JOINT REVIEW BOARD MEETING TO REVIEW THE PUBLIC RECORD AND PLANNING DOCUMENTS RELATING TO THE PROPOSED PROSPECT POINTE/MUIR PARK TAX INCREMENT FINANCING DISTRICT

THE CITY OF PROSPECT HEIGHTS MAYOR HAS DETERMINED THAT, DUE TO CONDITIONS RELATING TO THE COVID-19 PANDEMIC, IT IS NOT FEASIBLE TO MAKE THE CITY HALL ACCESSIBLE TO THE JOINT REVIEW BOARD OR THE PUBLIC FOR THIS MEETING. ACCESS SHALL ONLY BE AVAILABLE AS FOLLOWS THROUGH ZOOM:

To Join by Computer: https://us02web.zoom.us/j/82812382125 - Meeting ID: 828 1238 2125

To Join by Telephone: 1-312-626-6799 - Meeting ID: 828 1238 2125

To Join by One tap mobile: +13126266799,,82812382125#

NOTICE IS HEREBY GIVEN that on January 7, 2021 at 2:00 p.m., a joint review board meeting will be held to consider and make a recommendation regarding the proposed Redevelopment Plan and Project for, and the designation of, the proposed Prospect Pointe/Muir Park Redevelopment Area and the adoption of tax increment allocation financing therefor, in accordance with the requirements of the Tax Increment Allocation Redevelopment Act, as amended.

The joint review board consists of a representative selected by each community college district, park district, library district, school district, township, fire protection district and county that will have the authority to directly levy taxes on the property within the Prospect Pointe/Muir Park Redevelopment Area at the time that the Prospect Pointe/Muir Park Redevelopment Area is approved, a representative selected by the City, and a public member. Notice is hereby given to the following taxing bodies:

County of Cook, Consolidated Elections, Cook County Forest Preserve District, Town of Wheeling, General Assistance Wheeling, Town Wheeling Road Fund, City of Prospect Heights, City of Prospect Heights Special Service Area 1, Prospect Heights School District 23, Arlington Heights Township High School District 214, Harper Community College District 512, Prospect Heights Park District, Prospect Heights Public Library District, Prospect Heights Fire Protection District, Metropolitan Water Reclamation District of Chicago, and Northwest Mosquito Abatement District

The joint review board meeting will be open to the public.

City of Prospect Heights

Joanna Prisiajniouk
City Clerk

RESOLUTION No. R-20-35

A RESOLUTION FIXING A TIME AND PLACE FOR THE PUBLIC HEARING ON THE PROSPECT POINTE/MUIR PARK REDEVELOPMENT PLAN AND PROJECT AND TAX INCREMENT FINANCING WITHIN THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS

WHEREAS, the City of Prospect Heights, Cook County (the "City") is an Illinois Municipal Corporation pursuant to the Illinois Constitution of 1970 and the Statutes of the State of Illinois; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1 *et seq.*, as from time to time amended (the "TIF Act"), the Mayor and City Council of the City are empowered to undertake the redevelopment of a designated area within its municipal limits in which existing conditions permit such area to be classified as a "conservation area" as such terms are defined in the TIF Act; and

WHEREAS, the legislative purpose of the TIF Act is to encourage development through the use of incremental tax revenues derived from an increase in assessed values in the eligible areas by assisting with development or redevelopment project costs, thereby eliminating adverse and detrimental conditions that erode the tax base both within an eligible area and adjacent to such area; and

WHEREAS, The City of Prospect Heights is considering the designation of a redevelopment project area and the approval of redevelopment plan and project within the City of Prospect Heights, to be called the Prospect Pointe/Muir Park Tax Increment Financing District (hereinafter referred to as the "TIF District"), pursuant to the TIF Act; and

WHEREAS, pursuant to the provisions of 65 ILCS 5/11-74.4-5(c) of the TIF Act, prior to the adoption of the ordinance designating the redevelopment project area and approving the approving the TIF Plan for the proposed TIF District, the City must fix a time and place for a public hearing, and;

WHEREAS, it is the desire of the City Council of the City to conduct such a public hearing;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS:

SECTION ONE: The City Council hereby finds and determines that the facts and statements set forth in the above recitals are true and correct.

SECTION TWO: That, pursuant to the provisions of the TIF Act, the City Council hereby designates February 10, 2021 at the hour of 6:30 p.m. via Zoom conference for the purpose of conducting a public hearing to hear from any interested persons, taxpayers or affected taxing districts regarding the redevelopment project area and the TIF Plan for the proposed TIF District said redevelopment project area being legally described on Exhibit A attached hereto, and a map of the proposed Redevelopment Project Area is attached hereto as Exhibit B, and made part hereof.

SECTION THREE: That copies of the Eligibility Study and the TIF Plan for the proposed TIF District have been on file in the Office of the City Clerk and have been available for public inspection during regular City business hours since December 4, 2020, as well as on the City's website. A copy of the notice of the availability of the eligibility study and redevelopment plan is attached hereto as Exhibit C.

SECTION FOUR: That at the public hearing, any interested person, taxpayer or affected taxing district may file with the City Clerk written comments and/or objections to and may be heard orally with respect to, any issues embodied in the notice of public hearing attached hereto.

SECTION FIVE: That a notice setting forth the availability of the Eligibility Study and the TIF Plan for the proposed TIF District, and how to obtain a copy thereof, shall be sent by mail to all residential addresses within seven hundred fifty (750) feet of the boundaries of the proposed TIF District and to all persons who have registered on the City's TIF Interested Persons Registry, within a reasonable time after the adoption of this Resolution as required by 65 ILCS 5/11-74.4-5(a) of the TIF Act, with said notice being substantially in the form attached hereto as Exhibit D and made part hereof.

SECTION SIX: This Resolution shall be in full force and effect immediately upon its passage and approval as required by law.

PASSED AND APPROVED this 14th day of December, 2020.

____
Nicholas J. Helmer, Mayor

ATTEST:

City Clerk

AYES:
NAYS:
ABSENT:

Exhibit A

Redevelopment Project Area Description

City of Prospect Heights
Prospect Pointe/Muir Park Tax Increment Financing District

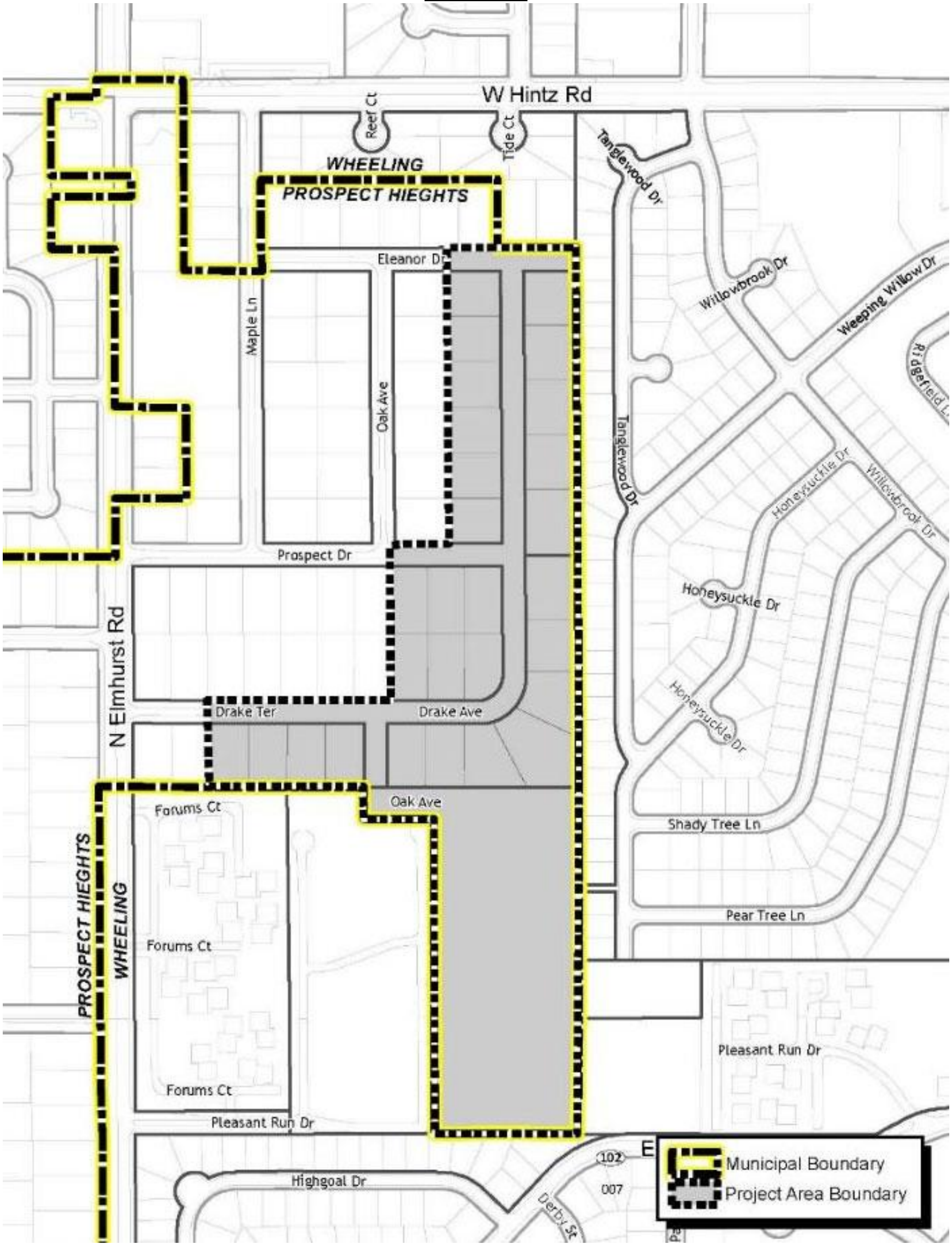
LEGAL DESCRIPTION:
THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND WEST HALF OF THE SOUTHEAST QUARTER, ALL IN SECTION 15, TOWNSHIP 42, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF OAK AVENUE AND THE SOUTH LINE OF DRAKE'S FIRST ADDITION TO PROSPECT HEIGHTS, BEING A SUBDIVISION PER DOCUMENT 16245157; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF LOT 3 IN SAID DRAKE'S FIRST ADDITION TO PROSPECT HEIGHTS; THENCE NORTH ALONG SAID WEST LINE AND NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF DRAKE TERRACE; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE AND EXTENSIONS THEREOF OF LOT 16 AND LOT 31 IN SAID DRAKE'S FIRST ADDITION TO PROSPECT HEIGHTS; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF PROSPECT DRIVE; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINES AND EXTENSIONS THEREOF OF LOTS 47 THRU 52 IN GLENDRAKE, BEING A SUBDIVISION PER DOCUMENT 16632601; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF ELEANOR DRIVE; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID WEST HALF OF NORTHEAST QUARTER; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST HALF OF SAID SOUTHEAST QUARTER TO THE NORTH LINE OF POLO RUN UNIT TWO, BEING A SUBDIVISION PER DOCUMENT 86110531; THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF PLEASANT RUN SUBDIVISION, BEING A SUBDIVISION PER DOCUMENT 21809018; THENCE NORTHERLY AND WESTERLY ALONG SAID EAST LINE TO THE SOUTH LINE OF AFORESAID DRAKE'S FIRST ADDITION TO PROSPECT HEIGHTS AND POINT OF BEGINNING, ALL IN COOK COUNTY ILLINOIS.

PINs: 03-15-200-006-0000
03-15-202-008-0000
03-15-202-009-0000
03-15-202-010-0000
03-15-202-018-0000
03-15-202-019-0000
03-15-202-020-0000
03-15-203-003-0000
03-15-203-004-0000
03-15-203-005-0000
03-15-203-006-0000
03-15-204-001-0000
03-15-204-002-0000
03-15-204-003-0000
03-15-204-004-0000

03-15-204-005-0000
03-15-204-006-0000
03-15-204-007-0000
03-15-208-007-0000
03-15-208-008-0000
03-15-208-009-0000
03-15-208-010-0000
03-15-208-011-0000
03-15-208-012-0000
03-15-209-001-0000
03-15-209-002-0000
03-15-209-003-0000
03-15-209-004-0000
03-15-209-005-0000

COMMON BOUNDARY DESCRIPTION: The Prospect Pointe/Muir Park Area is generally bounded by Eleanor Drive on the north, 100 feet east of Drake Terrace on the east, Oak Avenue and 210 feet east of Illinois Route 83/Elmhurst Road on the west, and the southern boundary of Muir Park on the south in Prospect Heights, Illinois.

Exhibit B



W Hintz Rd
Reef Ct
Tide Ct
WHEELING
PROSPECT HIEGHTS
Tanglewood Dr
Eleanor Dr
Maple Ln
Oak Ave
Willowbrook Dr
Weeping Willow Dr
Ridgefield Ln
Tanglewood Dr
Honeysuckle Dr
Willowbrook Dr
Prospect Dr
Honeysuckle Dr
N Elmhurst Rd
Honeysuckle Dr
Drake Ter
Drake Ave
Oak Ave
Forums Ct
Shady Tree Ln
PROSPECT HIEGHTS
WHEELING
Forums Ct
Pear Tree Ln
Pleasant Run Dr
Forums Ct
Pleasant Run Dr
102
Highgoal Dr
007
Derby St
Municipal Boundary
Project Area Boundary

Exhibit C

Notice of the Availability of the Eligibility Study and Redevelopment Plan and Project Relative to the City of Prospect Heights' Proposed Prospect Pointe/Muir Park Tax Increment Financing District

Notice is hereby given to you, in that you reside at a residential address within seven hundred and fifty (750) feet of the boundaries of the City of Prospect Heights' proposed Prospect Pointe/Muir Park Tax Increment Financing District or have registered your name on the City of Prospect Heights' Tax Increment Financing Interested Parties Registry, that the Eligibility Study and the Redevelopment Plan and Project for the City of Prospect Heights' proposed Prospect Pointe/Muir Park Tax Increment Financing District are available for your review. Copies of said Eligibility Study and Redevelopment Plan and Project can be obtained from Joe Wade, City Administrator for the City of Prospect Heights, 8 N. Elmhurst Road, Prospect Heights, IL 60070 between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, except holidays, and via the City's website at https://www.prospect-heights.il.us,

City of Prospect Heights

Joanna Prisiajniouk
City Clerk

Exhibit D

NOTICE OF PUBLIC HEARING MEETING TO CONSIDER THE DESIGNATION FOR THE REDEVELOPMENT PROJECT AREA FOR THE PROPOSED PROSPECT HEIGHTS PROSPECT POINTE/MUIR PARK TAX INCREMENT FINANCING DISTRICT AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT IN RELATION THERETO.

THE CITY OF PROSPECT HEIGHTS MAYOR HAS DETERMINED THAT, DUE TO CONDITIONS RELATING TO THE COVID-19 PANDEMIC, IT IS NOT FEASIBLE TO MAKE THE CITY HALL ACCESSIBLE THE PUBLIC FOR THIS MEETING. ACCESS SHALL ONLY BE AVAILABLE AS FOLLOWS THROUGH ZOOM:

To Join by Computer: https://us02web.zoom.us/j/86997683672 - Meeting ID: 869 9768 3672

To Join by Telephone: 1-312-626-6799 - Meeting ID: 869 9768 3672

To Join Zoom Meeting by One tap mobile: +13126266799,,86997683672#

NOTICE OF PUBLIC HEARING CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS PROPOSED PROSPECT POINTE/MUIR PARK TAX INCREMENT FINANCING DISTRICT AND REDEVELOPMENT PLAN AND PROJECT, NOTICE IS HEREBY GIVEN that on February 10, 2021 at 6:30 p.m., at the Prospect Heights City Hall at 8 N. Elmhurst Road, Prospect Heights, IL 60070, and via Zoom conference, a public hearing will be held to consider the approval of the proposed redevelopment plan and project (the "Redevelopment Plan and Project") and the designation of that certain proposed redevelopment project area to be known as the Prospect Pointe/Muir Park Redevelopment Project Area (the "Prospect Pointe/Muir Park Redevelopment Area "). The Prospect Pointe/Muir Park Area consists of the territory described in Exhibit A attached and is generally described below:

(COMMON BOUNDARY DESCRIPTION) The Prospect Pointe/Muir Park Area is generally bounded by Eleanor Drive on the north, 100 feet east of Drake Terrace on the east, Oak Avenue and 210 feet east of Illinois Route 83/Elmhurst Road on the west, and the southern boundary of Muir Park on the south in Prospect Heights, Illinois.

There will be considered at the hearing comments on whether to approve the Redevelopment Plan and Project for, and the designation of, the proposed Prospect Pointe/Muir Park Redevelopment Area and adoption of tax increment allocation financing therefor. The proposed Redevelopment Plan and Project is on file and available for public inspection during normal business hours at Prospect Heights City Hall at 8 N. Elmhurst Road, Prospect Heights, IL 60070. The Redevelopment Plan and Project is also available on the City's website at https://www.prospect-heights.il.us.

Pursuant to the Redevelopment Plan and Project, the City proposes to reduce or eliminate those conditions that continue to qualify the Prospect Pointe/Muir Park Redevelopment Area as a "conservation area," as that term is defined in the Tax Increment Allocation Redevelopment Act, as amended, and to enhance the tax base of the City and the taxing districts having taxable property within the Prospect

Pointe/Muir Park Redevelopment Area by utilizing tax increment financing to fund various eligible project costs (“Redevelopment Project Costs”) to stimulate investment within the Prospect Pointe/Muir Park Redevelopment Area. The Redevelopment Plan and Project includes an eligibility report providing in reasonable detail the continued basis for qualifying the Redevelopment Project Area as a "conservation area" as that term is defined in the Tax Increment Allocation Redevelopment Act, as amended.

The Redevelopment Plan and Project objectives include, but are not limited to, the following:

1. Maintain the Project Area as an attractive residential area within the City of Prospect Heights;
2. Provide a water supply system to support new residential development;
3. Improve storm water retention and drainage system for the benefit of the Project Area;
4. Provide better access to and recreational facilities within Muir Park;
5. Conserve and enhance the quality and stability of the Project Area’s existing residential by attracting new residential developments;
6. Upgrade public infrastructure and streets, including the storm water drainage system and provide access to a sufficiently sized water supply system;
7. Improve transportation routes and signage to sufficiently accommodate circulation within the Project Area;
8. Improve safety and ease of access to/from Muir Park and minimize conflicts with vehicular traffic;
9. Reconfigure the parking lot for Muir Park and improve the park’s recreational amenities to include both active and passive park uses as well as pedestrian paths; and
10. Support redevelopment of the Former School Site with low to medium density development that provide high-quality residential options.

To achieve these objectives, the Redevelopment Plan and Project proposes to provide assistance by paying or reimbursing costs related to the acquisition, construction and installation of public facilities, property assembly, site preparation and improvement, and environmental remediation, job training, the execution of one or more redevelopment agreements, and the payment of financing, administrative and other professional costs, and payment and/or reimbursement of any other Redevelopment Project Costs, all as provided under the Tax Increment Allocation Redevelopment Act, as amended.

Prior to the date of the hearing, each taxing district having property in the Prospect Pointe/Muir Park Redevelopment Area and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the City, to the attention of the City Clerk at Prospect Heights City Hall at 8 N. Elmhurst Road, Prospect Heights, IL 60070 or via email to kschultheis@prospect-heights.org.

The City has convened a joint review board to consider and make a recommendation regarding the proposed Redevelopment Plan and Project for, and the designation of, the proposed Prospect Pointe/Muir Park Redevelopment Area and the adoption of tax increment allocation financing therefor, in accordance with the requirements of the Tax Increment Allocation Redevelopment Act, as amended. The joint review board consists of a representative selected by each community college district, park district, library district, school district, township, fire protection district and county that will have the authority to directly levy taxes on the property within the Prospect Pointe/Muir Park Redevelopment Area at the time that the Prospect Pointe/Muir Park Redevelopment Area is approved, a representative selected by the City, and a public member. The joint review board meeting is scheduled to be held on Thursday, January 7, 2021, at 2:00 p.m., at the City Clerk at Prospect Heights City Hall at 8 N. Elmhurst Road, Prospect Heights, IL 60070 and via Zoom conference.

At the public hearing, all interested persons or affected taxing districts may file written comments and objections with the City Clerk and may be heard orally with respect to any issues regarding the approval of the Redevelopment Plan and Project for and the designation of the Prospect Pointe/Muir Park Redevelopment Area and the adoption of tax increment allocation financing therefor. The hearing may be adjourned by the Mayor and the City Council of the City without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

For further information, please contact Joe Wade

City of Prospect Heights

Joanna Prisiajniouk
City Clerk

12/14/2020

Checks

General Fund	$	**294,289.29**
Motor Fuel Tax Fund		**-**
Palatine/Milwaukee Tax Increment Financing District		**59,410.94**
Tourism District		**1,669.65**
Development Fund		**-**
Drug Enforcement Agency Fund		**-**
Solid Waste Fund		**23,118.89**
Special Service Area #1		**-**
Special Service Area #2		**-**
Special Service Area #3		**-**
Special Service Area #4		**-**
Special Service Area #5		**355.43**
Special Service Area #8 - Levee Wall #37		**-**
Special Service Area-Constr#6(Water Main)		**-**
Special Service Area-Debt#6		**550.00**
Capital Improvements		**-**
Palatine Road Tax Increment Financing		**1,359.83**
Road Construction		**-**
Road Construction Debt		**840.50**
Water Fund		**9,458.37**
Parking Fund		**484.94**
Sanitary Sewer Fund		**7,914.25**
Road/Building Bond Escrow		**5,936.50**
TOTAL	$	**405,388.59**

Wire Payments

11/20/20 PAYROLL		**161,667.76**
12/04/20 PAYROLL		**157,843.37**
NOVEMBER ILLINIOS MUNICIPAL RETIREMENT FUND		**23,357.35**
	$	**748,257.07**

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Paid and unpaid invoices included.

Vendor Name	Invoice Number	Description	Invoice Date	GL Account Number	Net Invoice Amt	Amount Paid	Date Paid
3SI SECURITY SYSTEMS INC	INV855221	ANUUAL FEE FOR GPS TRACK	11/11/2020	01-360-5100	228.00	.00	
Total 3SI SECURITY SYSTEMS INC:					228.00	.00	
ADVANCED SOLUTIONS MANA	19-336B	BOND 302 W RIDGE	12/02/2020	72-000-2310	5,936.50	.00	
Total ADVANCED SOLUTIONS MANAGEMENT GROUP LLC:					5,936.50	.00	
AFLAC	353859	JAN 21 AFLAC WITHHOLDING	12/09/2020	01-000-2031	401.66	.00	
Total AFLAC:					401.66	.00	
AMERICAN WELDING & GAS, IN	07462427	WELDER PARTS	11/20/2020	01-350-5020	90.00	.00	
Total AMERICAN WELDING & GAS, INC:					90.00	.00	
ARLINGTON HEIGHTS FORD IN	7638H	SQUAD K9 PARTS	12/01/2020	01-350-5020	99.61	.00	
ARLINGTON HEIGHTS FORD IN	7900H	SQUAD 691 PARTS	12/04/2020	01-350-5020	158.78	.00	
Total ARLINGTON HEIGHTS FORD INC.:					258.39	.00	
AXON ENTERPRISE, INC.	SI-1696714	TASER CARTRIDGE-TRAINING	11/20/2020	01-360-7022	1,161.00	.00	
Total AXON ENTERPRISE, INC.:					1,161.00	.00	
AZAVAR AUDIT SOLUTIONS	151840	JAN 21 CABLE AUDIT	12/01/2020	01-125-3350	99.30	.00	
AZAVAR AUDIT SOLUTIONS	151841	JAN 21 ELECTRIC AUDIT	12/01/2020	01-105-3010	90.54	.00	
AZAVAR AUDIT SOLUTIONS	151842	JAN 21 GAS AUDIT	12/01/2020	01-105-3011	2.26	.00	
Total AZAVAR AUDIT SOLUTIONS:					192.10	.00	
BANK OF AMERICA	0VCEJX0WJ5	SERIES 2008 DEBT PAYMENT-P	11/19/2020	01-400-6000	160,000.00	160,000.00	12/08/2020
BANK OF AMERICA	0VCEJX0WJ5	SERIES 2008 DEBT PAYMENT-I	11/19/2020	01-400-6010	14,603.63	14,603.63	12/08/2020
Total BANK OF AMERICA:					174,603.63	174,603.63	
BRIT GLOBAL SPECIALTY USA	0005943-IN	GL DEDUCTIBLE-BROWALL	11/23/2020	01-155-3730	1,000.00	.00	
Total BRIT GLOBAL SPECIALTY USA:					1,000.00	.00	
CANON FINANCIAL SERVICES	22195690	DEC 20 BUILDING COPIER	12/03/2020	01-340-7020	181.09	.00	
Total CANON FINANCIAL SERVICES:					181.09	.00	
CARDMEMBER SERVICE	11/20/2020	COVID EXPENSES SANITIZER	11/20/2020	01-360-5990	111.20	.00	
CARDMEMBER SERVICE	11/20/2020	HALLOWEEN CANDY	11/20/2020	01-360-5710	17.68	.00	
CARDMEMBER SERVICE	11/20/2020	LAPTOP CASE AND MOUSE	11/20/2020	01-360-5710	27.48	.00	
CARDMEMBER SERVICE	11/20/2020	DISPOSABLE MASKS	11/20/2020	01-360-5990	47.94	.00	
CARDMEMBER SERVICE	11/20/2020	K9 FOOD	11/20/2020	01-360-5141	141.42	.00	
CARDMEMBER SERVICE	11/20/2020	MISCELLANEOUS SUPPLIES	11/20/2020	01-360-5710	4.78	.00	
CARDMEMBER SERVICE	11/20/2020	MISCELLANEOUS SUPPLIES	11/20/2020	01-360-5710	4.78	.00	
CARDMEMBER SERVICE	11/20/2020	TV REPLACEMENT FOR PD	11/20/2020	01-360-7022	452.99	.00	
CARDMEMBER SERVICE	11/20/2020	NOTARY STAMP	11/20/2020	01-360-5700	54.00	.00	

Vendor Name	Invoice Number	Description	Invoice Date	GL Account Number	Net Invoice Amt	Amount Paid	Date Paid
CARDMEMBER SERVICE	11/20/2020	ZOOM	11/20/2020	01-310-5300	185.00	.00	
CARDMEMBER SERVICE	11/20/2020	PD SERVICE 10/7-11/6 COMCAS	11/20/2020	01-320-5410	284.65	.00	
CARDMEMBER SERVICE	11/20/2020	CITY COFFEE SUPPLIES	11/20/2020	01-320-5700	94.74	.00	
CARDMEMBER SERVICE	11/20/2020	CITY COFFEE SUPPLIES	11/20/2020	01-350-5700	54.48	.00	
CARDMEMBER SERVICE	11/20/2020	CITY COFFEE SUPPLIES	11/20/2020	01-360-5700	31.99	.00	
CARDMEMBER SERVICE	11/20/2020	PW DATA COMCAST	11/20/2020	01-350-5410	243.35	.00	
CARDMEMBER SERVICE	11/20/2020	METRA 10/16-11/15 COMCAST	11/20/2020	52-300-5410	153.35	.00	
CARDMEMBER SERVICE	11/20/2020	CITY HALL SRVC 10/22-11/21	11/20/2020	01-320-5410	258.35	.00	
CARDMEMBER SERVICE	11/20/2020	TIF DISOLUTION MAILING	11/20/2020	01-320-5200	73.80	.00	
CARDMEMBER SERVICE	11/20/2020	PW MEETING	11/20/2020	01-350-5330	13.28	.00	
CARDMEMBER SERVICE	11/20/2020	INTERNET SCADA	11/20/2020	51-300-5410	157.90	.00	
CARDMEMBER SERVICE	11/20/2020	OCT 2020 PHONE/FAZ/LONG DI	11/20/2020	01-320-5410	624.31	.00	
CARDMEMBER SERVICE	11/20/2020	OCT 2020 PHONE/FAZ/LONG DI	11/20/2020	51-300-5410	73.12	.00	
CARDMEMBER SERVICE	11/20/2020	HAND SANITIZER	11/20/2020	01-350-5990	108.00	.00	
CARDMEMBER SERVICE	11/20/2020	AV PARTS TIBBITS	11/20/2020	01-310-7020	129.99	.00	
CARDMEMBER SERVICE	11/20/2020	AV PARTS TIBBITS	11/20/2020	01-310-7020	69.99	.00	
CARDMEMBER SERVICE	11/20/2020	COVID THERMOMETER CH	11/20/2020	01-350-5990	92.99	.00	
CARDMEMBER SERVICE	11/20/2020	EXIT LIGHT REPLACEMENT	11/20/2020	52-300-5710	29.99	.00	
CARDMEMBER SERVICE	11/20/2020	HDMI PART TIBBITS	11/20/2020	01-310-7020	12.99	.00	
CARDMEMBER SERVICE	11/20/2020	HOLIDAY DECORATIONS	11/20/2020	01-350-5650	270.00	.00	
CARDMEMBER SERVICE	11/20/2020	PW YEARLY ACCOUNT AMAZO	11/20/2020	01-350-5710	119.00	.00	
CARDMEMBER SERVICE	11/20/2020	VEHICLE LIGHTS	11/20/2020	01-350-5020	40.48	.00	
CARDMEMBER SERVICE	11/20/2020	VEHICLE TRACKING	11/20/2020	01-350-7025	16.00	.00	
CARDMEMBER SERVICE	11/20/2020	AV PARTS TIBBITS	11/20/2020	01-310-7020	210.92	.00	
CARDMEMBER SERVICE	11/20/2020	PW OFFICE SUPPLY	11/20/2020	01-350-5710	65.17	.00	
CARDMEMBER SERVICE	11/20/2020	TRAINING LUNCH	11/20/2020	01-350-5330	95.97	.00	
CARDMEMBER SERVICE	11/20/2020	SQUAD 617 HEASDLIGHTS	11/20/2020	01-350-5020	49.99	.00	
CARDMEMBER SERVICE	11/20/2020	CITY HALL PEST CONTROL	11/20/2020	01-350-5710	85.97	.00	
CARDMEMBER SERVICE	11/20/2020	CITY RADIO PARTS	11/20/2020	01-350-5710	199.94	.00	
CARDMEMBER SERVICE	11/20/2020	EMERGENCT GENERATOR PAR	11/20/2020	01-350-5710	84.00	.00	
CARDMEMBER SERVICE	11/20/2020	GENERATOR PART	11/20/2020	01-350-5710	180.00	.00	
Total CARDMEMBER SERVICE:					4,971.98	.00	
CENTRAL PARTS WAREHOUSE	611730A	SALT SPREADER MOTORS	11/13/2020	01-350-5632	1,044.80	.00	
Total CENTRAL PARTS WAREHOUSE:					1,044.80	.00	
CHICAGO PARTS AND SOUND L	1-0172463	GRINDER 853 BATTERIES	11/18/2020	01-350-5020	311.46	.00	
CHICAGO PARTS AND SOUND L	1-0173937	TRUCK BATTERIES-SQUAD BR	11/18/2020	01-350-5020	568.91	.00	
CHICAGO PARTS AND SOUND L	1-0174779	SQUAD 691 PARTS	12/04/2020	01-350-5020	96.90	.00	
Total CHICAGO PARTS AND SOUND LLC:					977.27	.00	
CHICAGOLAND PAVING CONTR	JOB #19-111	PLAZA DRIVE	11/25/2020	12-500-7050	58,051.11	.00	
Total CHICAGOLAND PAVING CONTRACTORS INC:					58,051.11	.00	
CONRAD POLYGRAPH, INC.	4155	POLCE POLYGRAPH-REYES	11/29/2020	01-360-5100	240.00	.00	
Total CONRAD POLYGRAPH, INC.:					240.00	.00	
CONSERV FS INC.	102017425	CITY VEHICLES FUEL	11/19/2020	01-350-5751	933.89	.00	
CONSERV FS INC.	102017426	FUEL CITY VEHICLES	11/19/2020	01-350-5751	1,518.73	.00	
Total CONSERV FS INC.:					2,452.62	.00	
CONSTELLATION NEWENERGY	18452510301	OCT 20 ELECTRIC	12/13/2020	01-350-5411	409.71	.00	

Vendor Name	Invoice Number	Description	Invoice Date	GL Account Number	Net Invoice Amt	Amount Paid	Date Paid
CONSTELLATION NEWENERGY	18452510301	OCT 20 ELECTRIC	12/13/2020	52-300-5410	75.92	.00	
CONSTELLATION NEWENERGY	18452510301	OCT 20 ELECTRIC	12/13/2020	51-300-5410	338.99	.00	
CONSTELLATION NEWENERGY	18452510301	OCT 20 ELECTRIC	12/13/2020	01-350-5411	164.13	.00	
CONSTELLATION NEWENERGY	18452510301	OCT 20 ELECTRIC	12/13/2020	52-300-5410	88.15	.00	
CONSTELLATION NEWENERGY	18452510301	OCT 20 ELECTRIC	12/13/2020	01-350-5411	220.82	.00	
CONSTELLATION NEWENERGY	18452510301	OCT 20 ELECTRIC	12/13/2020	25-300-5050	118.40	.00	
CONSTELLATION NEWENERGY	18452510301	OCT 20 ELECTRIC	12/13/2020	52-300-5410	52.16	.00	
CONSTELLATION NEWENERGY	18452510301	OCT 20 ELECTRIC	12/13/2020	25-300-5050	107.08	.00	
CONSTELLATION NEWENERGY	18452510301	OCT 20 ELECTRIC	12/13/2020	01-350-5411	39.01	.00	
CONSTELLATION NEWENERGY	18452510301	OCT 20 ELECTRIC	12/13/2020	25-300-5050	129.95	.00	
Total CONSTELLATION NEWENERGY INC.:					1,744.32	.00	
CUTLER WORKWEAER	145247	SAFETY BOOTS-CASSATA	12/06/2020	01-350-7023	193.46	.00	
Total CUTLER WORKWEAER:					193.46	.00	
DE LAGE LANDEN FINANCIAL S	70295185	JAN 21 CITY HALL COPIER	11/17/2020	01-320-5220	954.35	.00	
Total DE LAGE LANDEN FINANCIAL SERVICES INC:					954.35	.00	
DEKIND COMPUTER CONSULT	29515	JAN 21 COMPUTER CONSULT	12/01/2020	01-320-5130	3,510.00	.00	
DEKIND COMPUTER CONSULT	29554	NOV 20 OVERAGE	12/01/2020	01-320-5130	791.25	.00	
Total DEKIND COMPUTER CONSULTANTS:					4,301.25	.00	
DELTA DENTAL OF ILLINOIS	1403218	DEC 20 HMO DENTAL	12/01/2020	01-360-4100	31.00	.00	
DELTA DENTAL OF ILLINOIS	1403219	DEC 20 RETIREE DENTAL	12/01/2020	01-370-4101	28.67	.00	
DELTA DENTAL OF ILLINOIS	1404709	DEC 20 PPO VISION	12/01/2020	01-320-4100	12.80	.00	
DELTA DENTAL OF ILLINOIS	1404709	DEC 20 PPO VISION	12/01/2020	01-340-4100	39.27	.00	
DELTA DENTAL OF ILLINOIS	1404709	DEC 20 PPO VISION	12/01/2020	01-360-4100	293.91	.00	
DELTA DENTAL OF ILLINOIS	1404709	DEC 20 PPO VISION	12/01/2020	01-350-4100	20.19	.00	
DELTA DENTAL OF ILLINOIS	1404709	DEC 20 PPO VISION	12/01/2020	01-370-4101	12.49	.00	
DELTA DENTAL OF ILLINOIS	1404709	DEC 20 PPO VISION	12/01/2020	01-370-4101	6.40	.00	
DELTA DENTAL OF ILLINOIS	1404726	DEC 20 HMO VISION	12/01/2020	01-360-4100	19.27	.00	
Total DELTA DENTAL OF ILLINOIS:					464.00	.00	
DVORAK GLASS WINDOW CLE	20201203-04-0	WINDOW GLASS CLEANING DE	12/03/2020	01-350-5104	94.00	.00	
Total DVORAK GLASS WINDOW CLEANING:					94.00	.00	
EDER CASELLA & CO	37725	AUDIT FINANCIAL REPORT	11/06/2020	01-322-5101	5,012.25	.00	
EDER CASELLA & CO	37725	AUDIT FINANCIAL REPORT	11/06/2020	51-300-5101	1,332.50	.00	
EDER CASELLA & CO	37725	AUDIT FINANCIAL REPORT	11/06/2020	53-300-5101	1,332.50	.00	
EDER CASELLA & CO	37725	AUDIT FINANCIAL REPORT	11/06/2020	13-300-5101	358.75	.00	
EDER CASELLA & CO	37725	AUDIT FINANCIAL REPORT	11/06/2020	12-300-5101	686.75	.00	
EDER CASELLA & CO	37725	AUDIT FINANCIAL REPORT	11/06/2020	18-300-5101	686.75	.00	
EDER CASELLA & CO	37725	AUDIT FINANCIAL REPORT	11/06/2020	41-300-5101	840.50	.00	
Total EDER CASELLA & CO:					10,250.00	.00	
FAST MRO SUPPLIES, INC.	5410	PW VEHICLE MAINT SUPPLIES	12/01/2020	01-350-5020	257.61	.00	
Total FAST MRO SUPPLIES, INC.:					257.61	.00	
FLEXSOURCE, LLC	21305	NOV 20 FSA/HRA FEES	11/25/2020	01-320-5100	125.00	.00	

Vendor Name	Invoice Number	Description	Invoice Date	GL Account Number	Net Invoice Amt	Amount Paid	Date Paid
Total FLEXSOURCE, LLC:					125.00	.00	
FOOD & ALCOHOL SERVICE TR	2020-10	HEALTH INSPECTION	11/01/2020	01-340-5100	980.00	.00	
Total FOOD & ALCOHOL SERVICE TRAINING INC:					980.00	.00	
FOX VALLEY FIRE & SAFETY C	IN00396216	POLICE FIRE ALARM SERVICE	11/12/2020	01-350-5104	315.50	.00	
Total FOX VALLEY FIRE & SAFETY CO. INC.:					315.50	.00	
GUY M KARM	09/20-11/20	SEPT-NOV 2020 PROSECUTION	12/04/2020	01-324-5122	5,000.00	.00	
Total GUY M KARM:					5,000.00	.00	
HOME DEPOT CREDIT SERVIC	11/27/2020	STORM PIPE REPAIR	11/27/2020	01-350-5635	80.82	.00	
HOME DEPOT CREDIT SERVIC	11/27/2020	PD ELECTRICAL	11/27/2020	01-350-5710	4.20	.00	
HOME DEPOT CREDIT SERVIC	11/27/2020	TRENCHER RENTAL REFUND	11/27/2020	01-350-5510	63.00-	.00	
HOME DEPOT CREDIT SERVIC	11/27/2020	FLAGPOLE ELECTRICAL LIGHT	11/27/2020	01-350-5710	24.63	.00	
HOME DEPOT CREDIT SERVIC	11/27/2020	LANSCAPE LIGHT PARTS	11/27/2020	01-350-5650	16.80	.00	
HOME DEPOT CREDIT SERVIC	11/27/2020	TRENCHER RENTAL	11/27/2020	01-350-5510	150.00	.00	
Total HOME DEPOT CREDIT SERVICES:					213.45	.00	
ILLINOIS PUBLIC RISK FUND	65633	JAN 20 WC PREMIUM	11/16/2020	01-320-5530	313.54	.00	
ILLINOIS PUBLIC RISK FUND	65633	JAN 20 WC PREMIUM	11/16/2020	01-340-5530	362.79	.00	
ILLINOIS PUBLIC RISK FUND	65633	JAN 20 WC PREMIUM	11/16/2020	01-350-5530	1,532.70	.00	
ILLINOIS PUBLIC RISK FUND	65633	JAN 20 WC PREMIUM	11/16/2020	01-360-5530	10,385.53	.00	
ILLINOIS PUBLIC RISK FUND	65633	JAN 20 WC PREMIUM	11/16/2020	51-300-5530	266.76	.00	
ILLINOIS PUBLIC RISK FUND	65633	JAN 20 WC PREMIUM	11/16/2020	53-300-5530	66.68	.00	
Total ILLINOIS PUBLIC RISK FUND:					12,928.00	.00	
IUOE LOCAL 150 ADMIN	#150 A 11/20/2	LOCAL 150 ADMIN DUES 11/20/2	11/20/2020	01-000-2050	326.88	326.88	12/09/2020
IUOE LOCAL 150 ADMIN	#150 A 11/6/20	LOCAL 150 ADMIN DUES 11/6/20	11/06/2020	01-000-2050	326.88	326.88	12/09/2020
Total IUOE LOCAL 150 ADMIN:					653.76	653.76	
IUOE LOCAL 150 MEMBERSHIP	#150 M 11/06/2	LOCAL 150 MEMBERSHIP DUES	11/06/2020	01-000-2050	72.00	72.00	12/09/2020
IUOE LOCAL 150 MEMBERSHIP	#150 M 11/20/2	LOCAL 150 MEMBERSHIP DUES	11/20/2020	01-000-2050	72.00	72.00	12/09/2020
Total IUOE LOCAL 150 MEMBERSHIP:					144.00	144.00	
JACK DOHENY COMPANY	110065	SEWER HEARING PROTECTIO	11/12/2020	01-350-7023	1,974.05	.00	
Total JACK DOHENY COMPANY:					1,974.05	.00	
JANET SAEWERT	081 1528312	CARPET & UNIFORMS	11/13/2020	01-350-5104	186.16	.00	
JANET SAEWERT	081 1530175	CARPET & UNIFORMS	11/20/2020	01-350-5104	151.91	.00	
Total JANET SAEWERT:					338.07	.00	
JEFFREY L BAUREIS	10/25/20-11/23/	ELECTICAL INSPECTIONS 10/25	11/23/2020	01-340-5100	1,849.00	.00	
Total JEFFREY L BAUREIS:					1,849.00	.00	
JENNIFER PARSHALL	11/6/20	2020 FALL NEWSLETTER	11/06/2020	01-320-5100	455.00	.00	

Vendor Name	Invoice Number	Description	Invoice Date	GL Account Number	Net Invoice Amt	Amount Paid	Date Paid
Total JENNIFER PARSHALL:					455.00	.00	
JG UNIFORMS INC	79020	PD UNIFORM	11/14/2020	01-360-5741	35.00	.00	
JG UNIFORMS INC	79132	PD UNIFORM	11/17/2020	01-360-5741	361.25	.00	
JG UNIFORMS INC	79377	pOLICE UNIFORMS	11/24/2020	01-360-5741	179.85	.00	
Total JG UNIFORMS INC:					576.10	.00	
JUST TIRES MP INC.	573649	SQUAD 691 ALLIGNMENT	12/07/2020	01-350-5020	104.99	.00	
JUST TIRES MP INC.	573667	TIRE DISPOSAL	12/07/2020	01-350-5020	22.50	.00	
Total JUST TIRES MP INC.:					127.49	.00	
LANDSCAPE CONCEPTS MANA	184998	IRRIGATION WINTERIZING	11/18/2020	13-300-5108	750.00	.00	
Total LANDSCAPE CONCEPTS MANAGEMENT:					750.00	.00	
LAPORT INC	230505	BUILDING SUPPLIES	10/05/2020	01-350-5710	923.81	.00	
Total LAPORT INC:					923.81	.00	
LAUTERBACH & AMEN LLP	50796	OCT 20 FINANCIAL SERVICES	11/01/2020	01-322-5102	13,349.42	.00	
LAUTERBACH & AMEN LLP	50796	OCT 20 FINANCIAL SERVICES	11/01/2020	12-300-5102	673.08	.00	
LAUTERBACH & AMEN LLP	50796	OCT 20 FINANCIAL SERVICES	11/01/2020	13-300-5102	560.90	.00	
LAUTERBACH & AMEN LLP	50796	OCT 20 FINANCIAL SERVICES	11/01/2020	18-300-5102	673.08	.00	
LAUTERBACH & AMEN LLP	50796	OCT 20 FINANCIAL SERVICES	11/01/2020	51-300-5102	3,589.76	.00	
LAUTERBACH & AMEN LLP	50796	OCT 20 FINANCIAL SERVICES	11/01/2020	53-300-5102	3,589.76	.00	
Total LAUTERBACH & AMEN LLP:					22,436.00	.00	
LOGSDON OFFICE SUPPLY	1093094-001	ACCOUNTING TONER	11/17/2020	01-320-5700	155.84	.00	
Total LOGSDON OFFICE SUPPLY:					155.84	.00	
M.E. SIMPSON CO.,INC.	35889	LEAK DETECTION 503 SHAWN	10/31/2020	51-300-5100	895.00	.00	
Total M.E. SIMPSON CO.,INC.:					895.00	.00	
MADISON NATIONAL LIFE	1420128	DEC 20 LIFE INSURANCE	12/01/2020	01-320-4110	30.94	.00	
MADISON NATIONAL LIFE	1420128	DEC 20 LIFE INSURANCE	12/01/2020	01-340-4100	32.85	.00	
MADISON NATIONAL LIFE	1420128	DEC 20 LIFE INSURANCE	12/01/2020	01-350-4110	47.44	.00	
MADISON NATIONAL LIFE	1420128	DEC 20 LIFE INSURANCE	12/01/2020	01-360-4110	213.03	.00	
MADISON NATIONAL LIFE	1420128	DEC 20 LIFE INSURANCE	12/01/2020	51-300-4110	10.31	.00	
MADISON NATIONAL LIFE	1420128	DEC 20 LIFE INSURANCE	12/01/2020	01-000-2030	145.75	.00	
Total MADISON NATIONAL LIFE:					480.32	.00	
MENARDS	69535	LANDSCAPE LIGHTS HOLIDAY	11/21/2020	01-350-5650	93.88	.00	
MENARDS	70466	BUILDING REPAIR PARTS	11/07/2020	01-350-5710	71.18	.00	
MENARDS	70467	CHAIN AND BINDERS	11/07/2020	01-350-5020	389.57	.00	
Total MENARDS:					554.63	.00	
METROPOLITAN ALLIANCE OF	#252 11/2020	MAP #252 DUES 11/20	11/06/2020	01-000-2051	646.00	646.00	12/09/2020
METROPOLITAN ALLIANCE OF	#253 11/2020	MAP #253 DUES 11/20	11/06/2020	01-000-2052	114.00	114.00	12/09/2020

Vendor Name	Invoice Number	Description	Invoice Date	GL Account Number	Net Invoice Amt	Amount Paid	Date Paid
Total METROPOLITAN ALLIANCE OF POLICE:					760.00	760.00	
METROPOLITAN INDUSTRIES I	INV022810	WATER SYSTEM DATA SERVIC	11/15/2020	51-300-5050	313.00	.00	
Total METROPOLITAN INDUSTRIES INC:					313.00	.00	
MOE FUNDS	11/24/20	PW JAN PREMIUMS	11/24/2020	51-300-4100	2,324.00	2,324.00	12/09/2020
MOE FUNDS	11/24/20	PW JAN PREMIUMS	11/24/2020	01-350-4100	8,494.40	8,494.40	12/09/2020
Total MOE FUNDS:					10,818.40	10,818.40	
NAPA-HEIGHTS AUTOMOTIVE	3563-334672	TRuck 844 parts	11/13/2020	01-350-5020	7.99	.00	
NAPA-HEIGHTS AUTOMOTIVE	3563-335284	844 PARTS	11/16/2020	01-350-5020	117.09	.00	
NAPA-HEIGHTS AUTOMOTIVE	3563-335434	SQUAD K9 PART	11/17/2020	01-350-5020	5.94	.00	
NAPA-HEIGHTS AUTOMOTIVE	3563-335435	844 PARTS TRUCK	11/17/2020	01-350-5020	58.51	.00	
NAPA-HEIGHTS AUTOMOTIVE	3563-336361	POWER GENERATOR PART	11/20/2020	01-350-5710	2.43	.00	
NAPA-HEIGHTS AUTOMOTIVE	3563-336879	TRuckS PARTS	11/23/2020	01-350-5020	29.90	.00	
NAPA-HEIGHTS AUTOMOTIVE	3563-337482	SQUAD OIL 617	11/25/2020	01-350-5020	46.47	.00	
NAPA-HEIGHTS AUTOMOTIVE	3563-338733	SHOP TOOLS	12/02/2020	01-350-5730	81.48	.00	
NAPA-HEIGHTS AUTOMOTIVE	3563-338977	SHOP TOOLS	12/03/2020	01-350-5730	142.68	.00	
Total NAPA-HEIGHTS AUTOMOTIVE:					492.49	.00	
NICHOLAS J. HELMER	NOV-20	NOV 20 MAYOR CELL	12/01/2020	01-310-5300	62.50	.00	
Total NICHOLAS J. HELMER:					62.50	.00	
NICOR GAS	11/20-2093792	CITY HALL GAS	11/20/2020	01-320-5410	236.85	.00	
NICOR GAS	11/23/20-20247	METRA 10/23-11/23	11/23/2020	52-300-5410	85.37	.00	
NICOR GAS	11/23-7006340	WELL HOUSE 10/23-11/23	11/23/2020	51-300-5410	117.02	.00	
NICOR GAS	11/23-9482270	PW 10/23-11/23	11/23/2020	01-320-5410	276.87	.00	
NICOR GAS	11/23-9865540	PD 10/23-11/23	11/23/2020	01-320-5410	172.28	.00	
Total NICOR GAS:					888.39	.00	
NORTH SHORE SIGN	120855	DEC 20 SIGN MAINTNENACE	12/01/2020	01-320-5100	243.00	.00	
Total NORTH SHORE SIGN:					243.00	.00	
RACEWAY CAR WASH	10/1/20-10/30/	CAR WASHES	10/31/2020	01-360-5321	36.00	.00	
Total RACEWAY CAR WASH:					36.00	.00	
READY PRESS LLC	83510	LEATTERHEAD FOR JIM	11/24/2020	01-360-5221	655.00	.00	
Total READY PRESS LLC:					655.00	.00	
REBECCA VORREYER	20-517-PERMI	CANCELLED PERMIT 20-517	12/03/2020	01-130-3400	50.00	.00	
Total REBECCA VORREYER:					50.00	.00	
ROSE MARY JURINEK	11/19/2020	COURT REPORTING 11/19/20	11/19/2020	01-360-5100	200.00	.00	
Total ROSE MARY JURINEK:					200.00	.00	
Rotary Club of River Cities	731	DUES QTR END SEPT 30,2020	11/17/2020	01-360-5310	100.00	.00	

Vendor Name	Invoice Number	Description	Invoice Date	GL Account Number	Net Invoice Amt	Amount Paid	Date Paid
Total Rotary Club of River Cities:					100.00	.00	
ROY'S TREE SERVICE	10/27/2020	COVE DRIVE TREE TRIMMING	10/20/2020	01-350-5103	1,710.00	.00	
Total ROY'S TREE SERVICE:					1,710.00	.00	
RUSSO POWER EQUIPMENT IN	SPI10474870	MARKERS PLOW	11/24/2020	01-350-5721	194.00	.00	
Total RUSSO POWER EQUIPMENT INC.:					194.00	.00	
SOLID WASTE AGENCY	6616	JAN 21 O&M COSTS	12/01/2020	17-300-5420	23,118.89	.00	
Total SOLID WASTE AGENCY:					23,118.89	.00	
STANDARD EQUIPMENT CO	P25700	SEWER HOSE LINE	11/10/2020	53-300-5050	2,925.31	.00	
Total STANDARD EQUIPMENT CO:					2,925.31	.00	
THERM FLO INC.	T6967INV	POLICE GENERATOR SERVICE	12/04/2020	01-350-5100	1,112.75	.00	
Total THERM FLO INC.:					1,112.75	.00	
THORTONS LLC	11/30/20	4TH QTR SALES TAX REBATE	11/30/2020	01-380-5975	9,568.37	.00	
Total THORTONS LLC:					9,568.37	.00	
TRESSLER LLP	424026	CITY ATTORNEY NOV 20	12/07/2020	01-324-5120	27,569.00	.00	
Total TRESSLER LLP:					27,569.00	.00	
UNIFIRST CORPORATION	081 1532047	UNIFORMS CARPET	11/27/2020	01-350-5104	151.36	.00	
UNIFIRST CORPORATION	081 1533877	CARPET AND UNIFORMS	12/04/2020	01-350-5104	151.36	.00	
Total UNIFIRST CORPORATION:					302.72	.00	
US BANK NA	5909223	SSA#6 BOND AGENT FEES	10/23/2020	46-300-5430	550.00	550.00	12/09/2020
Total US BANK NA:					550.00	550.00	
US SIGNCRAFTERS	1200565	CITY ENTRY SIGN	11/20/2020	01-350-5721	750.00	.00	
Total US SIGNCRAFTERS:					750.00	.00	
VERIZON WIRELESS	9867661950	SCADA 10/24-11/23	11/23/2020	51-300-5410	40.01	.00	
Total VERIZON WIRELESS:					40.01	.00	
VERMEER-ILLINOIS INC	PF7264	CHIPPER STUMPER PARTS	11/17/2020	01-350-5650	650.72	.00	
Total VERMEER-ILLINOIS INC:					650.72	.00	
WAREHOUSE DIRECT OFFICE	4826624-0	OFFICE SUPPLIES	11/23/2020	01-320-5700	13.09	.00	
WAREHOUSE DIRECT OFFICE	4834113-0	OFFICE SUPPLIES	12/03/2020	01-320-5700	37.09	.00	
Total WAREHOUSE DIRECT OFFICE PROD INC.:					50.18	.00	
ZONATHERM PRODUCTS INC	X7754INV	CITY HALL GENERATOR PARTS	12/03/2020	01-350-5710	303.70	.00	

Vendor Name	Invoice Number	Description	Invoice Date	GL Account Number	Net Invoice Amt	Amount Paid	Date Paid
Total ZONATHERM PRODUCTS INC:					303.70	.00	
Grand Totals:					405,388.59	187,529.79	

Dated: ____

Mayor: ____

City Council: ____

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City Recorder: ____

Report Criteria:

Detail report.

Invoices with totals above $0.00 included.

Paid and unpaid invoices included.

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
GENERAL FUND							
01-000-2030 WITHHOLDING INSURAN	MADISON NATIONAL LIFE	1420128	DEC 20 LIFE INSURANCE	12/01/2020	145.75	.00	
01-000-2031 WITHHOLDING - Q AFLA	AFLAC	353859	JAN 21 AFLAC WITHHOLDING	12/09/2020	401.66	.00	
01-000-2050 W/H LOCAL 15O UNION	IUOE LOCAL 150 ADMIN	#150 A 11/20/2	LOCAL 150 ADMIN DUES 11/20/2	11/20/2020	326.88	326.88	12/09/2020
01-000-2050 W/H LOCAL 15O UNION	IUOE LOCAL 150 ADMIN	#150 A 11/6/20	LOCAL 150 ADMIN DUES 11/6/20	11/06/2020	326.88	326.88	12/09/2020
01-000-2050 W/H LOCAL 15O UNION	IUOE LOCAL 150 MEMBERSHIP	#150 M 11/06/2	LOCAL 150 MEMBERSHIP DUES	11/06/2020	72.00	72.00	12/09/2020
01-000-2050 W/H LOCAL 15O UNION	IUOE LOCAL 150 MEMBERSHIP	#150 M 11/20/2	LOCAL 150 MEMBERSHIP DUES	11/20/2020	72.00	72.00	12/09/2020
01-000-2051 W/H CITY POLICE ASSO	METROPOLITAN ALLIANCE OF	#252 11/2020	MAP #252 DUES 11/20	11/06/2020	646.00	646.00	12/09/2020
01-000-2052 WITHHOLDING POLICE U	METROPOLITAN ALLIANCE OF	#253 11/2020	MAP #253 DUES 11/20	11/06/2020	114.00	114.00	12/09/2020
Total :					2,105.17	1,557.76	
LOCAL TAXES							
01-105-3010 UTILITY - ELECTRIC	AZAVAR AUDIT SOLUTIONS	151841	JAN 21 ELECTRIC AUDIT	12/01/2020	90.54	.00	
01-105-3011 UTILITY - NATURAL GAS	AZAVAR AUDIT SOLUTIONS	151842	JAN 21 GAS AUDIT	12/01/2020	2.26	.00	
Total LOCAL TAXES:					92.80	.00	
FRANCHISE FEES							
01-125-3350 CABLE FRANCHISE FEE	AZAVAR AUDIT SOLUTIONS	151840	JAN 21 CABLE AUDIT	12/01/2020	99.30	.00	
Total FRANCHISE FEES:					99.30	.00	
BUILDING & ZONING FEES							
01-130-3400 BUILDING PERMITS	REBECCA VORREYER	20-517-PERMI	CANCELLED PERMIT 20-517	12/03/2020	50.00	.00	
Total BUILDING & ZONING FEES:					50.00	.00	
REIMBURSABLE INCOME							
01-155-3730 INSURANCE REIMBURS	BRIT GLOBAL SPECIALTY USA	0005943-IN	GL DEDUCTIBLE-BROWALL	11/23/2020	1,000.00	.00	
Total REIMBURSABLE INCOME:					1,000.00	.00	
CITY COUNCIL & BOARDS							
01-310-5300 ALDERMANIC EXPENSE	CARDMEMBER SERVICE	11/20/2020	ZOOM	11/20/2020	185.00	.00	
01-310-5300 ALDERMANIC EXPENSE	NICHOLAS J. HELMER	NOV-20	NOV 20 MAYOR CELL	12/01/2020	62.50	.00	
01-310-7020 EQUIPMENT	CARDMEMBER SERVICE	11/20/2020	AV PARTS TIBBITS	11/20/2020	129.99	.00	
01-310-7020 EQUIPMENT	CARDMEMBER SERVICE	11/20/2020	AV PARTS TIBBITS	11/20/2020	69.99	.00	
01-310-7020 EQUIPMENT	CARDMEMBER SERVICE	11/20/2020	HDMI PART TIBBITS	11/20/2020	12.99	.00	
01-310-7020 EQUIPMENT	CARDMEMBER SERVICE	11/20/2020	AV PARTS TIBBITS	11/20/2020	210.92	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total CITY COUNCIL & BOARDS:					671.39	.00	
ADMINISTRATION							
01-320-4100 HEALTH INSURANCE	DELTA DENTAL OF ILLINOIS	1404709	DEC 20 PPO VISION	12/01/2020	12.80	.00	
01-320-4110 LIFE INSURANCE	MADISON NATIONAL LIFE	1420128	DEC 20 LIFE INSURANCE	12/01/2020	30.94	.00	
01-320-5100 PROFESSIONAL SERVIC	FLEXSOURCE, LLC	21305	NOV 20 FSA/HRA FEES	11/25/2020	125.00	.00	
01-320-5100 PROFESSIONAL SERVIC	JENNIFER PARSHALL	11/6/20	2020 FALL NEWSLETTER	11/06/2020	455.00	.00	
01-320-5100 PROFESSIONAL SERVIC	NORTH SHORE SIGN	120855	DEC 20 SIGN MAINTNENACE	12/01/2020	243.00	.00	
01-320-5130 COMPUTER CONSULTAN	DEKIND COMPUTER CONSULT	29515	JAN 21 COMPUTER CONSULT	12/01/2020	3,510.00	.00	
01-320-5130 COMPUTER CONSULTAN	DEKIND COMPUTER CONSULT	29554	NOV 20 OVERAGE	12/01/2020	791.25	.00	
01-320-5200 POSTAGE	CARDMEMBER SERVICE	11/20/2020	TIF DISOLUTION MAILING	11/20/2020	73.80	.00	
01-320-5220 PHOTOCOPY	DE LAGE LANDEN FINANCIAL S	70295185	JAN 21 CITY HALL COPIER	11/17/2020	954.35	.00	
01-320-5410 UTILITIES	CARDMEMBER SERVICE	11/20/2020	PD SERVICE 10/7-11/6 COMCAS	11/20/2020	284.65	.00	
01-320-5410 UTILITIES	CARDMEMBER SERVICE	11/20/2020	CITY HALL SRVC 10/22-11/21	11/20/2020	258.35	.00	
01-320-5410 UTILITIES	CARDMEMBER SERVICE	11/20/2020	OCT 2020 PHONE/FAZ/LONG DI	11/20/2020	624.31	.00	
01-320-5410 UTILITIES	NICOR GAS	11/20-2093792	CITY HALL GAS	11/20/2020	236.85	.00	
01-320-5410 UTILITIES	NICOR GAS	11/23-9482270	PW 10/23-11/23	11/23/2020	276.87	.00	
01-320-5410 UTILITIES	NICOR GAS	11/23-9865540	PD 10/23-11/23	11/23/2020	172.28	.00	
01-320-5530 WORKERS COMPENSATI	ILLINOIS PUBLIC RISK FUND	65633	JAN 20 WC PREMIUM	11/16/2020	313.54	.00	
01-320-5700 OFFICE SUPPLIES	CARDMEMBER SERVICE	11/20/2020	CITY COFFEE SUPPLIES	11/20/2020	94.74	.00	
01-320-5700 OFFICE SUPPLIES	LOGSDON OFFICE SUPPLY	1093094-001	ACCOUNTING TONER	11/17/2020	155.84	.00	
01-320-5700 OFFICE SUPPLIES	WAREHOUSE DIRECT OFFICE	4826624-0	OFFICE SUPPLIES	11/23/2020	13.09	.00	
01-320-5700 OFFICE SUPPLIES	WAREHOUSE DIRECT OFFICE	4834113-0	OFFICE SUPPLIES	12/03/2020	37.09	.00	
Total ADMINISTRATION:					8,663.75	.00	
FINANCE							
01-322-5101 AUDIT & FINANCE FEES	EDER CASELLA & CO	37725	AUDIT FINANCIAL REPORT	11/06/2020	5,012.25	.00	
01-322-5102 FINANCIAL SERVICES	LAUTERBACH & AMEN LLP	50796	OCT 20 FINANCIAL SERVICES	11/01/2020	13,349.42	.00	
Total FINANCE:					18,361.67	.00	
LEGAL							
01-324-5120 CITY ATTORNEY	TRESSLER LLP	424026	CITY ATTORNEY NOV 20	12/07/2020	27,569.00	.00	
01-324-5122 CITY PROSECUTOR	GUY M KARM	09/20-11/20	SEPT-NOV 2020 PROSECUTION	12/04/2020	5,000.00	.00	
Total LEGAL:					32,569.00	.00	
BUILDING DEPARTMENT							
01-340-4100 HEALTH INSURANCE	DELTA DENTAL OF ILLINOIS	1404709	DEC 20 PPO VISION	12/01/2020	39.27	.00	

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01-340-4100 HEALTH INSURANCE	MADISON NATIONAL LIFE	1420128	DEC 20 LIFE INSURANCE	12/01/2020	32.85	.00	
01-340-5100 PROFESSIONAL SERVIC	FOOD & ALCOHOL SERVICE TR	2020-10	HEALTH INSPECTION	11/01/2020	980.00	.00	
01-340-5100 PROFESSIONAL SERVIC	JEFFREY L BAUREIS	10/25/20-11/23/	ELECTICAL INSPECTIONS 10/25	11/23/2020	1,849.00	.00	
01-340-5530 WORKERS COMPENSATI	ILLINOIS PUBLIC RISK FUND	65633	JAN 20 WC PREMIUM	11/16/2020	362.79	.00	
01-340-7020 EQUIPMENT	CANON FINANCIAL SERVICES	22195690	DEC 20 BUILDING COPIER	12/03/2020	181.09	.00	
Total BUILDING DEPARTMENT:					3,445.00	.00	
PUBLIC WORKS							
01-350-4100 HEALTH INSURANCE	DELTA DENTAL OF ILLINOIS	1404709	DEC 20 PPO VISION	12/01/2020	20.19	.00	
01-350-4100 HEALTH INSURANCE	MOE FUNDS	11/24/20	PW JAN PREMIUMS	11/24/2020	8,494.40	8,494.40	12/09/2020
01-350-4110 LIFE INSURANCE	MADISON NATIONAL LIFE	1420128	DEC 20 LIFE INSURANCE	12/01/2020	47.44	.00	
01-350-5020 VEHICLE MAINTENANCE	AMERICAN WELDING & GAS, IN	07462427	WELDER PARTS	11/20/2020	90.00	.00	
01-350-5020 VEHICLE MAINTENANCE	ARLINGTON HEIGHTS FORD IN	7638H	SQUAD K9 PARTS	12/01/2020	99.61	.00	
01-350-5020 VEHICLE MAINTENANCE	ARLINGTON HEIGHTS FORD IN	7900H	SQUAD 691 PARTS	12/04/2020	158.78	.00	
01-350-5020 VEHICLE MAINTENANCE	CARDMEMBER SERVICE	11/20/2020	VEHICLE LIGHTS	11/20/2020	40.48	.00	
01-350-5020 VEHICLE MAINTENANCE	CARDMEMBER SERVICE	11/20/2020	SQUAD 617 HEASDLIGHTS	11/20/2020	49.99	.00	
01-350-5020 VEHICLE MAINTENANCE	CHICAGO PARTS AND SOUND L	1-0172463	GRINDER 853 BATTERIES	11/18/2020	311.46	.00	
01-350-5020 VEHICLE MAINTENANCE	CHICAGO PARTS AND SOUND L	1-0173937	TRUCK BATTERIES-SQUAD BR	11/18/2020	568.91	.00	
01-350-5020 VEHICLE MAINTENANCE	CHICAGO PARTS AND SOUND L	1-0174779	SQUAD 691 PARTS	12/04/2020	96.90	.00	
01-350-5020 VEHICLE MAINTENANCE	FAST MRO SUPPLIES, INC.	5410	PW VEHICLE MAINT SUPPLIES	12/01/2020	257.61	.00	
01-350-5020 VEHICLE MAINTENANCE	JUST TIRES MP INC.	573649	SQUAD 691 ALLIGNMENT	12/07/2020	104.99	.00	
01-350-5020 VEHICLE MAINTENANCE	JUST TIRES MP INC.	573667	TIRE DISPOSAL	12/07/2020	22.50	.00	
01-350-5020 VEHICLE MAINTENANCE	MENARDS	70467	CHAIN AND BINDERS	11/07/2020	389.57	.00	
01-350-5020 VEHICLE MAINTENANCE	NAPA-HEIGHTS AUTOMOTIVE	3563-334672	TRuck 844 parts	11/13/2020	7.99	.00	
01-350-5020 VEHICLE MAINTENANCE	NAPA-HEIGHTS AUTOMOTIVE	3563-335284	844 PARTS	11/16/2020	117.09	.00	
01-350-5020 VEHICLE MAINTENANCE	NAPA-HEIGHTS AUTOMOTIVE	3563-335434	SQUAD K9 PART	11/17/2020	5.94	.00	
01-350-5020 VEHICLE MAINTENANCE	NAPA-HEIGHTS AUTOMOTIVE	3563-335435	844 PARTS TRUCK	11/17/2020	58.51	.00	
01-350-5020 VEHICLE MAINTENANCE	NAPA-HEIGHTS AUTOMOTIVE	3563-336879	TRuckS PARTS	11/23/2020	29.90	.00	
01-350-5020 VEHICLE MAINTENANCE	NAPA-HEIGHTS AUTOMOTIVE	3563-337482	SQUAD OIL 617	11/25/2020	46.47	.00	
01-350-5100 PROFESSIONAL SERVIC	THERM FLO INC.	T6967INV	POLICE GENERATOR SERVICE	12/04/2020	1,112.75	.00	
01-350-5103 PROF SERVICES - FORE	ROY'S TREE SERVICE	10/27/2020	COVE DRIVE TREE TRIMMING	10/20/2020	1,710.00	.00	
01-350-5104 PROF SERVICES - BUILD	DVORAK GLASS WINDOW CLE	20201203-04-0	WINDOW GLASS CLEANING DE	12/03/2020	94.00	.00	
01-350-5104 PROF SERVICES - BUILD	FOX VALLEY FIRE & SAFETY C	IN00396216	POLICE FIRE ALARM SERVICE	11/12/2020	315.50	.00	
01-350-5104 PROF SERVICES - BUILD	JANET SAEWERT	081 1528312	CARPET & UNIFORMS	11/13/2020	186.16	.00	
01-350-5104 PROF SERVICES - BUILD	JANET SAEWERT	081 1530175	CARPET & UNIFORMS	11/20/2020	151.91	.00	
01-350-5104 PROF SERVICES - BUILD	UNIFIRST CORPORATION	081 1532047	UNIFORMS CARPET	11/27/2020	151.36	.00	
01-350-5104 PROF SERVICES - BUILD	UNIFIRST CORPORATION	081 1533877	CARPET AND UNIFORMS	12/04/2020	151.36	.00	
01-350-5330 TRAINING	CARDMEMBER SERVICE	11/20/2020	PW MEETING	11/20/2020	13.28	.00	
01-350-5330 TRAINING	CARDMEMBER SERVICE	11/20/2020	TRAINING LUNCH	11/20/2020	95.97	.00	
01-350-5410 UTILITIES	CARDMEMBER SERVICE	11/20/2020	PW DATA COMCAST	11/20/2020	243.35	.00	

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01-350-5411 WATER AND ELECTRIC P	CONSTELLATION NEWENERGY	18452510301	OCT 20 ELECTRIC	12/13/2020	409.71	.00	
01-350-5411 WATER AND ELECTRIC P	CONSTELLATION NEWENERGY	18452510301	OCT 20 ELECTRIC	12/13/2020	164.13	.00	
01-350-5411 WATER AND ELECTRIC P	CONSTELLATION NEWENERGY	18452510301	OCT 20 ELECTRIC	12/13/2020	220.82	.00	
01-350-5411 WATER AND ELECTRIC P	CONSTELLATION NEWENERGY	18452510301	OCT 20 ELECTRIC	12/13/2020	39.01	.00	
01-350-5510 RENTAL EQUIPMENT	HOME DEPOT CREDIT SERVIC	11/27/2020	TRENCHER RENTAL REFUND	11/27/2020	63.00-	.00	
01-350-5510 RENTAL EQUIPMENT	HOME DEPOT CREDIT SERVIC	11/27/2020	TRENCHER RENTAL	11/27/2020	150.00	.00	
01-350-5530 WORKERS COMPENSATI	ILLINOIS PUBLIC RISK FUND	65633	JAN 20 WC PREMIUM	11/16/2020	1,532.70	.00	
01-350-5632 ICE CONTROL MAINTEN	CENTRAL PARTS WAREHOUSE	611730A	SALT SPREADER MOTORS	11/13/2020	1,044.80	.00	
01-350-5635 STORM SEWER & PIPE	HOME DEPOT CREDIT SERVIC	11/27/2020	STORM PIPE REPAIR	11/27/2020	80.82	.00	
01-350-5650 LANDSCAPE SUPPLIES	CARDMEMBER SERVICE	11/20/2020	HOLIDAY DECORATIONS	11/20/2020	270.00	.00	
01-350-5650 LANDSCAPE SUPPLIES	HOME DEPOT CREDIT SERVIC	11/27/2020	LANSCAPE LIGHT PARTS	11/27/2020	16.80	.00	
01-350-5650 LANDSCAPE SUPPLIES	MENARDS	69535	LANDSCAPE LIGHTS HOLIDAY	11/21/2020	93.88	.00	
01-350-5650 LANDSCAPE SUPPLIES	VERMEER-ILLINOIS INC	PF7264	CHIPPER STUMPER PARTS	11/17/2020	650.72	.00	
01-350-5700 OFFICE SUPPLIES	CARDMEMBER SERVICE	11/20/2020	CITY COFFEE SUPPLIES	11/20/2020	54.48	.00	
01-350-5710 OPERATING SUPPLIES	CARDMEMBER SERVICE	11/20/2020	PW YEARLY ACCOUNT AMAZO	11/20/2020	119.00	.00	
01-350-5710 OPERATING SUPPLIES	CARDMEMBER SERVICE	11/20/2020	PW OFFICE SUPPLY	11/20/2020	65.17	.00	
01-350-5710 OPERATING SUPPLIES	CARDMEMBER SERVICE	11/20/2020	CITY HALL PEST CONTROL	11/20/2020	85.97	.00	
01-350-5710 OPERATING SUPPLIES	CARDMEMBER SERVICE	11/20/2020	CITY RADIO PARTS	11/20/2020	199.94	.00	
01-350-5710 OPERATING SUPPLIES	CARDMEMBER SERVICE	11/20/2020	EMERGENCT GENERATOR PAR	11/20/2020	84.00	.00	
01-350-5710 OPERATING SUPPLIES	CARDMEMBER SERVICE	11/20/2020	GENERATOR PART	11/20/2020	180.00	.00	
01-350-5710 OPERATING SUPPLIES	HOME DEPOT CREDIT SERVIC	11/27/2020	PD ELECTRICAL	11/27/2020	4.20	.00	
01-350-5710 OPERATING SUPPLIES	HOME DEPOT CREDIT SERVIC	11/27/2020	FLAGPOLE ELECTRICAL LIGHT	11/27/2020	24.63	.00	
01-350-5710 OPERATING SUPPLIES	LAPORT INC	230505	BUILDING SUPPLIES	10/05/2020	923.81	.00	
01-350-5710 OPERATING SUPPLIES	MENARDS	70466	BUILDING REPAIR PARTS	11/07/2020	71.18	.00	
01-350-5710 OPERATING SUPPLIES	NAPA-HEIGHTS AUTOMOTIVE	3563-336361	POWER GENERATOR PART	11/20/2020	2.43	.00	
01-350-5710 OPERATING SUPPLIES	ZONATHERM PRODUCTS INC	X7754INV	CITY HALL GENERATOR PARTS	12/03/2020	303.70	.00	
01-350-5721 SIGNS	RUSSO POWER EQUIPMENT IN	SPI10474870	MARKERS PLOW	11/24/2020	194.00	.00	
01-350-5721 SIGNS	US SIGNCRAFTERS	1200565	CITY ENTRY SIGN	11/20/2020	750.00	.00	
01-350-5730 TOOLS	NAPA-HEIGHTS AUTOMOTIVE	3563-338733	SHOP TOOLS	12/02/2020	81.48	.00	
01-350-5730 TOOLS	NAPA-HEIGHTS AUTOMOTIVE	3563-338977	SHOP TOOLS	12/03/2020	142.68	.00	
01-350-5751 GASOLINE	CONSERV FS INC.	102017425	CITY VEHICLES FUEL	11/19/2020	933.89	.00	
01-350-5751 GASOLINE	CONSERV FS INC.	102017426	FUEL CITY VEHICLES	11/19/2020	1,518.73	.00	
01-350-5990 COVID-19 EXPENSES	CARDMEMBER SERVICE	11/20/2020	HAND SANITIZER	11/20/2020	108.00	.00	
01-350-5990 COVID-19 EXPENSES	CARDMEMBER SERVICE	11/20/2020	COVID THERMOMETER CH	11/20/2020	92.99	.00	
01-350-7023 SAFETY EQUIPMENT	CUTLER WORKWEAER	145247	SAFETY BOOTS-CASSATA	12/06/2020	193.46	.00	
01-350-7023 SAFETY EQUIPMENT	JACK DOHENY COMPANY	110065	SEWER HEARING PROTECTIO	11/12/2020	1,974.05	.00	
01-350-7025 SOFTWARE	CARDMEMBER SERVICE	11/20/2020	VEHICLE TRACKING	11/20/2020	16.00	.00	
Total PUBLIC WORKS:					27,978.55	8,494.40	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
PUBLIC SAFETY							
01-360-4100 HEALTH INSURANCE	DELTA DENTAL OF ILLINOIS	1403218	DEC 20 HMO DENTAL	12/01/2020	31.00	.00	
01-360-4100 HEALTH INSURANCE	DELTA DENTAL OF ILLINOIS	1404709	DEC 20 PPO VISION	12/01/2020	293.91	.00	
01-360-4100 HEALTH INSURANCE	DELTA DENTAL OF ILLINOIS	1404726	DEC 20 HMO VISION	12/01/2020	19.27	.00	
01-360-4110 LIFE INSURANCE	MADISON NATIONAL LIFE	1420128	DEC 20 LIFE INSURANCE	12/01/2020	213.03	.00	
01-360-5100 PROFESSIONAL SERVIC	3SI SECURITY SYSTEMS INC	INV855221	ANUUAL FEE FOR GPS TRACK	11/11/2020	228.00	.00	
01-360-5100 PROFESSIONAL SERVIC	CONRAD POLYGRAPH, INC.	4155	POLCE POLYGRAPH-REYES	11/29/2020	240.00	.00	
01-360-5100 PROFESSIONAL SERVIC	ROSE MARY JURINEK	11/19/2020	COURT REPORTING 11/19/20	11/19/2020	200.00	.00	
01-360-5141 KENNEL FEES	CARDMEMBER SERVICE	11/20/2020	K9 FOOD	11/20/2020	141.42	.00	
01-360-5221 PRINTING	READY PRESS LLC	83510	LEATTERHEAD FOR JIM	11/24/2020	655.00	.00	
01-360-5310 MEMBERSHIPS	Rotary Club of River Cities	731	DUES QTR END SEPT 30,2020	11/17/2020	100.00	.00	
01-360-5321 AUTO EXPENSE	RACEWAY CAR WASH	10/1/20-10/30/	CAR WASHES	10/31/2020	36.00	.00	
01-360-5530 WORKERS COMPENSATI	ILLINOIS PUBLIC RISK FUND	65633	JAN 20 WC PREMIUM	11/16/2020	10,385.53	.00	
01-360-5700 OFFICE SUPPLIES	CARDMEMBER SERVICE	11/20/2020	NOTARY STAMP	11/20/2020	54.00	.00	
01-360-5700 OFFICE SUPPLIES	CARDMEMBER SERVICE	11/20/2020	CITY COFFEE SUPPLIES	11/20/2020	31.99	.00	
01-360-5710 OPERATING SUPPLIES	CARDMEMBER SERVICE	11/20/2020	HALLOWEEN CANDY	11/20/2020	17.68	.00	
01-360-5710 OPERATING SUPPLIES	CARDMEMBER SERVICE	11/20/2020	LAPTOP CASE AND MOUSE	11/20/2020	27.48	.00	
01-360-5710 OPERATING SUPPLIES	CARDMEMBER SERVICE	11/20/2020	MISCELLANEOUS SUPPLIES	11/20/2020	4.78	.00	
01-360-5710 OPERATING SUPPLIES	CARDMEMBER SERVICE	11/20/2020	MISCELLANEOUS SUPPLIES	11/20/2020	4.78	.00	
01-360-5741 CLOTHING	JG UNIFORMS INC	79020	PD UNIFORM	11/14/2020	35.00	.00	
01-360-5741 CLOTHING	JG UNIFORMS INC	79132	PD UNIFORM	11/17/2020	361.25	.00	
01-360-5741 CLOTHING	JG UNIFORMS INC	79377	pOLICE UNIFORMS	11/24/2020	179.85	.00	
01-360-5990 COVID-19 EXPENSES	CARDMEMBER SERVICE	11/20/2020	COVID EXPENSES SANITIZER	11/20/2020	111.20	.00	
01-360-5990 COVID-19 EXPENSES	CARDMEMBER SERVICE	11/20/2020	DISPOSABLE MASKS	11/20/2020	47.94	.00	
01-360-7022 POLICE - SMALL EQUIPM	AXON ENTERPRISE, INC.	SI-1696714	TASER CARTRIDGE-TRAINING	11/20/2020	1,161.00	.00	
01-360-7022 POLICE - SMALL EQUIPM	CARDMEMBER SERVICE	11/20/2020	TV REPLACEMENT FOR PD	11/20/2020	452.99	.00	
Total PUBLIC SAFETY:					15,033.10	.00	
REIMBURSABLE EXP							
01-370-4101 RETIREE HEALTH INSUR	DELTA DENTAL OF ILLINOIS	1403219	DEC 20 RETIREE DENTAL	12/01/2020	28.67	.00	
01-370-4101 RETIREE HEALTH INSUR	DELTA DENTAL OF ILLINOIS	1404709	DEC 20 PPO VISION	12/01/2020	12.49	.00	
01-370-4101 RETIREE HEALTH INSUR	DELTA DENTAL OF ILLINOIS	1404709	DEC 20 PPO VISION	12/01/2020	6.40	.00	
Total REIMBURSABLE EXP:					47.56	.00	
OTHER EXPENSES							
01-380-5975 SALES TAX REBATE	THORTONS LLC	11/30/20	4TH QTR SALES TAX REBATE	11/30/2020	9,568.37	.00	
Total OTHER EXPENSES:					9,568.37	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
DEBT SERVICE							
01-400-6000 PRINCIPAL	BANK OF AMERICA	0VCEJX0WJ5	SERIES 2008 DEBT PAYMENT-P	11/19/2020	160,000.00	160,000.00	12/08/2020
01-400-6010 INTEREST	BANK OF AMERICA	0VCEJX0WJ5	SERIES 2008 DEBT PAYMENT-I	11/19/2020	14,603.63	14,603.63	12/08/2020
Total DEBT SERVICE:					174,603.63	174,603.63	
Total GENERAL FUND:					294,289.29	184,655.79	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
PALATINE/MILWAUKEE TIF FUND							
EXPENSES							
12-300-5101 AUDIT	EDER CASELLA & CO	37725	AUDIT FINANCIAL REPORT	11/06/2020	686.75	.00	
12-300-5102 FINANCIAL SERVICES	LAUTERBACH & AMEN LLP	50796	OCT 20 FINANCIAL SERVICES	11/01/2020	673.08	.00	
Total EXPENSES:					1,359.83	.00	
12-500-7050 STREET RESURFACING	CHICAGOLAND PAVING CONTR	JOB #19-111	PLAZA DRIVE	11/25/2020	58,051.11	.00	
Total :					58,051.11	.00	
Total PALATINE/MILWAUKEE TIF FUND:					59,410.94	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
TOURISM DISTRICT							
EXPENSES							
13-300-5101 AUDIT	EDER CASELLA & CO	37725	AUDIT FINANCIAL REPORT	11/06/2020	358.75	.00	
13-300-5102 FINANCIAL SERVICES	LAUTERBACH & AMEN LLP	50796	OCT 20 FINANCIAL SERVICES	11/01/2020	560.90	.00	
13-300-5108 BEAUTIFICATION	LANDSCAPE CONCEPTS MANA	184998	IRRIGATION WINTERIZING	11/18/2020	750.00	.00	
Total EXPENSES:					1,669.65	.00	
Total TOURISM DISTRICT:					1,669.65	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
SOLID WASTE DISPOSAL FUND							
EXPENSES							
17-300-5420 SWANCC CHARGES	SOLID WASTE AGENCY	6616	JAN 21 O&M COSTS	12/01/2020	23,118.89	.00	
Total EXPENSES:					23,118.89	.00	
Total SOLID WASTE DISPOSAL FUND:					23,118.89	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
PALATINE ROAD TIF FUND							
EXPENSES							
18-300-5101 AUDIT	EDER CASELLA & CO	37725	AUDIT FINANCIAL REPORT	11/06/2020	686.75	.00	
18-300-5102 FINANCIAL SERVICES	LAUTERBACH & AMEN LLP	50796	OCT 20 FINANCIAL SERVICES	11/01/2020	673.08	.00	
Total EXPENSES:					1,359.83	.00	
Total PALATINE ROAD TIF FUND:					1,359.83	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
SSA #5							
EXPENSES							
25-300-5050 SYSTEM MAINTENANCE	CONSTELLATION NEWENERGY	18452510301	OCT 20 ELECTRIC	12/13/2020	118.40	.00	
25-300-5050 SYSTEM MAINTENANCE	CONSTELLATION NEWENERGY	18452510301	OCT 20 ELECTRIC	12/13/2020	107.08	.00	
25-300-5050 SYSTEM MAINTENANCE	CONSTELLATION NEWENERGY	18452510301	OCT 20 ELECTRIC	12/13/2020	129.95	.00	
Total EXPENSES:					355.43	.00	
Total SSA #5:					355.43	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
ROAD CONSTRUCTION DEBT							
EXPENSES							
41-300-5101 AUDIT	EDER CASELLA & CO	37725	AUDIT FINANCIAL REPORT	11/06/2020	840.50	.00	
Total EXPENSES:					840.50	.00	
Total ROAD CONSTRUCTION DEBT:					840.50	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
SSA #6 DEBT							
EXPENSES							
46-300-5430 BANK FEES	US BANK NA	5909223	SSA#6 BOND AGENT FEES	10/23/2020	550.00	550.00	12/09/2020
Total EXPENSES:					550.00	550.00	
Total SSA #6 DEBT:					550.00	550.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
WATER FUND							
EXPENSES							
51-300-4100 HEALTH INSURANCE	MOE FUNDS	11/24/20	PW JAN PREMIUMS	11/24/2020	2,324.00	2,324.00	12/09/2020
51-300-4110 LIFE INSURANCE	MADISON NATIONAL LIFE	1420128	DEC 20 LIFE INSURANCE	12/01/2020	10.31	.00	
51-300-5050 SYSTEM MAINTENANCE	METROPOLITAN INDUSTRIES I	INV022810	WATER SYSTEM DATA SERVIC	11/15/2020	313.00	.00	
51-300-5100 PROFESSIONAL SERVIC	M.E. SIMPSON CO.,INC.	35889	LEAK DETECTION 503 SHAWN	10/31/2020	895.00	.00	
51-300-5101 AUDIT	EDER CASELLA & CO	37725	AUDIT FINANCIAL REPORT	11/06/2020	1,332.50	.00	
51-300-5102 FINANCIAL SERVICES	LAUTERBACH & AMEN LLP	50796	OCT 20 FINANCIAL SERVICES	11/01/2020	3,589.76	.00	
51-300-5410 UTILITIES	CARDMEMBER SERVICE	11/20/2020	INTERNET SCADA	11/20/2020	157.90	.00	
51-300-5410 UTILITIES	CARDMEMBER SERVICE	11/20/2020	OCT 2020 PHONE/FAZ/LONG DI	11/20/2020	73.12	.00	
51-300-5410 UTILITIES	CONSTELLATION NEWENERGY	18452510301	OCT 20 ELECTRIC	12/13/2020	338.99	.00	
51-300-5410 UTILITIES	NICOR GAS	11/23-7006340	WELL HOUSE 10/23-11/23	11/23/2020	117.02	.00	
51-300-5410 UTILITIES	VERIZON WIRELESS	9867661950	SCADA 10/24-11/23	11/23/2020	40.01	.00	
51-300-5530 WORKERS COMPENSATI	ILLINOIS PUBLIC RISK FUND	65633	JAN 20 WC PREMIUM	11/16/2020	266.76	.00	
Total EXPENSES:					9,458.37	2,324.00	
Total WATER FUND:					9,458.37	2,324.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
PARKING FUND							
EXPENSES							
52-300-5410 UTILITIES	CARDMEMBER SERVICE	11/20/2020	METRA 10/16-11/15 COMCAST	11/20/2020	153.35	.00	
52-300-5410 UTILITIES	CONSTELLATION NEWENERGY	18452510301	OCT 20 ELECTRIC	12/13/2020	75.92	.00	
52-300-5410 UTILITIES	CONSTELLATION NEWENERGY	18452510301	OCT 20 ELECTRIC	12/13/2020	88.15	.00	
52-300-5410 UTILITIES	CONSTELLATION NEWENERGY	18452510301	OCT 20 ELECTRIC	12/13/2020	52.16	.00	
52-300-5410 UTILITIES	NICOR GAS	11/23/20-20247	METRA 10/23-11/23	11/23/2020	85.37	.00	
52-300-5710 OPERATING SUPPLIES	CARDMEMBER SERVICE	11/20/2020	EXIT LIGHT REPLACEMENT	11/20/2020	29.99	.00	
Total EXPENSES:					484.94	.00	
Total PARKING FUND:					484.94	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
SANITARY SEWER FUND							
EXPENSES							
53-300-5050 SYSTEM MAINTENANCE	STANDARD EQUIPMENT CO	P25700	SEWER HOSE LINE	11/10/2020	2,925.31	.00	
53-300-5101 AUDIT & ACCTG SERVIC	EDER CASELLA & CO	37725	AUDIT FINANCIAL REPORT	11/06/2020	1,332.50	.00	
53-300-5102 FINANCIAL SERVICES	LAUTERBACH & AMEN LLP	50796	OCT 20 FINANCIAL SERVICES	11/01/2020	3,589.76	.00	
53-300-5530 WORKER'S COMP INSUR	ILLINOIS PUBLIC RISK FUND	65633	JAN 20 WC PREMIUM	11/16/2020	66.68	.00	
Total EXPENSES:					7,914.25	.00	
Total SANITARY SEWER FUND:					7,914.25	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
ROAD & BUILDING BOND ESCROW							
72-000-2310 DEPOSIT ROAD/BUILDE	ADVANCED SOLUTIONS MANA	19-336B	BOND 302 W RIDGE	12/02/2020	5,936.50	.00	
Total :					5,936.50	.00	
Total ROAD & BUILDING BOND ESCROW:					5,936.50	.00	
Grand Totals:					405,388.59	187,529.79	

GL Account and Title	Net Invoice Amount	Amount Paid	Date Paid
GENERAL FUND			
Total GENERAL FUND:	294,289.29	184,655.79	
PALATINE/MILWAUKEE TIF FUND			
Total PALATINE/MILWAUKEE TIF FUND:	59,410.94	.00	
TOURISM DISTRICT			
Total TOURISM DISTRICT:	1,669.65	.00	
SOLID WASTE DISPOSAL FUND			
Total SOLID WASTE DISPOSAL FUND:	23,118.89	.00	
PALATINE ROAD TIF FUND			
Total PALATINE ROAD TIF FUND:	1,359.83	.00	
SSA #5			
Total SSA #5:	355.43	.00	
ROAD CONSTRUCTION DEBT			
Total ROAD CONSTRUCTION DEBT:	840.50	.00	
SSA #6 DEBT			
Total SSA #6 DEBT:	550.00	550.00	
WATER FUND			
Total WATER FUND:	9,458.37	2,324.00	
PARKING FUND			
Total PARKING FUND:	484.94	.00	
SANITARY SEWER FUND			
Total SANITARY SEWER FUND:	7,914.25	.00	
ROAD & BUILDING BOND ESCROW			
Total ROAD & BUILDING BOND ESCROW:	5,936.50	.00	
Grand Totals:	405,388.59	187,529.79	