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. **A Zoom meeting participation instruction page is available following the 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 REGULAR TELECONFERENCE MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS WILL BE HELD ON MONDAY, JUNE 28, 2021 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. June 14, 2021 Workshop Teleconference Meeting Minutes

   B. May 10, 2021 Workshop Teleconference Executive Session Minutes (*but not for public release*)

   C. May 24, 2021 City Council Teleconference Executive Session Minutes (*but not for public release*)

3. **APPOINTMENTS/CONFIRMATIONS AND PROCLAMATIONS**

4. **PUBLIC COMMENT ON AGENDA MATTERS (*<u>Five Minute Time Limit</u>*)**
(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. Chicago Executive Airport Monthly Update Presented, by Director Kiefer

   B. May Treasurer's Report Presented, by Finance Director Cheri Graefen

   C. Report by the Ad Hoc City Council Committee to Review Live Council Meetings, Teleconference Meetings

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.

   None

7. **OLD BUSINESS**

   None

8. **NEW BUSINESS**

   A. O-21-03 Staff Memo and Ordinance Approving a Redevelopment Plan for the Prospect Pointe/Muir Park Redevelopment Area Plan and Project Within the City of Prospect Heights, Cook County, Illinois (***1st Reading***)

   B. O-21-04 Staff Memo and Ordinance of the City of Prospect Heights Designating the Prospect Pointe/Muir Park Project Area as a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act (***1st Reading***)

   C. O-21-05 Staff Memo and Ordinance Adopting Tax increment Allocation Financing for the Prospect Pointe/Muir Park Redevelopment Area Within the City of Prospect Heights, Cook County, Illinois (***1st Reading***)

   D. R-21-22 Staff Memo and Resolution Authorizing a Civil Engineering Servicers Agreement with Gewalt Hamilton Associates, Inc., for Phase II Design Engineering Services for a Sidewalk on Wolf Road from Palatine Road to Old Willow Road

9. **DISCUSSION TOPICS FOR <u>NEXT</u> WORKSHOP MEETING:**

   A. Greater Wheeling Area Chamber of Commerce & Industry (***Date to be Determined***)

This meeting will be recorded and made available on Cable Channel 17, Prospect Heights Television, and our PHTV YouTube Channel via a link on the City website

10. APPROVAL OF WARRANTS

A. Approval of Expenditures

General Fund	$83,755.11
Motor Fuel Tax Fund	$0.00
Palatine/Milwaukee Tax Increment Financing District	$0.00
Tourism District	$29,762.28
Development Fund	$0.00
Drug Enforcement Agency Fund	$888.50
Solid Waste Fund	$0.00
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	$0.00
Special Service Area #8 – Levee Wall #37	$35.10
Special Service Area-Constr #6 (Water Main)	$0.00
Special Service Area- Debt #6	$0.00
Capital Improvements	$8,114.00
Palatine Road Tax Increment Financing District	$0.00
Road Construction	$0.00
Road Construction Debt	$0.00
Water Fund	$25,204.80
Parking Fund	$253.35
Sanitary Sewer Fund	$3,384.88
Road/Building Bond Escrow	$0.00

TOTAL	**$151,398.02**
Wire Payments **06/17/2021 POLICE PENSION FUNDING** **06/18/2021 PAYROLL**	 **$84,352.79** **$170,036.63**
TOTAL WARRANT	**$405,787.44**

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:

FOR VIDEO PARTICIPATION

Join by Cell Phone, Tablet, or Computer: **https://us02web.zoom.us/j/86155534881**
Meeting ID: **861 5553 4881**

FOR AUDIO ONLY PARTICIPATION

Join by Phone: 1-312-626-6799
Meeting ID: **861 5553 4881**

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, June 24, 2021

This meeting will be recorded and made available on Cable Channel 17, Prospect Heights Television, and our PHTV YouTube Channel via a link on the City website

5B

June 23, 2021

To: Mayor Nicholas J. Helmer and Members of the City Council

From: Cheri Graefen, Finance Director

Subject: Monthly Treasurer's Report

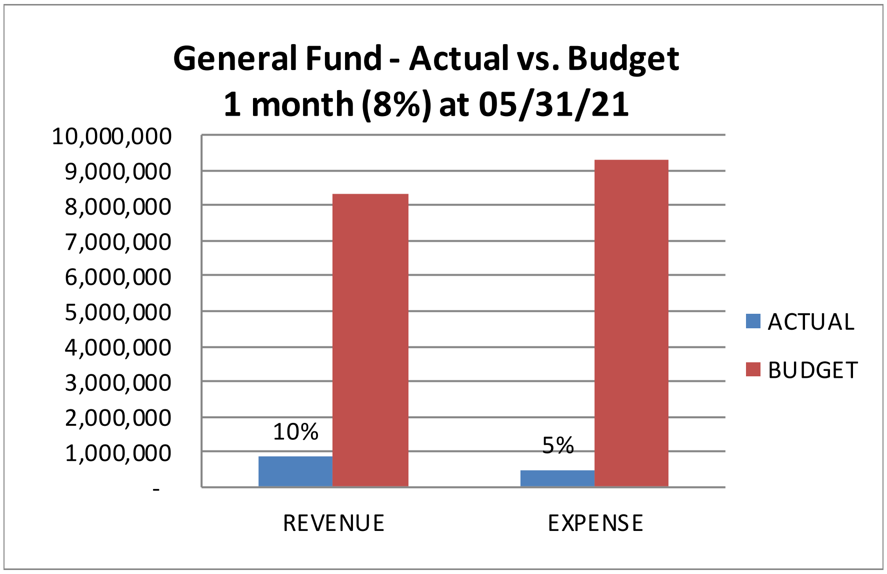
Attached is the Treasurer's Report for 1 month ending May 31, 2021. With 8% of the year having passed, for all funds combined, the City's total revenues represent 9.7% of budget and the total expenses reflect 4.1% of budget.

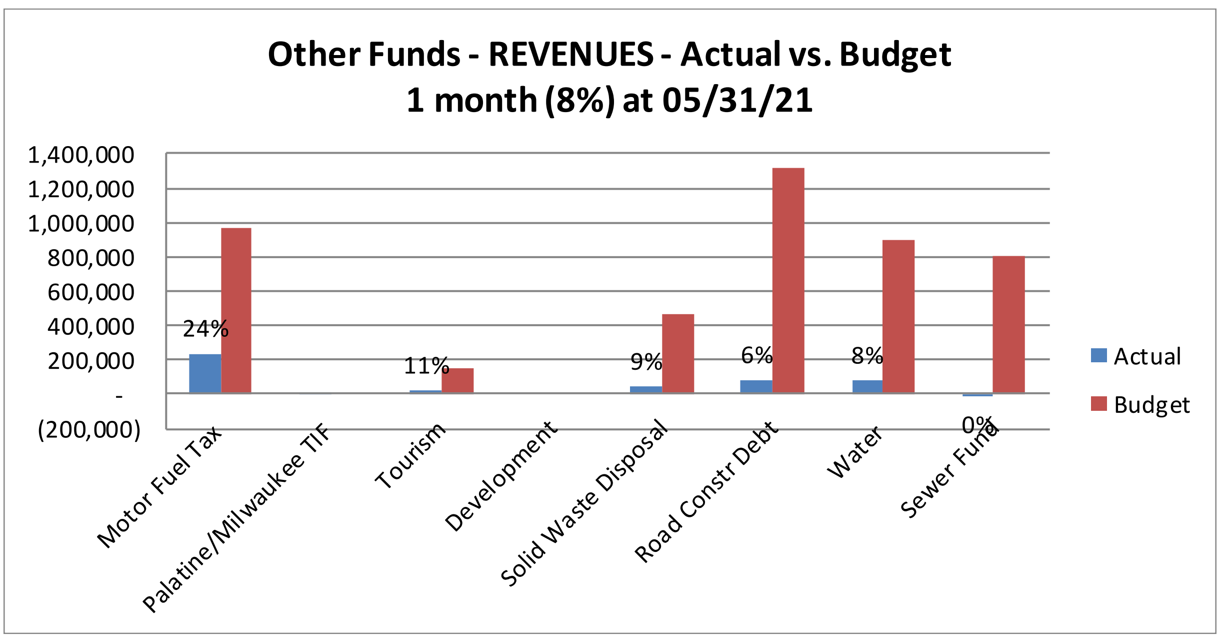
Additional financial information and/or further details will be provided upon request.

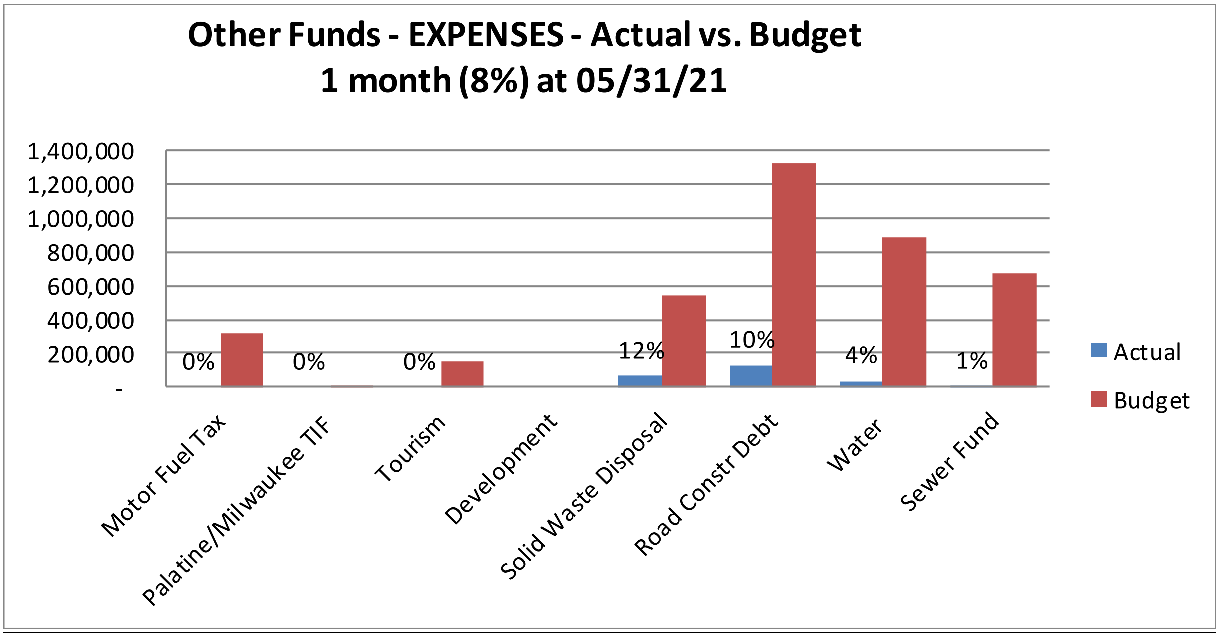
City of Prospect Heights
Financial Report – FY21-22
For the 1 Month Ending May 31, 2021

The following report highlights the financial position of the City of Prospect Heights for the period beginning May 1, 2021 through May 31, 2021 (**1 *month ~ 8% of year***) with an analysis on actual revenues and expenditures compared to fiscal year 2021/2022 budget.

Overall Fund Summary - The following charts highlight each of the City's major funds and how the YTD revenues and expenditures compare to budget:



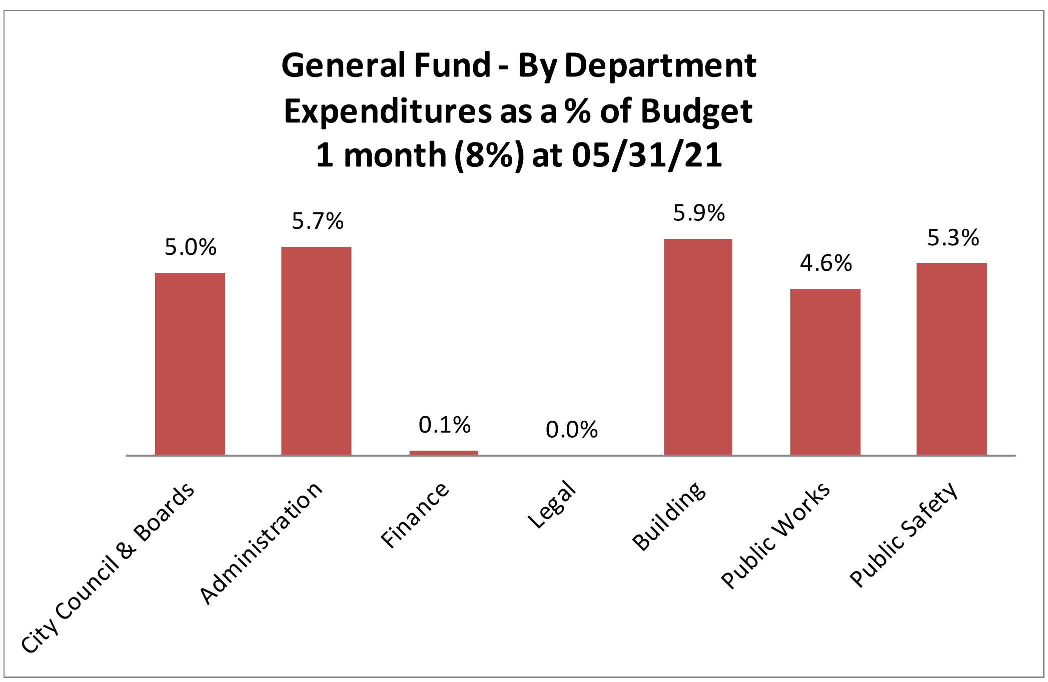




Revenue and Expenditures – By Fund

As detailed in the following table on pg. 6-7, the City's overall YTD revenue is currently 9.7% of budget and the YTD expenses are coming in favorably at 4% of budget (8% of the year has elapsed). The following budget variances are worth noting:

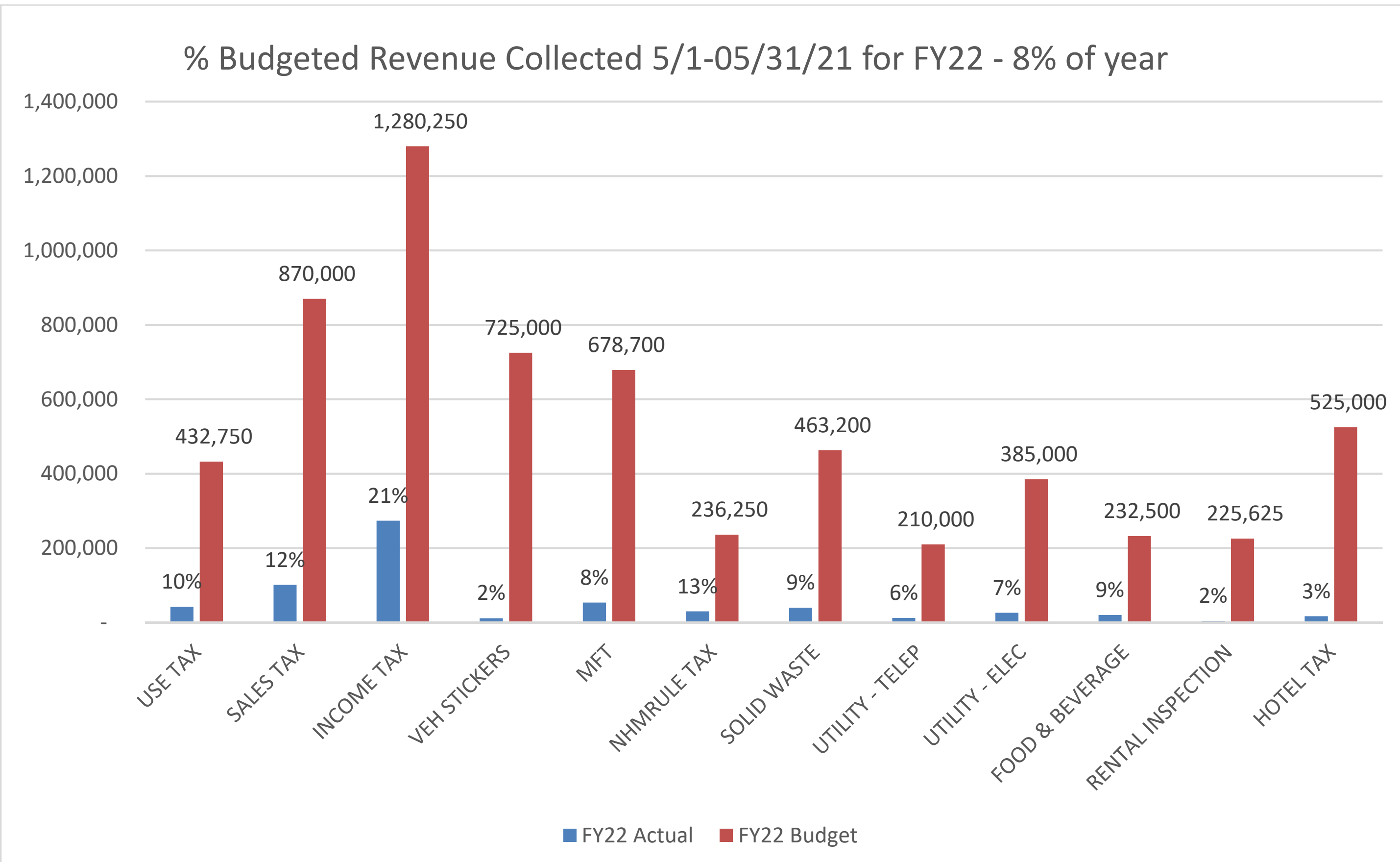
- General Fund Departmental Expenses – Expenses across all departments have been monitored closely to capitalize on lower costs and efficiencies where possible. The chart below shows departmental expenses as a % of current budget.



General Fund Revenue – Below is a comparison graph showing revenue collected for the 1 month of fiscal year 2022 compared to budget.

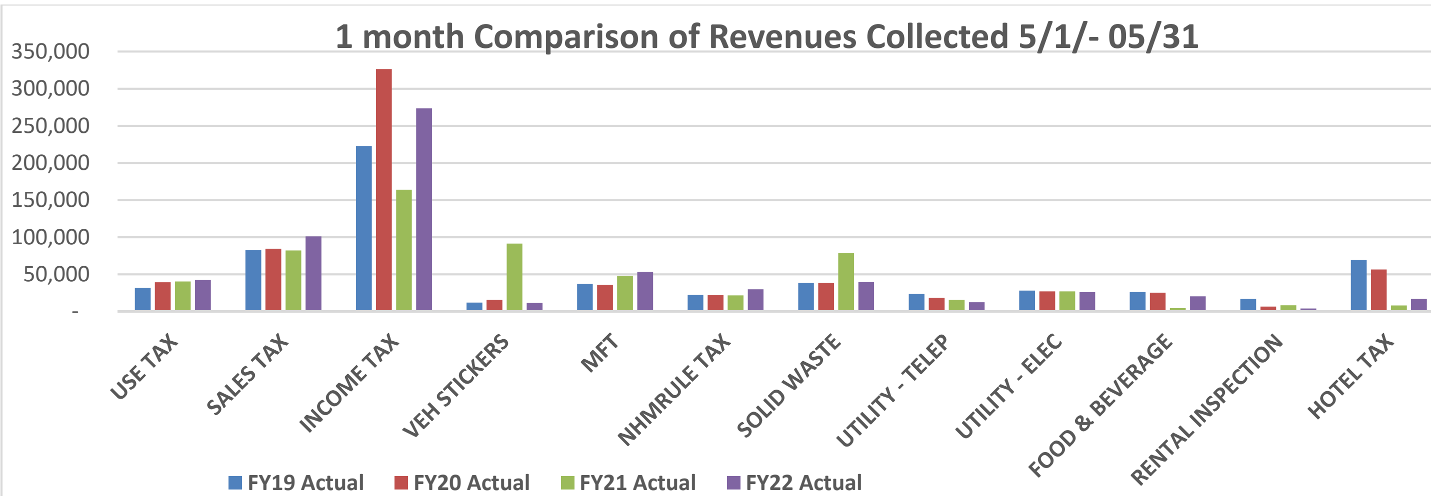
Of special note:

- Income, Sales and Use tax receipts are strong thru the end of May.
- Utility tax receipts are in line with expectations and consistent with prior year.
- Rental Inspection fees are low at this time of the year as 2021 inspections were mostly completed in April (last fiscal year).
- Hotel Tax remains low due to continued impact of the pandemic on the Tourism industry.



The graph below represents historical comparison of the City's major revenue sources. Of special note:

- Income, Sales and Use tax receipts are up for FY22 compared to previous years.
- MFT revenue is in line with budget due to the additional allocation from the State which begain in Sept 2019 and Rebuild Illinois Grant
- Solid Waste revenue is consistent with prior years and represents a predetermined monthly franchise fee received from our current vendor



	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Actual	FY22 Budget	FY22 % Budget
USE TAX	31,844	39,260	40,409	42,277	700,000	6.0%
SALES TAX	82,787	84,573	82,099	101,213	1,250,000	8.1%
INCOME TAX	222,952	326,443	163,894	273,541	1,500,000	18.2%
VEH STICKERS	12,108	15,743	91,361	11,640	675,000	1.7%
MFT	37,214	35,982	48,213	53,552	610,500	8.8%
NHMRULE TAX	22,283	21,913	21,743	29,901	285,000	10.5%
SOLID WASTE	38,543	38,419	78,775	39,535	460,000	8.6%
UTILITY - TELEP	23,667	18,485	15,620	12,450	180,000	6.9%
UTILITY - ELEC	28,174	26,975	27,184	25,994	360,000	7.2%
FOOD & BEVERAGE	26,124	25,271	4,377	20,447	210,000	9.7%
RENTAL INSPECTION	16,875	6,625	8,375	4,125	225,000	1.8%
HOTEL TAX	69,528	56,592	8,117	16,979	156,000	10.9%

- Motor Fuel Tax Fund – Revenue is currently at 7.9% of total revenue budgeted. This includes the 4th installment of the Rebuild Illinois Grant that was not budgeted. No MFT approved expenses have been incurred to date.

- Tourism Fund – Past due amounts of approx $45.6k are planned to be received over the next 5months, with current month amounts paid timely. At this time, only third party vendor beautification costs and professional services have been paid from cash balances on hand while amounts due to General Fund for Police Services continue to accrue.

- DEA Seizure – The City has not received equitable sharing distributions from the State since last year. Staff has followed up with our representative noting that the State is significantly behind in the process though we can expect some revenue in the coming months.

- Solid Waste – Outstanding franchise fee revenue is currently 1 month behind and collection efforts continue. Two more payments were received in May 2021 on past due amounts.

- SSA2, SSA3 and SSA4 – The City plans to utilize remaining fund balance to support capital improvements within the boundaries of these districts.

- Water Fund – Revenues are due in-line with budget at 8.33%, while expenses are only 4% of budget.

- Parking Fund – Currently, due to the impact of COVID-19, commuter volume has decreased significantly and there has been minimal revenue earned to date as many residents are working from home. The majority of expenses incurred during this time are fixed costs.

- Sewer Fund – Sewer bills run quarterly . Expenses have been monitored closely and are at .9% of budget. Next round of Sewer Bills are in July 2021. Collection efforts by Staff are in progress for past due amounts.

REVENUE & EXPENDITURES - BY FUND
PERIOD ENDING May 31, 2021
PERCENTAGE OF YEAR COMPLETED: 8%

		ACTUAL YTD	FY 2022 BUDGET	% OF BUDGET	ACTUAL INCR (DECR)	BUDGET INCR (DECR)
TOTALS - ALL FUNDS						
	Revenues	1,315,913	13,592,641	9.68%		
	Expenses	(728,441)	(17,643,034)	4.13%		
		587,472	(4,050,393)		587,472	(4,050,393)
General Fund						
	Revenues	845,584	8,321,400	10.16%	383,969	(978,073)
	Expenses	(461,615)	(9,299,473)	4.96%		
Motor Fuel Tax Fund						
	Revenues	232,108	972,611	23.86%	232,108	652,611
	Expenses	-	(320,000)	0.00%		
Palatine/Milwaukee TIF Fund						
	Revenues	111	-	#DIV/0!	111	(13,570)
	Expenses	-	(13,570)	0.00%		
Tourism Fund						
	Revenues	16,980	156,000	10.88%	16,980	-
	Expenses	-	(156,000)	0.00%		
DEA Seizure Fund						
	Revenues	8	100	NA	(1,823)	(252,900)
	Expenses	(1,831)	(253,000)	0.72%		
Development Fund						
	Revenues	-	-	#DIV/0!	-	-
	Expenses	-	-	#DIV/0!		
Solid Waste Disposal Fund						
	Revenues	39,535	460,000	8.59%	(26,209)	(85,000)
	Expenses	(65,743)	(545,000)	12.06%		
Palatine Road TIF Fund						
	Revenues	18	80,000	0.02%	18	67,430
	Expenses	-	(12,570)	0.00%		
SSA 1 Fund						
	Revenues	0	-	#DIV/0!	0	-
	Expenses	-	-	#DIV/0!		
SSA 2 Fund						
	Revenues	1	-	#DIV/0!	1	(29,000)
	Expenses	-	(29,000)	0.00%		
SSA 3 Fund						
	Revenues	6	-	#DIV/0!	6	(320,000)
	Expenses	-	(320,000)	0.00%		
SSA 4 Fund						
	Revenues	1	-	#DIV/0!	1	(29,000)
	Expenses	-	(29,000)	0.00%		
SSA 5 Fund						
	Revenues	1,990	27,300	7.29%	1,990	14,600
	Expenses	-	(12,700)	0.00%		
SSA 6 Debt Fund						
	Revenues	10,806	219,570	4.92%	(13,479)	270
	Expenses	(24,285)	(219,300)	11.07%		

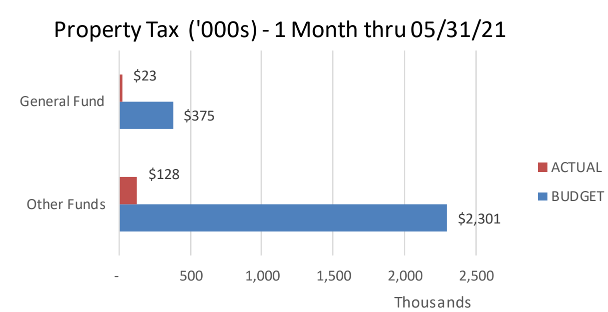
REVENUE & EXPENDITURES - BY FUND						
PERIOD ENDING May 31, 2021						
PERCENTAGE OF YEAR COMPLETED: 8%						
		ACTUAL YTD	FY 2022 BUDGET	% OF BUDGET	ACTUAL INCR (DECR)	BUDGET INCR (DECR)
SSA 8 Fund						
	Revenues	16,729	140,000	11.95%	16,729	118,300
	Expenses	-	(21,700)	0.00%		
Capital Improvement						
	Revenues	-	85,000	0.00%	-	(3,340,640)
	Expenses	-	(3,425,640)	0.00%		
Road Construction Debt Fund						
	Revenues	77,485	1,314,660	5.89%	(52,491)	(2,200)
	Expenses	(129,976)	(1,316,860)	9.87%		
Water Fund						
	Revenues	74,532	895,000	8.33%	35,492	10,563
	Expenses	(39,040)	(884,437)	4.41%		
Parking Fund						
	Revenues	60	115,000	0.05%	60	250
	Expenses	-	(114,750)	0.00%		
Sewer Fund						
	Revenues	(39)	806,000	0.00%	(5,991)	135,966
	Expenses	(5,952)	(670,034)	0.89%		
TOTALS - ALL FUNDS					587,472	(4,050,393)
	Revenues	1,315,913	13,592,641			
	Expenses	(728,441)	(17,643,034)			
		587,472	(4,050,393)			

General Fund Summary

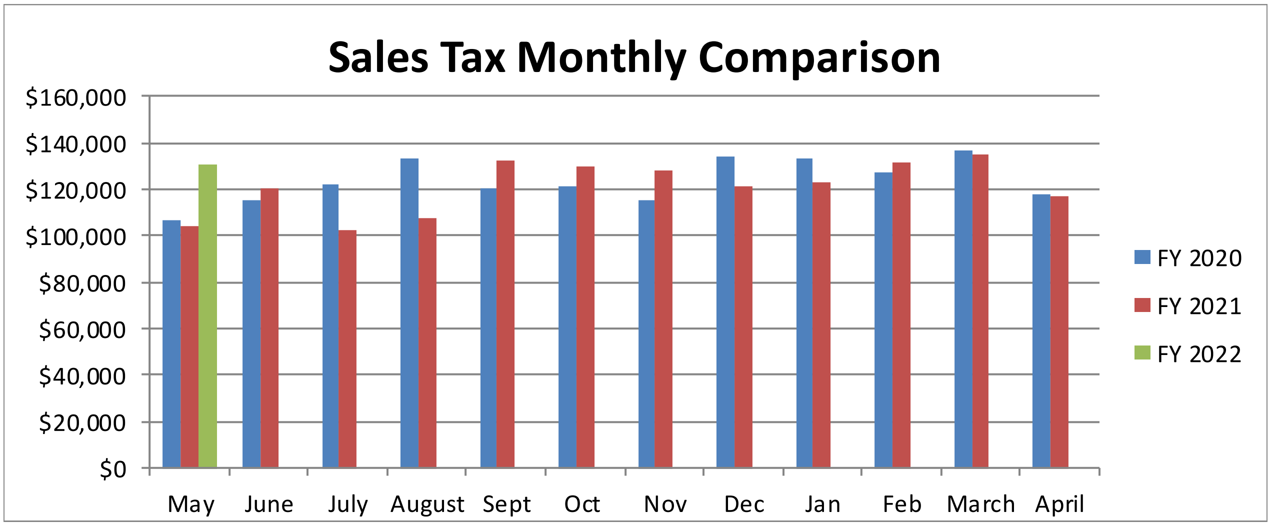
At May 31, 2021, the City's General Fund actual revenue of $846k compared to the prior fiscal year where revenue was 458k in excess of expenses. Expenses for May 31, 2021 totaled $461k are $48k higher compared to prior year. Net revenue in the General Fund is approximately $384k compared to $458k in the prior year.

Major Revenues

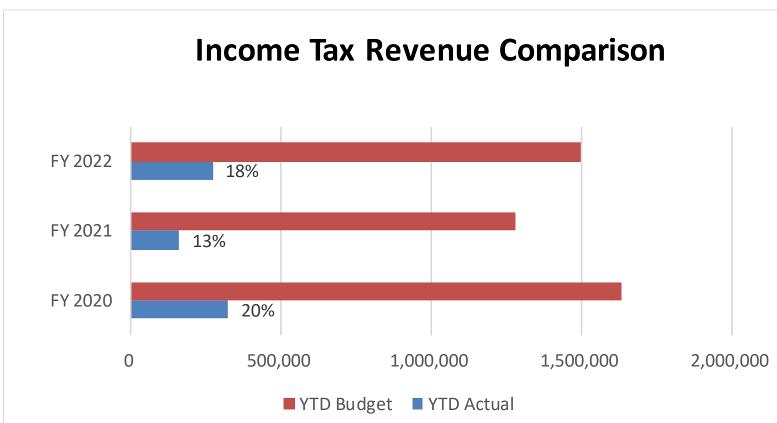
Property Taxes – For all funds**, t**he City has collected a total of $151k or 6% of budgeted property taxes.



Sales Taxes – May 2021 ate sales tax revenue of $131k is approximately 27% more than the same months last year. We are 21% over budget at this point in the year.



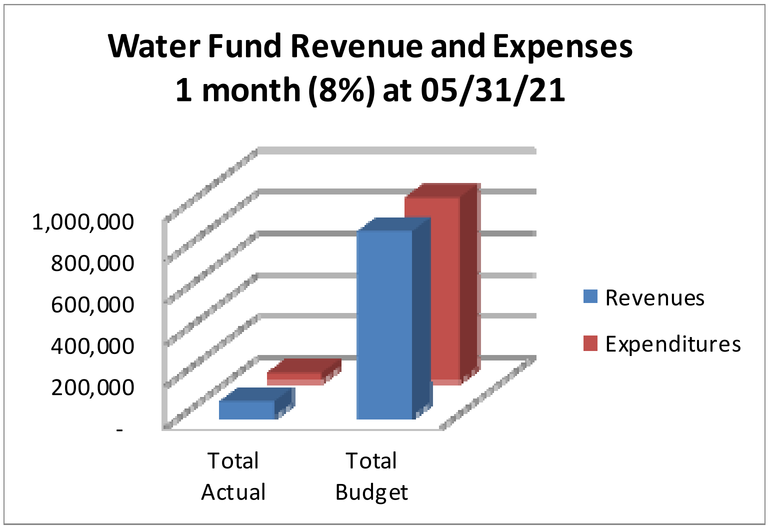
Income Taxes – As of May 31, 2021, income tax revenue of $274k represents 18% of budget. At the same time last year, income tax revenue was $164k or 13% of budget. This year's performance against budget appears better due to income tax filings were only delayed a month and last year's deferred tax filings numbers have come in. On a dollar comparison, receipts have increased by $110k over the prior year.



Enterprise Funds

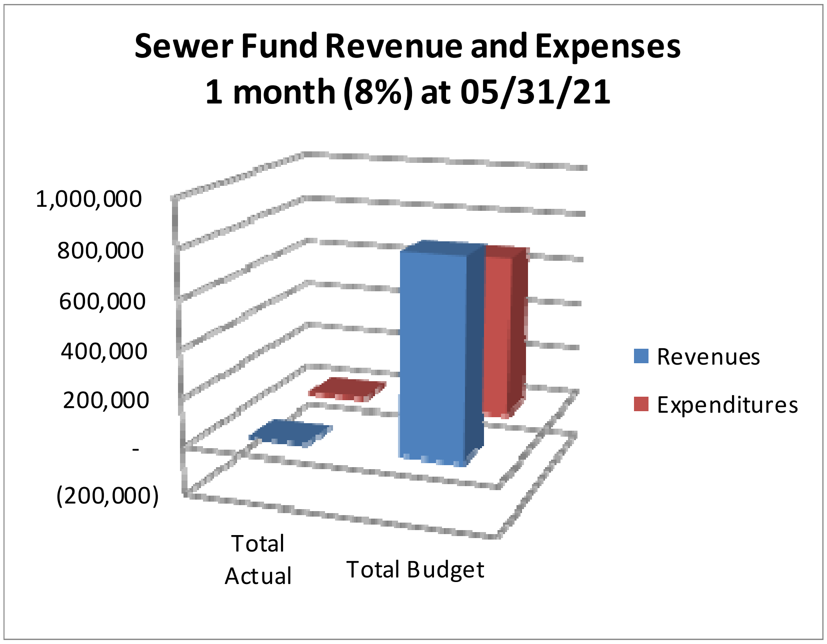
Water Fund

Water fund revenue is budgeted at $895k for the entire fiscal year. Through May 2021, actual revenues are $74k or 8% of budget compared to $74k or 8% of budget for the same period last year. Water fund actual expenditures through May 2021 total $39k or 4% of budget compared to $21k or 2% of the budget for the same period last year.



Sewer Fund

Sewer fund revenue is budgeted at $806k for the entire fiscal year. Through May 2021, the actual revenues are $0k or 0% of budget compared to $0k or 0% of budget for the same period last year. Sewer fund actual expenditures through May total $6k or .9% of budget compared to $5k or 1% of the budget for the same period last year. System improvement costs are budgeted at $330k, of which $0 has been incurred.



CITY OF PROSPECT HEIGHTS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING MAY 31, 2021

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	LOCAL TAXES					
01-105-3000	REAL ESTATE TAXES	21,121.29	21,121.29	350,000.00	328,878.71	6.0
01-105-3005	USE TAX	42,277.18	42,277.18	700,000.00	657,722.82	6.0
01-105-3006	NON-HOME RULE SALES TAX	29,900.97	29,900.97	285,000.00	255,099.03	10.5
01-105-3010	UTILITY - ELECTRIC	25,994.22	25,994.22	360,000.00	334,005.78	7.2
01-105-3011	UTILITY - NATURAL GAS	18,287.51	18,287.51	150,000.00	131,712.49	12.2
01-105-3012	UTILITY- TELEPHONE	12,450.04	12,450.04	180,000.00	167,549.96	6.9
01-105-3030	ROAD & BRIDGE TAXES	1,608.15	1,608.15	25,000.00	23,391.85	6.4
01-105-3040	RENTAL CAR TAXES	778.34	778.34	15,000.00	14,221.66	5.2
01-105-3050	PLACES FOR EATING TAX	20,447.49	20,447.49	210,000.00	189,552.51	9.7
01-105-3060	HANDLE TAX - OTB	13,132.00	13,132.00	135,000.00	121,868.00	9.7
01-105-3064	CANNABIS TAX	23,184.00	23,184.00	500,000.00	476,816.00	4.6
01-105-3065	VIDEO GAMING TAX	32,279.59	32,279.59	200,000.00	167,720.41	16.1
01-105-3066	PULL TAB/CHARITABLE GAMING TAX	.00	.00	6,000.00	6,000.00	.0
01-105-3070	AMUSEMENT TAX	.00	.00	500.00	500.00	.0
	TOTAL LOCAL TAXES	241,460.78	241,460.78	3,116,500.00	2,875,039.22	7.8
	INTERGOVERNMENTAL REVENUES					
01-110-3100	INCOME TAXES	273,541.05	273,541.05	1,500,000.00	1,226,458.95	18.2
01-110-3101	PERSONAL PROPERTY REPLACE TAX	1,923.40	1,923.40	4,000.00	2,076.60	48.1
01-110-3110	SALES TAXES	101,212.83	101,212.83	1,250,000.00	1,148,787.17	8.1
01-110-3111	GLENVIEW SHARED REVENUE	.00	.00	50,000.00	50,000.00	.0
01-110-3113	AIRPORT SHARING REVENUE	30,640.29	30,640.29	3,000.00	(27,640.29)	1021.3
	TOTAL INTERGOVERNMENTAL REVENUES	407,317.57	407,317.57	2,807,000.00	2,399,682.43	14.5
	GRANTS REVENUE					
01-115-3213	GRANT - STEP	.00	.00	5,000.00	5,000.00	.0
01-115-3245	GRANT-JAG STIMULUS	.00	.00	32,000.00	32,000.00	.0
01-115-3246	GRANT-POLICE EQUIPMENT	.00	.00	3,000.00	3,000.00	.0
01-115-3247	GRANT - POLICE TOBACCO	.00	.00	3,000.00	3,000.00	.0
	TOTAL GRANTS REVENUE	.00	.00	43,000.00	43,000.00	.0
	LICENSES & FEES					
01-120-3300	VEHICLE STICKERS	11,640.00	11,640.00	675,000.00	663,360.00	1.7
01-120-3310	VEH. STICKERS SENIORS	192.50	192.50	25,000.00	24,807.50	.8
01-120-3320	VEH. STICKERS LATE FEES	3,357.50	3,357.50	15,000.00	11,642.50	22.4
01-120-3321	VEH. STICKERS TRANSFERS	30.00	30.00	200.00	170.00	15.0
01-120-3342	LICENSES - ANIMALS	96.00	96.00	9,000.00	8,904.00	1.1
01-120-3343	LICENSES - LIQUOR	1,850.00	1,850.00	65,000.00	63,150.00	2.9
01-120-3344	LICENSES - BUSINESS	2,375.00	2,375.00	40,000.00	37,625.00	5.9
01-120-3345	LICENSES - COIN OPERATED	.00	.00	150.00	150.00	.0
01-120-3346	LICENSES - CONTRACTORS	3,800.00	3,800.00	35,000.00	31,200.00	10.9
01-120-3348	LICENSE - AGREEMENTS	2,538.81	2,538.81	20,000.00	17,461.19	12.7
	TOTAL LICENSES & FEES	25,879.81	25,879.81	884,350.00	858,470.19	2.9
	FRANCHISE FEES					
01-125-3350	CABLE FRANCHISE FEES	76,866.35	76,866.35	180,000.00	103,133.65	42.7
01-125-3351	CABLE FRANCHISE - PEG FEES	2,489.87	2,489.87	12,000.00	9,510.13	20.8
01-125-3355	SOLID WASTE FRANCHISE FEES	8,660.00	8,660.00	96,000.00	87,340.00	9.0
01-125-3360	NATURAL GAS FRANCHISE FEES	.00	.00	21,000.00	21,000.00	.0
	TOTAL FRANCHISE FEES	88,016.22	88,016.22	309,000.00	220,983.78	28.5

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	BUILDING & ZONING FEES					
01-130-3400	BUILDING PERMITS	34,745.00	34,745.00	175,000.00	140,255.00	19.9
01-130-3402	PUBLIC HEARING FEES	.00	.00	2,500.00	2,500.00	.0
01-130-3403	ELEVATOR INSPECTION FEE	.00	.00	5,000.00	5,000.00	.0
01-130-3404	CERT. OF OCC. INSPECTION FEES	75.00	75.00	1,200.00	1,125.00	6.3
01-130-3405	HEALTH INSPECTION FEE	.00	.00	300.00	300.00	.0
01-130-3406	COMMERCIAL INSPECTION FEE	280.00	280.00	9,150.00	8,870.00	3.1
01-130-3407	ENGINEERING PERMIT FEES	397.00	397.00	8,000.00	7,603.00	5.0
01-130-3408	VACANT FORECLOSURE REGIS	1,500.00	1,500.00	7,900.00	6,400.00	19.0
01-130-3410	BUILDING RE-INSP. FEE	.00	.00	500.00	500.00	.0
01-130-3411	RENTAL INSPECTION FEE	4,125.00	4,125.00	225,000.00	220,875.00	1.8
	TOTAL BUILDING & ZONING FEES	41,122.00	41,122.00	434,550.00	393,428.00	9.5
	PUBLIC SAFETY FINES & FEES					
01-140-3500	TRAFFIC FINES	9,792.04	9,792.04	125,000.00	115,207.96	7.8
01-140-3505	ORDINANCE & PARKING FINES	7,695.09	7,695.09	110,000.00	102,304.91	7.0
01-140-3515	VEHICLE SEIZURE FEE	500.00	500.00	30,000.00	29,500.00	1.7
01-140-3520	DUI ASSESSMENTS	.00	.00	5,000.00	5,000.00	.0
01-140-3525	POLICE ALARM LICENSES & FEES	700.00	700.00	11,000.00	10,300.00	6.4
	TOTAL PUBLIC SAFETY FINES & FEES	18,687.13	18,687.13	281,000.00	262,312.87	6.7
	PUBLIC SAFETY SPECIAL REVENUE					
01-145-3550	POLICE REVENUE-NARCOTICS	.00	.00	2,000.00	2,000.00	.0
01-145-3551	POLICE REVENUE-DEA TASK FORCE	.00	.00	18,000.00	18,000.00	.0
01-145-3553	POLICE REVENUE-SPECIAL DETAILS	1,280.00	1,280.00	25,000.00	23,720.00	5.1
01-145-3555	POLICE REVENUE - SEIZED ASSETS	4,305.00	4,305.00	2,500.00	(1,805.00)	172.2
01-145-3745	PUBLIC SAFETY REIMBURSABLE FEE	.00	.00	1,500.00	1,500.00	.0
	TOTAL PUBLIC SAFETY SPECIAL REVENUE	5,585.00	5,585.00	49,000.00	43,415.00	11.4
	INTERFUND SERVICE CHARGES					
01-150-3613	CVB/TOURISM SERVICE CHARGE	.00	.00	60,000.00	60,000.00	.0
01-150-3617	SOLID WASTE SERVICE CHARGE	8,333.00	8,333.00	100,000.00	91,667.00	8.3
	TOTAL INTERFUND SERVICE CHARGES	8,333.00	8,333.00	160,000.00	151,667.00	5.2
	REIMBURSABLE INCOME					
01-155-3700	SALARY REIMB - GUARDS/WORK COM	.00	.00	30,000.00	30,000.00	.0
01-155-3702	EMPLOYEE INS. REIMBURSEMENT	4,286.80	4,286.80	62,000.00	57,713.20	6.9
01-155-3703	RETIREE HEALTH INS REIMBURSE	2,084.92	2,084.92	42,000.00	39,915.08	5.0
01-155-3720	FIRE DISTRICT GAS REIMB.	.00	.00	6,600.00	6,600.00	.0
01-155-3730	INSURANCE REIMBURSEMENTS	.00	.00	10,000.00	10,000.00	.0
01-155-3741	BUILDING & ENG DEPT REIMB FEES	.00	.00	1,500.00	1,500.00	.0
	TOTAL REIMBURSABLE INCOME	6,371.72	6,371.72	152,100.00	145,728.28	4.2
	OTHER REVENUES					
01-160-3800	INTEREST INCOME	64.88	64.88	10,000.00	9,935.12	.7
01-160-3801	INTEREST INCOME - IL FUNDS	.00	.00	15,000.00	15,000.00	.0
01-160-3802	DIVIDEND INCOME - PMA	154.07	154.07	6,000.00	5,845.93	2.6
01-160-3803	REALIZED/UNREALIZED G/L-PMA	.00	.00	25,000.00	25,000.00	.0
01-160-3810	NEWSLETTER ADVERTISING	.00	.00	3,500.00	3,500.00	.0
01-160-3815	SPONSORSHIP & CONTRIBUTIONS	400.00	400.00	8,000.00	7,600.00	5.0
01-160-3820	SALE OF CITY PROPERTY	2,000.00	2,000.00	.00	(2,000.00)	.0
01-160-3830	GASOLINE REBATE	.00	.00	1,000.00	1,000.00	.0
01-160-3840	AIRPORT MEETING FEES	.00	.00	3,000.00	3,000.00	.0
01-160-3899	MISCELLANEOUS INCOME	192.00	192.00	10,000.00	9,808.00	1.9
	TOTAL OTHER REVENUES	2,810.95	2,810.95	81,500.00	78,689.05	3.5

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OTHER FINANCING SOURCES					
01-200-3990	INTERFUND TRANSFER IN	.00	.00	3,400.00	3,400.00	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	3,400.00	3,400.00	.0
	TOTAL FUND REVENUE	845,584.18	845,584.18	8,321,400.00	7,475,815.82	10.2

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	CITY COUNCIL & BOARDS					
01-310-4000	WAGES	3,250.00	3,250.00	32,200.00	28,950.00	10.1
01-310-4200	SOCIAL SECURITY	201.50	201.50	2,000.00	1,798.50	10.1
01-310-4210	MEDICARE	47.14	47.14	500.00	452.86	9.4
01-310-5300	ALDERMANIC EXPENSES	.00	.00	3,500.00	3,500.00	.0
01-310-5310	MEMBERSHIPS	.00	.00	12,000.00	12,000.00	.0
01-310-5330	TRAINING	.00	.00	500.00	500.00	.0
01-310-5950	SPECIAL EVENTS	.00	.00	35,000.00	35,000.00	.0
01-310-5960	NRC OPERATIONS	.00	.00	4,120.00	4,120.00	.0
01-310-7020	EQUIPMENT	2,000.00	2,000.00	20,300.00	18,300.00	9.9
	TOTAL CITY COUNCIL & BOARDS	5,498.64	5,498.64	110,120.00	104,621.36	5.0
	ADMINISTRATION					
01-320-4000	WAGES	29,105.10	29,105.10	345,000.00	315,894.90	8.4
01-320-4003	WAGES - PART-TIME	.00	.00	40,500.00	40,500.00	.0
01-320-4100	HEALTH INSURANCE	13.06	13.06	22,000.00	21,986.94	.1
01-320-4110	LIFE INSURANCE	30.94	30.94	400.00	369.06	7.7
01-320-4200	SOCIAL SECURITY	1,792.16	1,792.16	25,200.00	23,407.84	7.1
01-320-4210	MEDICARE	419.14	419.14	6,200.00	5,780.86	6.8
01-320-4220	IMRF	2,207.90	2,207.90	55,000.00	52,792.10	4.0
01-320-5100	PROFESSIONAL SERVICES	393.00	393.00	15,500.00	15,107.00	2.5
01-320-5105	PROFESSIONAL FEES - ENGR	.00	.00	60,000.00	60,000.00	.0
01-320-5106	PROFESSIONAL FEES - GOV IT SYS	.00	.00	20,000.00	20,000.00	.0
01-320-5107	PROFESSIONAL FEES - REIMB	.00	.00	5,000.00	5,000.00	.0
01-320-5130	COMPUTER CONSULTANT	7,020.00	7,020.00	48,000.00	40,980.00	14.6
01-320-5200	POSTAGE	.00	.00	12,000.00	12,000.00	.0
01-320-5220	PHOTOCOPY	793.26	793.26	12,000.00	11,206.74	6.6
01-320-5221	PRINTING	.00	.00	17,000.00	17,000.00	.0
01-320-5222	LEGAL NOTICES	.00	.00	2,000.00	2,000.00	.0
01-320-5230	WEBSITE	.00	.00	7,200.00	7,200.00	.0
01-320-5310	MEMBERSHIPS	1,298.00	1,298.00	2,500.00	1,202.00	51.9
01-320-5330	TRAINING	.00	.00	3,500.00	3,500.00	.0
01-320-5410	UTILITIES	2,521.73	2,521.73	60,000.00	57,478.27	4.2
01-320-5430	CREDIT CARD & BANK CHARGES	.00	.00	11,000.00	11,000.00	.0
01-320-5500	LIABILITY INSURANCE	.00	.00	18,490.00	18,490.00	.0
01-320-5501	INSURANCE DEDUCTIBLES	.00	.00	2,500.00	2,500.00	.0
01-320-5530	WORKERS COMPENSATION INSURANCE	258.56	258.56	3,100.00	2,841.44	8.3
01-320-5700	OFFICE SUPPLIES	288.88	288.88	8,000.00	7,711.12	3.6
01-320-5710	OPERATING SUPPLIES	.00	.00	500.00	500.00	.0
01-320-5751	GASOLINE	.00	.00	300.00	300.00	.0
01-320-7020	EQUIPMENT	.00	.00	6,000.00	6,000.00	.0
	TOTAL ADMINISTRATION	46,141.73	46,141.73	808,890.00	762,748.27	5.7
	FINANCE					
01-322-5101	AUDIT & FINANCE FEES	.00	.00	12,920.00	12,920.00	.0
01-322-5102	FINANCIAL SERVICES	.00	.00	123,000.00	123,000.00	.0
01-322-5310	MEMBERSHIPS	190.00	190.00	1,000.00	810.00	19.0
01-322-5541	ACCTG SERVICE FEES	.00	.00	8,000.00	8,000.00	.0
	TOTAL FINANCE	190.00	190.00	144,920.00	144,730.00	.1
	LEGAL					
01-324-5120	CITY ATTORNEY	.00	.00	300,000.00	300,000.00	.0
01-324-5122	CITY PROSECUTOR	.00	.00	42,000.00	42,000.00	.0
01-324-5123	LABOR ATTORNEY	.00	.00	40,000.00	40,000.00	.0
01-324-5125	OUTSIDE COUNSEL	.00	.00	5,000.00	5,000.00	.0
	TOTAL LEGAL	.00	.00	387,000.00	387,000.00	.0

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	BUILDING DEPARTMENT					
01-340-4000	WAGES	25,564.79	25,564.79	335,000.00	309,435.21	7.6
01-340-4100	HEALTH INSURANCE	40.06	40.06	60,000.00	59,959.94	.1
01-340-4110	LIFE INSURANCE	32.85	32.85	400.00	367.15	8.2
01-340-4200	SOCIAL SECURITY	1,538.93	1,538.93	21,000.00	19,461.07	7.3
01-340-4210	MEDICARE	359.93	359.93	5,000.00	4,640.07	7.2
01-340-4220	IMRF	3,482.52	3,482.52	48,000.00	44,517.48	7.3
01-340-5100	PROFESSIONAL SERVICES	2,295.00	2,295.00	61,800.00	59,505.00	3.7
01-340-5111	BILLABLE ENGINEERING	.00	.00	10,000.00	10,000.00	.0
01-340-5221	PRINTING	.00	.00	1,500.00	1,500.00	.0
01-340-5222	LEGAL NOTICES	.00	.00	2,000.00	2,000.00	.0
01-340-5310	MEMBERSHIPS	.00	.00	920.00	920.00	.0
01-340-5330	TRAINING	.00	.00	4,000.00	4,000.00	.0
01-340-5500	LIABILITY INSURANCE	.00	.00	1,840.00	1,840.00	.0
01-340-5530	WORKERS COMPENSATION INSURANCE	323.20	323.20	3,900.00	3,576.80	8.3
01-340-5700	OFFICE SUPPLIES	.00	.00	3,500.00	3,500.00	.0
01-340-5751	GASOLINE	.00	.00	2,000.00	2,000.00	.0
01-340-5820	PUBLICATIONS	.00	.00	2,500.00	2,500.00	.0
01-340-7020	EQUIPMENT	181.09	181.09	7,200.00	7,018.91	2.5
	TOTAL BUILDING DEPARTMENT	33,818.37	33,818.37	570,560.00	536,741.63	5.9
	PUBLIC WORKS					
01-350-4000	WAGES	32,560.62	32,560.62	395,000.00	362,439.38	8.2
01-350-4001	ALLOCATED WAGES & BENEFITS	.00	.00	(45,000.00)	(45,000.00)	.0
01-350-4003	WAGES - PART-TIME	.00	.00	14,000.00	14,000.00	.0
01-350-4010	OVERTIME	107.74	107.74	30,000.00	29,892.26	.4
01-350-4100	HEALTH INSURANCE	8,127.60	8,127.60	145,000.00	136,872.40	5.6
01-350-4110	LIFE INSURANCE	32.40	32.40	500.00	467.60	6.5
01-350-4200	SOCIAL SECURITY	1,995.01	1,995.01	26,000.00	24,004.99	7.7
01-350-4210	MEDICARE	466.57	466.57	6,000.00	5,533.43	7.8
01-350-4220	IMRF	4,031.26	4,031.26	61,000.00	56,968.74	6.6
01-350-5020	VEHICLE MAINTENANCE	103.50	103.50	50,000.00	49,896.50	.2
01-350-5031	SIGNAL MAINTENANCE	.00	.00	25,000.00	25,000.00	.0
01-350-5100	PROFESSIONAL SERVICES	1,685.00	1,685.00	19,000.00	17,315.00	8.9
01-350-5103	PROF SERVICES - FORESTRY	.00	.00	20,000.00	20,000.00	.0
01-350-5104	PROF SERVICES - BUILDING MAIN	152.11	152.11	72,000.00	71,847.89	.2
01-350-5106	PROF SERVICES - STREETS/DRAIN	.00	.00	25,000.00	25,000.00	.0
01-350-5310	MEMBERSHIPS	.00	.00	3,500.00	3,500.00	.0
01-350-5330	TRAINING	.00	.00	6,000.00	6,000.00	.0
01-350-5410	UTILITIES	.00	.00	7,000.00	7,000.00	.0
01-350-5411	WATER AND ELECTRIC PURCHASES	.17	.17	12,000.00	11,999.83	.0
01-350-5421	DUMP CHARGES	.00	.00	2,000.00	2,000.00	.0
01-350-5500	LIABILITY INSURANCE PREMIUM	.00	.00	27,740.00	27,740.00	.0
01-350-5510	RENTAL EQUIPMENT	.00	.00	2,000.00	2,000.00	.0
01-350-5530	WORKERS COMPENSATION INSURANCE	1,551.36	1,551.36	18,600.00	17,048.64	8.3
01-350-5610	EQUIPMENT MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
01-350-5632	ICE CONTROL MAINTENANCE	.00	.00	80,000.00	80,000.00	.0
01-350-5634	STONE & CONCRETE	.00	.00	5,000.00	5,000.00	.0
01-350-5635	STORM SEWER & PIPE	41.00	41.00	4,000.00	3,959.00	1.0
01-350-5650	LANDSCAPE SUPPLIES	210.00	210.00	25,000.00	24,790.00	.8
01-350-5700	OFFICE SUPPLIES	.00	.00	1,500.00	1,500.00	.0
01-350-5710	OPERATING SUPPLIES	258.65	258.65	24,000.00	23,741.35	1.1
01-350-5721	SIGNS	.00	.00	25,000.00	25,000.00	.0
01-350-5730	TOOLS	.00	.00	4,000.00	4,000.00	.0
01-350-5751	GASOLINE	2,880.00	2,880.00	18,000.00	15,120.00	16.0
01-350-7011	IMPROVEMENTS - PW	.00	.00	40,000.00	40,000.00	.0
01-350-7020	EQUIPMENT	.00	.00	25,000.00	25,000.00	.0
01-350-7023	SAFETY EQUIPMENT	.00	.00	5,000.00	5,000.00	.0
01-350-7025	SOFTWARE	.00	.00	5,700.00	5,700.00	.0
	TOTAL PUBLIC WORKS	54,202.99	54,202.99	1,189,540.00	1,135,337.01	4.6

CITY OF PROSPECT HEIGHTS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING MAY 31, 2021

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PUBLIC SAFETY					
01-360-4000	WAGES	47,852.45	47,852.45	596,000.00	548,147.55	8.0
01-360-4001	WAGES - SWORN OFFICERS	132,755.65	132,755.65	2,004,000.00	1,871,244.35	6.6
01-360-4002	WAGES - EXTRA STRAIGHT PAY	.00	.00	52,145.00	52,145.00	.0
01-360-4004	WAGES - PART-TIME SWORN OFFCRS	4,821.00	4,821.00	120,000.00	115,179.00	4.0
01-360-4010	OVERTIME	316.28	316.28	3,000.00	2,683.72	10.5
01-360-4011	OVERTIME - SWORN OFFICERS	6,118.50	6,118.50	153,000.00	146,881.50	4.0
01-360-4100	HEALTH INSURANCE	2,943.20	2,943.20	480,000.00	477,056.80	.6
01-360-4110	LIFE INSURANCE	171.78	171.78	3,000.00	2,828.22	5.7
01-360-4200	SOCIAL SECURITY	1,534.77	1,534.77	24,000.00	22,465.23	6.4
01-360-4210	MEDICARE	2,743.86	2,743.86	37,000.00	34,256.14	7.4
01-360-4220	IMRF	3,499.89	3,499.89	31,000.00	27,500.11	11.3
01-360-4230	PENSION CONTRIBUTION - R/E TAX	21,121.29	21,121.29	522,500.00	501,378.71	4.0
01-360-4231	PENSION CONTRIBUTION-CITY GF	.00	.00	716,354.00	716,354.00	.0
01-360-5100	PROFESSIONAL SERVICES	397.00	397.00	20,000.00	19,603.00	2.0
01-360-5101	PROFESSIONAL FEES - VOCA	.00	.00	83,000.00	83,000.00	.0
01-360-5140	PRISONERS CARE	.00	.00	1,500.00	1,500.00	.0
01-360-5141	KENNEL FEES	.00	.00	1,500.00	1,500.00	.0
01-360-5200	POSTAGE	.00	.00	2,000.00	2,000.00	.0
01-360-5220	PHOTOCOPY	2,099.97	2,099.97	15,600.00	13,500.03	13.5
01-360-5221	PRINTING	.00	.00	3,000.00	3,000.00	.0
01-360-5240	NORTHWEST CENTRAL DISPATCH	36,932.28	36,932.28	225,000.00	188,067.72	16.4
01-360-5310	MEMBERSHIPS	32,126.00	32,126.00	51,000.00	18,874.00	63.0
01-360-5321	AUTO EXPENSE	.00	.00	2,500.00	2,500.00	.0
01-360-5330	TRAINING	50.00	50.00	28,000.00	27,950.00	.2
01-360-5340	TUITION REIMBURSEMENT	.00	.00	8,000.00	8,000.00	.0
01-360-5410	UTILITIES	.00	.00	7,000.00	7,000.00	.0
01-360-5500	LIABILITY INSURANCE PREMIUM	.00	.00	55,460.00	55,460.00	.0
01-360-5510	RENTAL EQUIPMENT	.00	.00	500.00	500.00	.0
01-360-5520	ID NETWORKS	2,188.00	2,188.00	5,000.00	2,812.00	43.8
01-360-5530	WORKERS COMPENSATION INSURANCE	10,342.40	10,342.40	124,100.00	113,757.60	8.3
01-360-5610	EQUIPMENT MAINTENANCE	1,002.00	1,002.00	16,000.00	14,998.00	6.3
01-360-5611	RADIO MAINTENANCE	.00	.00	1,000.00	1,000.00	.0
01-360-5700	OFFICE SUPPLIES	.00	.00	6,000.00	6,000.00	.0
01-360-5710	OPERATING SUPPLIES	1,433.38	1,433.38	9,000.00	7,566.62	15.9
01-360-5740	RANGE SUPPLIES	.00	.00	10,000.00	10,000.00	.0
01-360-5741	CLOTHING	359.73	359.73	26,000.00	25,640.27	1.4
01-360-5751	GASOLINE	.00	.00	50,000.00	50,000.00	.0
01-360-5820	PUBLICATIONS	.00	.00	1,000.00	1,000.00	.0
01-360-5990	COVID-19 EXPENSES	.00	.00	2,000.00	2,000.00	.0
01-360-7022	POLICE - SMALL EQUIPMENT	.00	.00	21,000.00	21,000.00	.0
	TOTAL PUBLIC SAFETY	310,809.43	310,809.43	5,517,159.00	5,206,349.57	5.6
	PUBLIC SAFETY-SPECIAL ACCT EXP					
01-365-5981	DUI EXPENSE	.00	.00	20,000.00	20,000.00	.0
01-365-5982	NARCOTICS EXPENSE	.00	.00	1,000.00	1,000.00	.0
01-365-5983	SEIZED ASSET - EXPENSE	.00	.00	5,000.00	5,000.00	.0
	TOTAL PUBLIC SAFETY-SPECIAL ACCT EXP	.00	.00	26,000.00	26,000.00	.0
	REIMBURSABLE EXP					
01-370-4101	RETIREE HEALTH INSURANCE	62.01	62.01	48,000.00	47,937.99	.1
01-370-5102	GRANT WRITER	.00	.00	18,000.00	18,000.00	.0
01-370-5751	GASOLINE	.00	.00	7,500.00	7,500.00	.0
	TOTAL REIMBURSABLE EXP	62.01	62.01	73,500.00	73,437.99	.1
	OTHER EXPENSES					
01-380-5970	REFUNDS	.00	.00	1,000.00	1,000.00	.0
01-380-5975	SALES TAX REBATE	.00	.00	160,000.00	160,000.00	.0
01-380-5999	MISCELLANEOUS EXPENSE	.00	.00	1,500.00	1,500.00	.0
	TOTAL OTHER EXPENSES	.00	.00	162,500.00	162,500.00	.0

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	DEBT SERVICE					
01-400-6000	PRINCIPAL	.00	.00	165,000.00	165,000.00	.0
01-400-6010	INTEREST	10,892.02	10,892.02	22,284.00	11,391.98	48.9
	TOTAL DEBT SERVICE	10,892.02	10,892.02	187,284.00	176,391.98	5.8
	PUBLIC SAFETY CAPITAL OUTLAY					
01-560-7020	EQUIPMENT - POLICE	.00	.00	17,000.00	17,000.00	.0
	TOTAL PUBLIC SAFETY CAPITAL OUTLAY	.00	.00	17,000.00	17,000.00	.0
	OTHER FINANCING USES					
01-600-8090	INTERFUND TRANSFER OUT	.00	.00	105,000.00	105,000.00	.0
	TOTAL OTHER FINANCING USES	.00	.00	105,000.00	105,000.00	.0
	TOTAL FUND EXPENDITURES	461,615.19	461,615.19	9,299,473.00	8,837,857.81	5.0
	NET REVENUE OVER EXPENDITURES	383,968.99	383,968.99	(978,073.00)	(1,362,041.99)	39.3

MOTOR FUEL TAX FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	REVENUES					
11-100-3200	GRANT REVENUE	178,555.73	178,555.73	.00	(178,555.73)	.0
11-100-3801	INTEREST INCOME - IL FUNDS	.00	.00	5,000.00	5,000.00	.0
	TOTAL REVENUES	178,555.73	178,555.73	5,000.00	(173,555.73)	3571.1
	INTERGOVERNMENTAL REVENUES					
11-110-3120	MOTOR FUEL TAX	53,552.04	53,552.04	610,500.00	556,947.96	8.8
11-110-3121	MFT REBUILD ILLINOIS	.00	.00	357,111.00	357,111.00	.0
	TOTAL INTERGOVERNMENTAL REVENUES	53,552.04	53,552.04	967,611.00	914,058.96	5.5
	TOTAL FUND REVENUE	232,107.77	232,107.77	972,611.00	740,503.23	23.9

MOTOR FUEL TAX FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	CAPITAL OUTLAY GENERAL					
11-500-7051	SIDEWALKS	.00	.00	320,000.00	320,000.00	.0
	TOTAL CAPITAL OUTLAY GENERAL	.00	.00	320,000.00	320,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	320,000.00	320,000.00	.0
	NET REVENUE OVER EXPENDITURES	232,107.77	232,107.77	652,611.00	420,503.23	35.6

CITY OF PROSPECT HEIGHTS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING MAY 31, 2021

PALATINE/MILWAUKEE TIF FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	REVENUES					
12-100-3800	INTEREST INCOME	110.92	110.92	.00	(110.92)	.0
	TOTAL REVENUES	110.92	110.92	.00	(110.92)	.0
	TOTAL FUND REVENUE	110.92	110.92	.00	(110.92)	.0

CITY OF PROSPECT HEIGHTS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING MAY 31, 2021

PALATINE/MILWAUKEE TIF FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENSES					
12-300-5100	PROFESSIONAL SERVICES	.00	.00	5,000.00	5,000.00	.0
12-300-5101	AUDIT	.00	.00	2,100.00	2,100.00	.0
12-300-5102	FINANCIAL SERVICES	.00	.00	6,470.00	6,470.00	.0
	TOTAL EXPENSES	.00	.00	13,570.00	13,570.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	13,570.00	13,570.00	.0
	NET REVENUE OVER EXPENDITURES	110.92	110.92	(13,570.00)	(13,680.92)	.8

TOURISM DISTRICT

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	REVENUES					
13-100-3020	HOTEL TAXES	16,978.69	16,978.69	156,000.00	139,021.31	10.9
13-100-3800	INTEREST INCOME	.91	.91	.00	(.91)	.0
	TOTAL REVENUES	16,979.60	16,979.60	156,000.00	139,020.40	10.9
	TOTAL FUND REVENUE	16,979.60	16,979.60	156,000.00	139,020.40	10.9

TOURISM DISTRICT

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENSES					
13-300-5101	AUDIT	.00	.00	1,130.00	1,130.00	.0
13-300-5102	FINANCIAL SERVICES	.00	.00	6,470.00	6,470.00	.0
13-300-5108	BEAUTIFICATION	.00	.00	25,000.00	25,000.00	.0
13-300-5310	MEMBERSHIPS	.00	.00	60,000.00	60,000.00	.0
13-300-5401	SERVICE CHARGE - GENERAL FUND	.00	.00	60,000.00	60,000.00	.0
	TOTAL EXPENSES	.00	.00	152,600.00	152,600.00	.0
	OTHER FINANCING USES					
13-600-8090	INTERFUND TRANSFER OUT	.00	.00	3,400.00	3,400.00	.0
	TOTAL OTHER FINANCING USES	.00	.00	3,400.00	3,400.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	156,000.00	156,000.00	.0
	NET REVENUE OVER EXPENDITURES	16,979.60	16,979.60	.00	(16,979.60)	.0

CITY OF PROSPECT HEIGHTS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING MAY 31, 2021

DEA SEIZURE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	REVENUES					
16-100-3800	INTEREST INCOME	7.57	7.57	100.00	92.43	7.6
	TOTAL REVENUES	7.57	7.57	100.00	92.43	7.6
	TOTAL FUND REVENUE	7.57	7.57	100.00	92.43	7.6

DEA SEIZURE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENSES					
16-300-4011	OVERTIME - SWORN OFFICERS	1,830.66	1,830.66	15,000.00	13,169.34	12.2
16-300-5100	PROFESSIONAL SERVICES	.00	.00	5,000.00	5,000.00	.0
16-300-5310	MEMBERSHIP	.00	.00	4,000.00	4,000.00	.0
16-300-5330	TRAINING	.00	.00	6,000.00	6,000.00	.0
16-300-5610	EQUIPMENT MAINTENANCE	.00	.00	30,000.00	30,000.00	.0
16-300-5710	OPERATING SUPPLIES	.00	.00	9,000.00	9,000.00	.0
16-300-5720	SMALL EQUIPMENT	.00	.00	4,000.00	4,000.00	.0
	TOTAL EXPENSES	1,830.66	1,830.66	73,000.00	71,169.34	2.5
	CAPITAL OUTLAY GENERAL					
16-500-7020	EQUIPMENT - CAPITAL	.00	.00	180,000.00	180,000.00	.0
	TOTAL CAPITAL OUTLAY GENERAL	.00	.00	180,000.00	180,000.00	.0
	TOTAL FUND EXPENDITURES	1,830.66	1,830.66	253,000.00	251,169.34	.7
	NET REVENUE OVER EXPENDITURES	(1,823.09)	(1,823.09)	(252,900.00)	(251,076.91)	(.7)

SOLID WASTE DISPOSAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	REVENUES					
17-100-3355	SOLID WASTE FEES	39,534.50	39,534.50	460,000.00	420,465.50	8.6
	TOTAL REVENUES	39,534.50	39,534.50	460,000.00	420,465.50	8.6
	TOTAL FUND REVENUE	39,534.50	39,534.50	460,000.00	420,465.50	8.6

CITY OF PROSPECT HEIGHTS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING MAY 31, 2021

SOLID WASTE DISPOSAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENSES					
17-300-5401	SERVICE CHARGE - GENERAL FUND	8,333.00	8,333.00	100,000.00	91,667.00	8.3
17-300-5420	SWANCC CHARGES	57,410.00	57,410.00	360,000.00	302,590.00	16.0
	TOTAL EXPENSES	65,743.00	65,743.00	460,000.00	394,257.00	14.3
	OTHER FINANCING USES					
17-600-8090	INTERFUND TRANSFER OUT	.00	.00	85,000.00	85,000.00	.0
	TOTAL OTHER FINANCING USES	.00	.00	85,000.00	85,000.00	.0
	TOTAL FUND EXPENDITURES	65,743.00	65,743.00	545,000.00	479,257.00	12.1
	NET REVENUE OVER EXPENDITURES	(26,208.50)	(26,208.50)	(85,000.00)	(58,791.50)	(30.8)

CITY OF PROSPECT HEIGHTS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING MAY 31, 2021

PALATINE ROAD TIF FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	REVENUES					
18-100-3000	REAL ESTATE TAXES	.00	.00	80,000.00	80,000.00	.0
18-100-3800	INTEREST INCOME	18.45	18.45	.00	(18.45)	.0
	TOTAL REVENUES	18.45	18.45	80,000.00	79,981.55	.0
	TOTAL FUND REVENUE	18.45	18.45	80,000.00	79,981.55	.0

PALATINE ROAD TIF FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENSES					
18-300-5100	PROFESSIONAL SERVICES	.00	.00	4,000.00	4,000.00	.0
18-300-5101	AUDIT	.00	.00	2,100.00	2,100.00	.0
18-300-5102	FINANCIAL SERVICES	.00	.00	6,470.00	6,470.00	.0
	TOTAL EXPENSES	.00	.00	12,570.00	12,570.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	12,570.00	12,570.00	.0
	NET REVENUE OVER EXPENDITURES	18.45	18.45	67,430.00	67,411.55	.0

SSA #1

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	REVENUES					
21-100-3800	INTEREST INCOME	.19	.19	.00	(.19)	.0
	TOTAL REVENUES	.19	.19	.00	(.19)	.0
	TOTAL FUND REVENUE	.19	.19	.00	(.19)	.0
	NET REVENUE OVER EXPENDITURES	.19	.19	.00	(.19)	.0

CITY OF PROSPECT HEIGHTS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING MAY 31, 2021

SSA #2

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	REVENUES					
22-100-3800	INTEREST INCOME	.88	.88	.00	(.88)	.0
	TOTAL REVENUES	.88	.88	.00	(.88)	.0
	TOTAL FUND REVENUE	.88	.88	.00	(.88)	.0

SSA #2

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENSES					
22-300-5100	PROFESSIONAL SERVICES	.00	.00	29,000.00	29,000.00	.0
	TOTAL EXPENSES	.00	.00	29,000.00	29,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	29,000.00	29,000.00	.0
	NET REVENUE OVER EXPENDITURES	.88	.88	(29,000.00)	(29,000.88)	.0

SSA #3

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	REVENUES					
23-100-3800	INTEREST INCOME	5.76	5.76	.00	(5.76)	.0
	TOTAL REVENUES	5.76	5.76	.00	(5.76)	.0
	TOTAL FUND REVENUE	5.76	5.76	.00	(5.76)	.0

SSA #3

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENSES					
23-300-5100	PROFESSIONAL SERVICES	.00	.00	320,000.00	320,000.00	.0
	TOTAL EXPENSES	.00	.00	320,000.00	320,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	320,000.00	320,000.00	.0
	NET REVENUE OVER EXPENDITURES	5.76	5.76	(320,000.00)	(320,005.76)	.0

SSA #4

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	REVENUES					
24-100-3800	INTEREST INCOME	.76	.76	.00	(.76)	.0
	TOTAL REVENUES	.76	.76	.00	(.76)	.0
	TOTAL FUND REVENUE	.76	.76	.00	(.76)	.0

SSA #4

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENSES					
24-300-5100	PROFESSIONAL SERVICES	.00	.00	29,000.00	29,000.00	.0
	TOTAL EXPENSES	.00	.00	29,000.00	29,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	29,000.00	29,000.00	.0
	NET REVENUE OVER EXPENDITURES	.76	.76	(29,000.00)	(29,000.76)	.0

CITY OF PROSPECT HEIGHTS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING MAY 31, 2021

SSA #5

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	REVENUES					
25-100-3000	REAL ESTATE TAXES	1,987.89	1,987.89	27,300.00	25,312.11	7.3
25-100-3800	INTEREST INCOME	2.42	2.42	.00	(2.42)	.0
	TOTAL REVENUES	1,990.31	1,990.31	27,300.00	25,309.69	7.3
	TOTAL FUND REVENUE	1,990.31	1,990.31	27,300.00	25,309.69	7.3

CITY OF PROSPECT HEIGHTS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING MAY 31, 2021

SSA #5

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENSES					
25-300-5050	SYSTEM MAINTENANCE	.00	.00	6,000.00	6,000.00	.0
25-300-5100	PROFESSIONAL SERVICES	.00	.00	3,000.00	3,000.00	.0
25-300-5500	LIABILITY INSURANCE	.00	.00	3,700.00	3,700.00	.0
	TOTAL EXPENSES	.00	.00	12,700.00	12,700.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	12,700.00	12,700.00	.0
	NET REVENUE OVER EXPENDITURES	1,990.31	1,990.31	14,600.00	12,609.69	13.6

SSA #8

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	REVENUES					
28-100-3000	REAL ESTATE TAXES	16,714.45	16,714.45	140,000.00	123,285.55	11.9
28-100-3800	INTEREST INCOME	14.48	14.48	.00	(14.48)	.0
	TOTAL REVENUES	16,728.93	16,728.93	140,000.00	123,271.07	12.0
	TOTAL FUND REVENUE	16,728.93	16,728.93	140,000.00	123,271.07	12.0

SSA #8

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENSES					
28-300-5100	PROFESSIONAL SERVICES	.00	.00	12,000.00	12,000.00	.0
28-300-5500	LIABILITY INSURANCE	.00	.00	3,700.00	3,700.00	.0
28-300-5710	OPERATING SUPPLIES	.00	.00	1,000.00	1,000.00	.0
28-300-7020	EQUIPMENT	.00	.00	5,000.00	5,000.00	.0
	TOTAL EXPENSES	.00	.00	21,700.00	21,700.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	21,700.00	21,700.00	.0
	NET REVENUE OVER EXPENDITURES	16,728.93	16,728.93	118,300.00	101,571.07	14.1

CAPITAL IMPROVEMENTS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
30-200-3990	INTERFUND TRANSFER IN	.00	.00	85,000.00	85,000.00	.0
	TOTAL DEPARTMENT 200	.00	.00	85,000.00	85,000.00	.0
	TOTAL FUND REVENUE	.00	.00	85,000.00	85,000.00	.0

CAPITAL IMPROVEMENTS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
30-550-7020	EQUIPMENT - PW	.00	.00	65,000.00	65,000.00	.0
30-550-7050	STREET RESURFACING	.00	.00	79,000.00	79,000.00	.0
30-550-7060	SIDEWALKS	.00	.00	50,640.00	50,640.00	.0
30-550-7063	DRAINAGE IMPROVEMENTS	.00	.00	3,231,000.00	3,231,000.00	.0
	TOTAL DEPARTMENT 550	.00	.00	3,425,640.00	3,425,640.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	3,425,640.00	3,425,640.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	(3,340,640.00)	(3,340,640.00)	.0

CITY OF PROSPECT HEIGHTS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING MAY 31, 2021

ROAD CONSTRUCTION DEBT

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	REVENUES					
41-100-3000	REAL ESTATE TAXES	77,465.80	77,465.80	1,312,660.00	1,235,194.20	5.9
41-100-3800	INTEREST INCOME	19.16	19.16	2,000.00	1,980.84	1.0
	TOTAL REVENUES	77,484.96	77,484.96	1,314,660.00	1,237,175.04	5.9
	TOTAL FUND REVENUE	77,484.96	77,484.96	1,314,660.00	1,237,175.04	5.9

ROAD CONSTRUCTION DEBT

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENSES					
41-300-5101	AUDIT	.00	.00	3,000.00	3,000.00	.0
41-300-5430	BANK FEES	.00	.00	1,200.00	1,200.00	.0
	TOTAL EXPENSES	.00	.00	4,200.00	4,200.00	.0
	DEBT SERVICE					
41-400-6000	PRINCIPAL	.00	.00	1,110,000.00	1,110,000.00	.0
41-400-6010	INTEREST	129,975.97	129,975.97	202,660.00	72,684.03	64.1
	TOTAL DEBT SERVICE	129,975.97	129,975.97	1,312,660.00	1,182,684.03	9.9
	TOTAL FUND EXPENDITURES	129,975.97	129,975.97	1,316,860.00	1,186,884.03	9.9
	NET REVENUE OVER EXPENDITURES	(52,491.01)	(52,491.01)	(2,200.00)	50,291.01	(2386.

CITY OF PROSPECT HEIGHTS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING MAY 31, 2021

SSA #6 DEBT

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	REVENUES					
46-100-3000	REAL ESTATE TAXES	10,802.73	10,802.73	218,570.00	207,767.27	4.9
46-100-3800	INTEREST INCOME	3.06	3.06	1,000.00	996.94	.3
	TOTAL REVENUES	10,805.79	10,805.79	219,570.00	208,764.21	4.9
	TOTAL FUND REVENUE	10,805.79	10,805.79	219,570.00	208,764.21	4.9

CITY OF PROSPECT HEIGHTS
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING MAY 31, 2021

SSA #6 DEBT

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENSES					
46-300-5430	BANK FEES	.00	.00	550.00	550.00	.0
	TOTAL EXPENSES	.00	.00	550.00	550.00	.0
	DEBT SERVICE					
46-400-6000	PRINCIPAL	.00	.00	170,000.00	170,000.00	.0
46-400-6010	INTEREST	24,285.00	24,285.00	48,750.00	24,465.00	49.8
	TOTAL DEBT SERVICE	24,285.00	24,285.00	218,750.00	194,465.00	11.1
	TOTAL FUND EXPENDITURES	24,285.00	24,285.00	219,300.00	195,015.00	11.1
	NET REVENUE OVER EXPENDITURES	(13,479.21)	(13,479.21)	270.00	13,749.21	(4992.

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	REVENUES					
51-100-3800	INTEREST INCOME	67.28	67.28	5,000.00	4,932.72	1.4
51-100-3880	WATER SALES	22,407.42	22,407.42	264,000.00	241,592.58	8.5
51-100-3881	WATER DELIVERY CHARGE	32,124.32	32,124.32	395,000.00	362,875.68	8.1
51-100-3882	WATER INFRASTRUCTURE RESERVE	12,588.52	12,588.52	152,000.00	139,411.48	8.3
51-100-3883	WATER DEBT RETIREMENT CHARGE	6,387.56	6,387.56	76,000.00	69,612.44	8.4
51-100-3885	PENALTY	956.77	956.77	3,000.00	2,043.23	31.9
	TOTAL REVENUES	74,531.87	74,531.87	895,000.00	820,468.13	8.3
	TOTAL FUND REVENUE	74,531.87	74,531.87	895,000.00	820,468.13	8.3

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENSES					
51-300-4000	WAGES	5,965.02	5,965.02	78,000.00	72,034.98	7.7
51-300-4010	OVERTIME	.00	.00	10,000.00	10,000.00	.0
51-300-4100	HEALTH INSURANCE	2,436.00	2,436.00	29,000.00	26,564.00	8.4
51-300-4110	LIFE INSURANCE	10.31	10.31	100.00	89.69	10.3
51-300-4200	SOCIAL SECURITY	369.84	369.84	6,000.00	5,630.16	6.2
51-300-4210	MEDICARE	86.49	86.49	1,300.00	1,213.51	6.7
51-300-4220	IMRF	813.71	813.71	12,500.00	11,686.29	6.5
51-300-5000	BUILDING MAINTENANCE	.00	.00	15,000.00	15,000.00	.0
51-300-5050	SYSTEM MAINTENANCE	.00	.00	46,000.00	46,000.00	.0
51-300-5100	PROFESSIONAL SERVICES	.00	.00	50,000.00	50,000.00	.0
51-300-5101	AUDIT	.00	.00	3,230.00	3,230.00	.0
51-300-5102	FINANCIAL SERVICES	.00	.00	38,817.00	38,817.00	.0
51-300-5200	POSTAGE	.00	.00	3,200.00	3,200.00	.0
51-300-5221	PRINTING	346.00	346.00	.00	(346.00)	.0
51-300-5310	MEMBERSHIPS	.00	.00	1,500.00	1,500.00	.0
51-300-5330	TRAINING	.00	.00	4,500.00	4,500.00	.0
51-300-5410	UTILITIES	.00	.00	15,000.00	15,000.00	.0
51-300-5412	WATER	20,732.96	20,732.96	285,000.00	264,267.04	7.3
51-300-5430	CREDIT CARD & BANK CHARGES	1,081.44	1,081.44	15,000.00	13,918.56	7.2
51-300-5500	LIABILITY INSURANCE	.00	.00	27,740.00	27,740.00	.0
51-300-5530	WORKERS COMPENSATION INSURANCE	323.20	323.20	3,900.00	3,576.80	8.3
51-300-5634	STONE AND CONCRETE	.00	.00	4,000.00	4,000.00	.0
51-300-5661	METERS	.00	.00	3,000.00	3,000.00	.0
51-300-5750	CHEMICALS	.00	.00	500.00	500.00	.0
51-300-5751	GASOLINE	.00	.00	1,000.00	1,000.00	.0
	TOTAL EXPENSES	32,164.97	32,164.97	654,287.00	622,122.03	4.9
	DEBT SERVICE					
51-400-6000	PRINCIPAL	.00	.00	65,000.00	65,000.00	.0
51-400-6010	INTEREST	6,875.00	6,875.00	13,750.00	6,875.00	50.0
	TOTAL DEBT SERVICE	6,875.00	6,875.00	78,750.00	71,875.00	8.7
	CAPITAL OUTLAY GENERAL					
51-500-7020	EQUIPMENT	.00	.00	16,400.00	16,400.00	.0
	TOTAL CAPITAL OUTLAY GENERAL	.00	.00	16,400.00	16,400.00	.0
	OTHER FINANCING USES					
51-600-8000	DEPRECIATION	.00	.00	135,000.00	135,000.00	.0
	TOTAL OTHER FINANCING USES	.00	.00	135,000.00	135,000.00	.0
	TOTAL FUND EXPENDITURES	39,039.97	39,039.97	884,437.00	845,397.03	4.4
	NET REVENUE OVER EXPENDITURES	35,491.90	35,491.90	10,563.00	(24,928.90)	336.0

PARKING FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	REVENUES					
52-100-3330	PARKING FEES	60.00	60.00	10,000.00	9,940.00	.6
	TOTAL REVENUES	60.00	60.00	10,000.00	9,940.00	.6
	OTHER FINANCING SOURCES					
52-200-3990	INTERFUND TRANSFER IN	.00	.00	105,000.00	105,000.00	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	105,000.00	105,000.00	.0
	TOTAL FUND REVENUE	60.00	60.00	115,000.00	114,940.00	.1

PARKING FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENSES					
52-300-4001	ALLOCATED WAGES & BENEFITS	.00	.00	45,000.00	45,000.00	.0
52-300-5100	PROFESSIONAL SERVICES	.00	.00	3,000.00	3,000.00	.0
52-300-5410	UTILITIES	.00	.00	7,500.00	7,500.00	.0
52-300-5500	LIABILITY INSURANCE	.00	.00	2,000.00	2,000.00	.0
52-300-5511	FACILITY RENT	.00	.00	18,000.00	18,000.00	.0
52-300-5632	ICE CONTROL MAINTENANCE	.00	.00	2,000.00	2,000.00	.0
52-300-5710	OPERATING SUPPLIES	.00	.00	1,000.00	1,000.00	.0
52-300-5970	REFUNDS	.00	.00	250.00	250.00	.0
	TOTAL EXPENSES	.00	.00	78,750.00	78,750.00	.0
	OTHER FINANCING USES					
52-600-8000	DEPRECIATION	.00	.00	36,000.00	36,000.00	.0
	TOTAL OTHER FINANCING USES	.00	.00	36,000.00	36,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	114,750.00	114,750.00	.0
	NET REVENUE OVER EXPENDITURES	60.00	60.00	250.00	190.00	24.0

CITY OF PROSPECT HEIGHTS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING MAY 31, 2021

SANITARY SEWER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	REVENUES					
53-100-3800	INTEREST INCOME	63.59	63.59	1,000.00	936.41	6.4
53-100-3801	DIVIDEND INCOME-PFM	34.21	34.21	.00	(34.21)	.0
53-100-3884	SANITARY SEWER CHARGES	84.06	84.06	800,000.00	799,915.94	.0
53-100-3885	PENALTY	(220.82)	(220.82)	5,000.00	5,220.82	(4.4)
	TOTAL REVENUES	(38.96)	(38.96)	806,000.00	806,038.96	.0
	TOTAL FUND REVENUE	(38.96)	(38.96)	806,000.00	806,038.96	.0

SANITARY SEWER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENSES					
53-300-4000	WAGES	4,538.36	4,538.36	62,000.00	57,461.64	7.3
53-300-4100	HEALTH INSURANCE	.00	.00	28,000.00	28,000.00	.0
53-300-4110	LIFE INSURANCE	.00	.00	100.00	100.00	.0
53-300-4200	SOCIAL SECURITY	281.38	281.38	4,000.00	3,718.62	7.0
53-300-4210	MEDICARE	65.81	65.81	900.00	834.19	7.3
53-300-4220	IMRF	143.75	143.75	8,500.00	8,356.25	1.7
53-300-5050	SYSTEM MAINTENANCE	.00	.00	50,000.00	50,000.00	.0
53-300-5100	PROFESSIONAL SERVICES	.00	.00	40,000.00	40,000.00	.0
53-300-5101	AUDIT & ACCTG SERVICES	.00	.00	9,690.00	9,690.00	.0
53-300-5102	FINANCIAL SERVICES	.00	.00	77,634.00	77,634.00	.0
53-300-5200	POSTAGE	.00	.00	1,500.00	1,500.00	.0
53-300-5221	PRINTING	793.00	793.00	1,500.00	707.00	52.9
53-300-5330	TRAINING	.00	.00	2,000.00	2,000.00	.0
53-300-5500	LIABILITY INSURANCE	.00	.00	46,210.00	46,210.00	.0
53-300-5530	WORKER'S COMP INSURANCE	129.28	129.28	1,600.00	1,470.72	8.1
	TOTAL EXPENSES	5,951.58	5,951.58	333,634.00	327,682.42	1.8
	CAPITAL OUTLAY GENERAL					
53-500-7020	EQUIPMENT	.00	.00	6,400.00	6,400.00	.0
53-500-7051	SYSTEM IMPROVEMENTS	.00	.00	330,000.00	330,000.00	.0
	TOTAL CAPITAL OUTLAY GENERAL	.00	.00	336,400.00	336,400.00	.0
	TOTAL FUND EXPENDITURES	5,951.58	5,951.58	670,034.00	664,082.42	.9
	NET REVENUE OVER EXPENDITURES	(5,990.54)	(5,990.54)	135,966.00	141,956.54	(4.4)

CITY OF PROSPECT HEIGHTS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING MAY 31, 2021

POLICE PENSION

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	REVENUES					
71-100-3000	REAL ESTATE TAXES	21,121.29	21,121.29	522,500.00	501,378.71	4.0
71-100-3800	INTEREST INCOME	16.01	16.01	100,000.00	99,983.99	.0
71-100-3801	NET APPRECIATION - FV INV	.00	.00	800,000.00	800,000.00	.0
71-100-3860	CITY CONTRIBUTION	.00	.00	716,354.00	716,354.00	.0
71-100-3861	EMPLOYEE CONTRIBUTION	(16,289.58)	(16,289.58)	217,500.00	233,789.58	(7.5)
	TOTAL REVENUES	4,847.72	4,847.72	2,356,354.00	2,351,506.28	.2
	TOTAL FUND REVENUE	4,847.72	4,847.72	2,356,354.00	2,351,506.28	.2

POLICE PENSION

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENSES					
71-300-4232	DISABILITY BENEFITS	10,981.60	10,981.60	133,100.00	122,118.40	8.3
71-300-4233	PENSION PAYMENTS	79,444.21	79,444.21	1,075,200.00	995,755.79	7.4
71-300-5102	ADMINISTRATION	.00	.00	40,000.00	40,000.00	.0
71-300-5107	INVESTMENT EXPENSE	.00	.00	25,000.00	25,000.00	.0
	TOTAL EXPENSES	90,425.81	90,425.81	1,273,300.00	1,182,874.19	7.1
	TOTAL FUND EXPENDITURES	90,425.81	90,425.81	1,273,300.00	1,182,874.19	7.1
	NET REVENUE OVER EXPENDITURES	(85,578.09)	(85,578.09)	1,083,054.00	1,168,632.09	(7.9)

The City of Prospect Heights

To: Mayor Helmer and Members of the City Council

From: Joe Wade, City Administrator

Subject: O-21-03 Ordinance Approving a Redevelopment Plan for the Prospect Pointe/Muir Park Redevelopment Area Plan and Project Within the City of Prospect Heights, Cook County, Illinois

Date: June 21, 2021

Background
The City of Prospect Heights convened a Joint Review Board (JRB), composed of area taxing governments, last January to evaluate the proposed Prospect Pointe/Muir Park Tax Increment Financing District Project Area and Redevelopment Plan. Subsequent JRB meetings were held with representatives ultimately approving the Prospect Pointe/Muir Park Area Plan and Project on April 13th, 2021. Upon completion of the Joint Review Board proceedings, the City Council held a public hearing on April 19th to review the project area, redevelopment plan and tax increment financing eligibility report, as well as public testimony.

This ordinance reflects the recommendation of the JRB and findings as presented at the public hearing. The ordinance formally approves the redevelopment plan for the Prospect Pointe/Muir Park Redevelopment Area Plan and Project.

Analysis
This ordinance formalizes the findings of the Joint Review Board, which include: a) the proposed Muir Park. Prospect Pointe Redevelopment Plan and Project Area be approved; b) the Muir Park Prospect Pointe Redevelopment Plan and Project satisfies the tax increment financing eligibility criteria defined in the State of Illinois TIF Act; and, c) the Muir Park/Prospect Pointe Redevelopment Plan and Project Area qualifies as a conservation area as defined by the TIF Act.

Recommendation
Adoption of this ordinance is a necessary action for the City to designate this tax increment financing area to provide necessary “but for” economic assistance to the developer, provide supplemental financial assistance to school and other taxing districts, and to provide public infrastructure improvements to the area storm water management system, sidewalk network and rehabilitation of Muir Park.

ORDINANCE No. O-21-03

AN ORDINANCE APPROVING A REDEVELOPMENT PLAN FOR THE PROSPECT POINTE/MUIR PARK REDEVELOPMENT AREA PLAN AND PROJECT 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, it is desirable and in the best interest of the citizens of the City to implement tax increment allocation financing (“Tax Increment Allocation Financing”) pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et. seq.*, as amended (the "Act"), for a proposed redevelopment project area to be known as the Prospect Pointe/Muir Park Redevelopment Project Area (the "Area") described in Section 2 of this Ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project attached hereto as Exhibit A (the "Plan"); and

WHEREAS, by authority of the City Council and pursuant to Section 5/11-74.4-5(a) of the Act, the City established an Interested Parties Registry and, on December 18, 2020, published in a newspaper of general circulation within the City a notice that interested persons may register in order to receive information on the proposed designation of the Area or the approval of the Plan; and

WHEREAS, the Plan was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act beginning on December 4, 2020, being a date not less than 10 days before the public meeting of the City Council, at which meeting the City Council adopted Resolution R-20-35 on December 14, 2020 fixing the time and place for a public hearing ("Hearing"), via Zoom conference; and

WHEREAS, pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of the Plan (including the related eligibility report attached thereto) was sent by mail on December 28, 2020, which is within a reasonable time after the adoption by the City Council of Resolution R-20-35 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located within 750 feet of the boundaries of the Area; and (b) organizations and residents that were registered interested parties for such Area; and

WHEREAS, due notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act, said notice being given to all taxing districts having property within the Area and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on December 16, 2020, by publication in the Daily Herald on January 22, 2021 and January 27, 2021, and by certified mail to taxpayers within the Area on January 21, 2021; and

WHEREAS, a meeting of the Joint Review Board (the "JRB") established pursuant to Section 5/11-74.4-5(b) of the Act was convened upon the provision of due notice on January 7, 2021 at 2:00 p.m., to review the matters properly coming before the JRB and to allow it to provide its advisory recommendation regarding the approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area, and other matters, if any, properly before it; and

WHEREAS, the JRB held continued meetings on February 20, 2021 at 2:00 p.m., March 2, 2021 at 2:00 p.m., March 23, 2021 at 2:00 p.m., and April 13, 2021, at 2:00 p.m. for continued review of the matters properly coming before the JRB and to allow it to provide its advisory recommendation regarding the approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area, and other matters, if any, properly before it; and

WHEREAS, the JRB has forwarded to the City Council a copy of its recommendation attached hereto as Exhibit B, recommending to the City Council approval of the Plan, among other related matters; and

WHEREAS, pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the City Council held the Hearing concerning approval and adoption of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act on February 10, 2021, with the continued public hearing held on March 23, 2021 and April 19, 2021; and

WHEREAS, the City Council has reviewed the Plan (including the related eligibility report attached thereto), testimony from the Public Hearing, the recommendation of the JRB, and such other matters or studies as the City Council have deemed necessary or appropriate to make the findings set forth herein, and are generally informed of the conditions existing in the Area; and

NOW, THEREFORE, BE IT ORDAINED 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 and are to be incorporated herein and made a part hereof.

SECTION TWO. The Area is legally described in Exhibit C attached hereto and incorporated herein. The street location (as near as practicable) for the Area is described in Exhibit D attached hereto and incorporated herein. A map of the Area boundary is depicted in Exhibit E attached hereto and incorporated herein.

SECTION THREE. The City Council hereby make the following findings as required pursuant to Section 5/11-74.4-3(n) of the Act:

a) An itemized list of estimated redevelopment project costs as outlined within Exhibit A;

b) The Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be expected to be developed without the adoption of the Plan;

c) An assessment of any financial impact of the redevelopment project area on or any increased demand for services from any taxing district affected by the plan and any program to address such financial impact or increased demand;

d) The sources of funds to pay costs;

e) The nature and term of the obligations to be issued;

f) The most recent equalized assessed valuation of the redevelopment project area;

g) An estimate as to the equalized assessed valuation after redevelopment and the general land uses to apply in the redevelopment project area;

h) A commitment to fair employment practices and an affirmative action plan;

i) The Plan conforms to the comprehensive plan for the development of the City as a whole;

j) The Plan meets all the requirement of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects described therein and retirement of all obligations issued to finance redevelopment project costs is not later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted, and, as required pursuant to Section 5/11-

74.4-7 of the Act, no such obligation shall have a maturity date greater than 20 years;

k) The Plan will not result in displacement of residents from inhabited units;

l) The proposed Area would not reasonably be developed or redeveloped without the use of tax incremental revenues;

m) The tax incremental revenues will be exclusively utilized for the development of the Area and otherwise to the extent allowed by the Act;

n) All other findings and certifications set forth in the Plan are hereby adopted as the findings and certifications of the City Council as if fully set forth in this Ordinance.

<u>SECTION FOUR.</u> The City hereby approves the Plan pursuant to Section 5/11-74.4-4 of the Act.

<u>SECTION FIVE.</u> That if any part or parts of this Ordinance shall be held to be invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity of the remaining parts of this Ordinance. The City Council hereby declare that they would have passed the remaining parts of this Ordinance if they had known that such part of parts thereof would be declared invalid or unenforceable.

<u>SECTION SIX.</u> All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

<u>SECTION SEVEN.</u> The City Clerk of the City of Prospect Heights is directed hereby to publish this Ordinance in pamphlet form.

<u>SECTION EIGHT.</u> That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

List of Attachments

Exhibit A:	The Plan and Eligibility Report
Exhibit B:	Joint Review Board's recommendation to City Council to approve a redevelopment plan, designation of a development project area and adoption of a tax increment allocation financing
Exhibit C:	Legal description of the Area
Exhibit D:	Common boundary/street location of the Area
Exhibit E:	Map of the Area

PASSED this _______ day of __________, 2021

APPROVED this _______ day of _________, 2021

____

Nicholas J. Helmer, Mayor

ATTEST:

____

City Clerk

AYES:

NAYS:

ABSENT:

Published in pamphlet form: ______________, 2021

Exhibit A

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

TABLE OF CONTENTS

TABLES

FIGURES

EXHIBITS

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***.

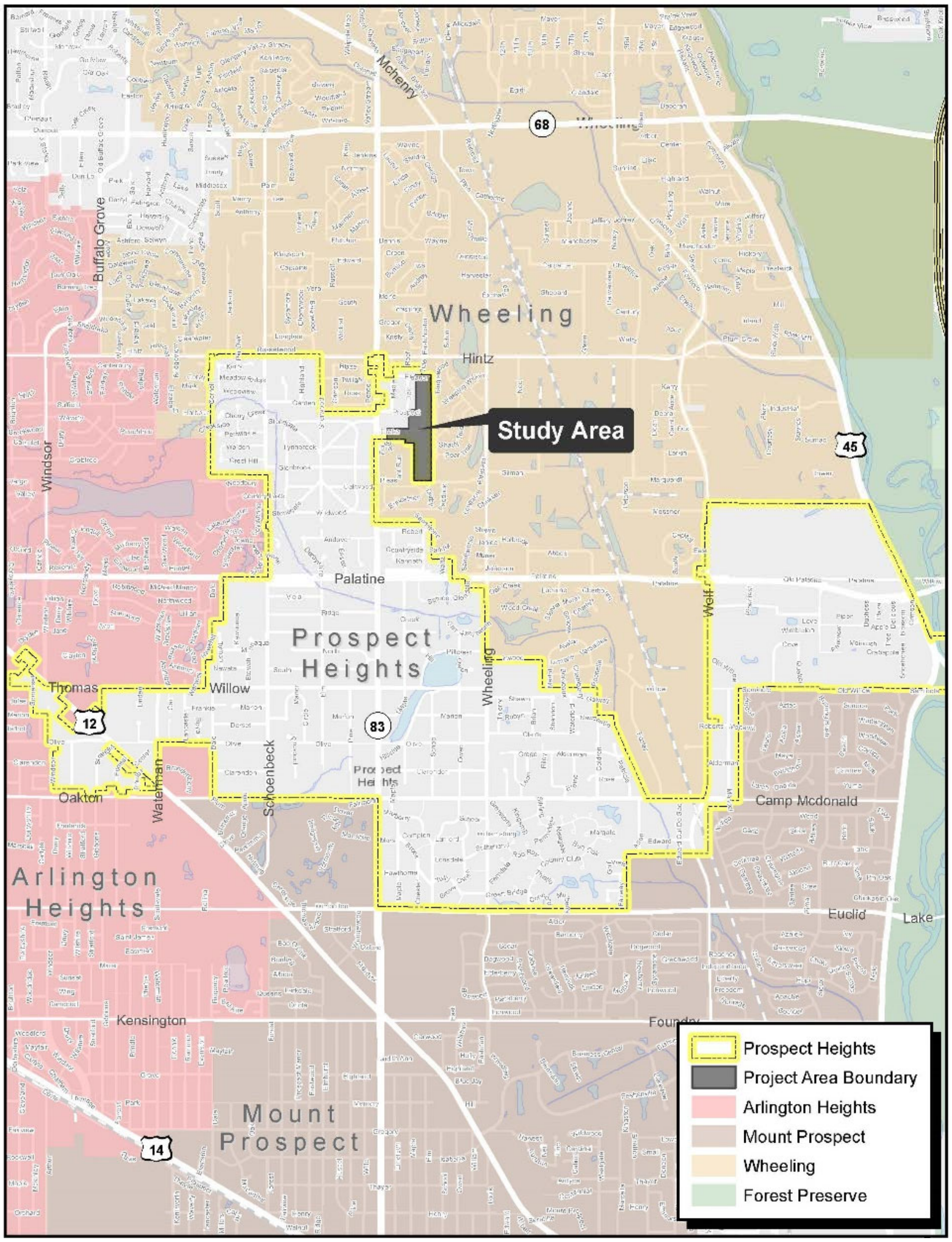


Figure 1. Community Context Map

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***.

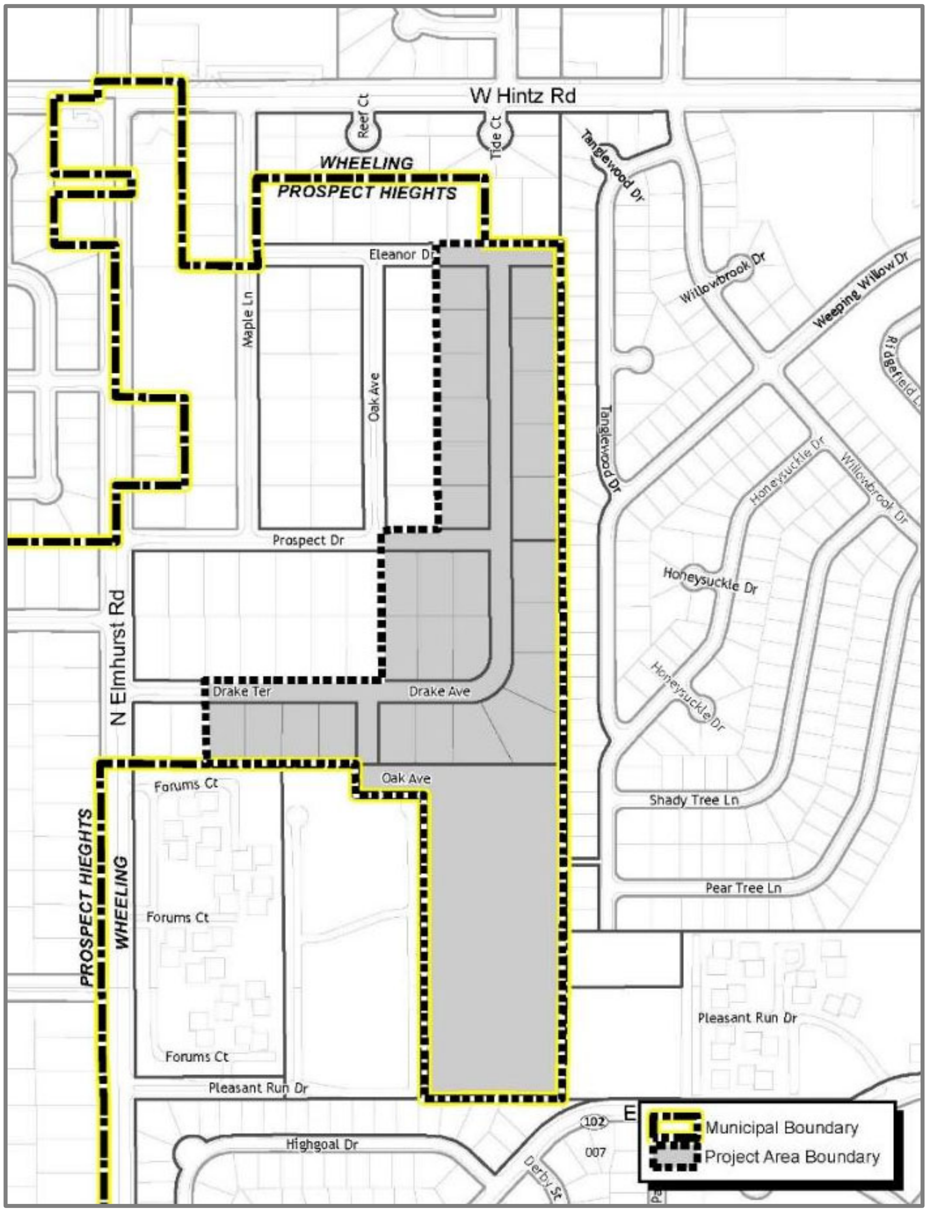


Figure 2. Project Area Boundary

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.

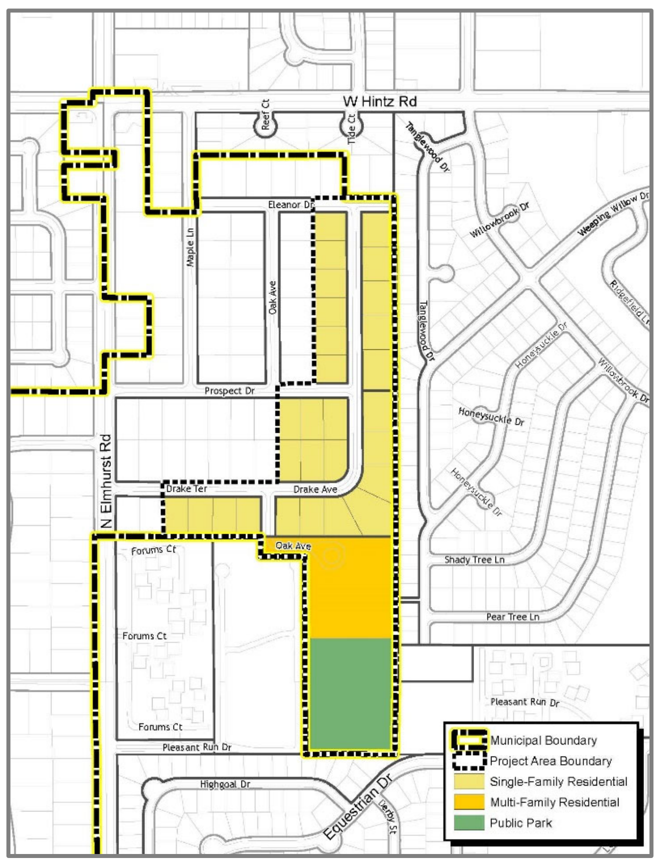


Figure 3. Land Use Plan

All development should comply with the Redevelopment Plan objectives set forth in ***<u>Section IV</u>***, 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 ***<u>Section IV</u>*** 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.

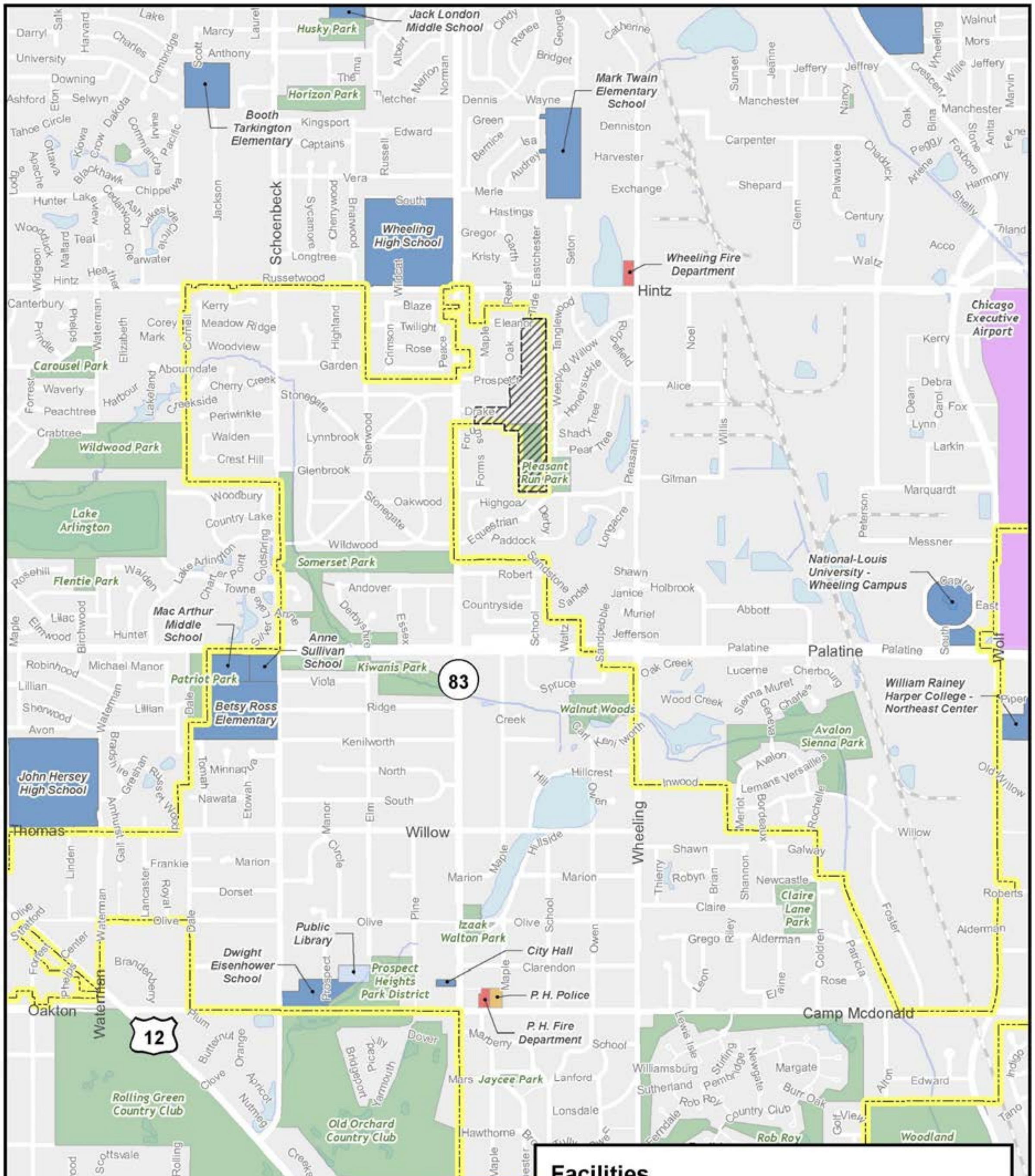


Figure 4. Community Facilities

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***.

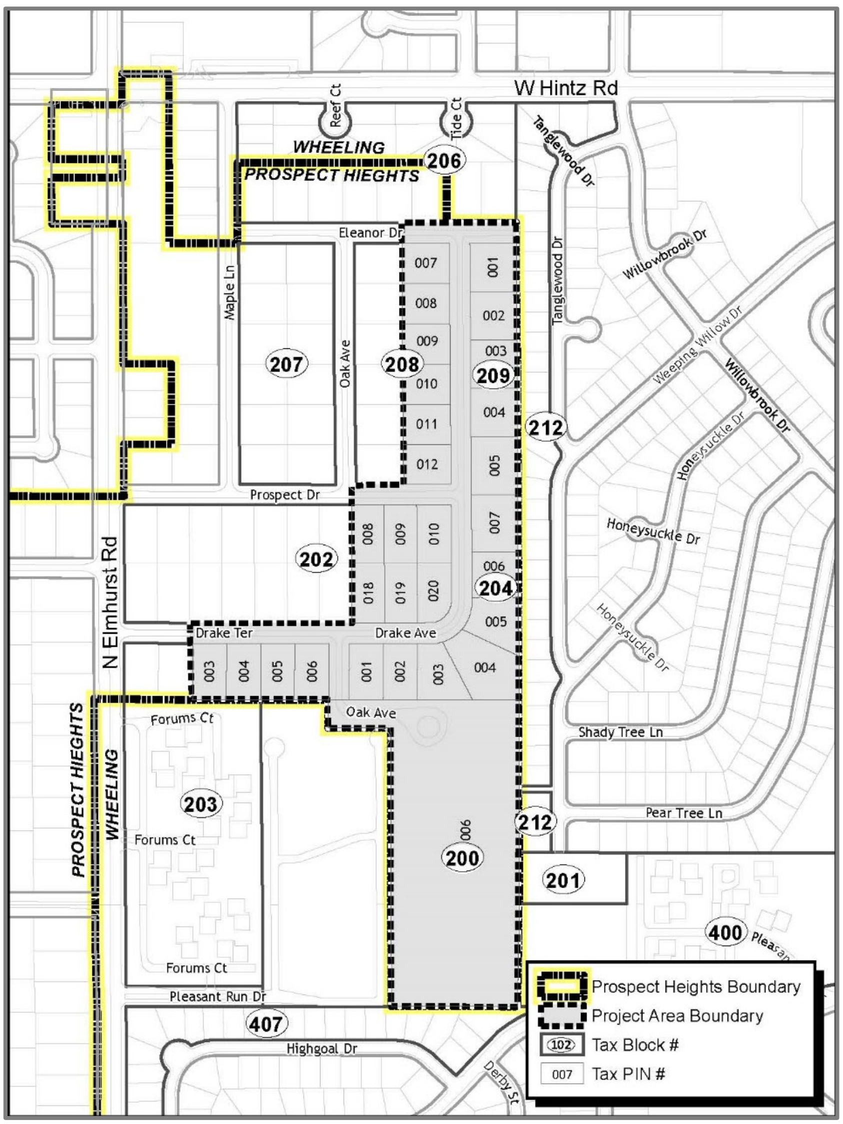


Figure 1. Project Area Boundary

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.

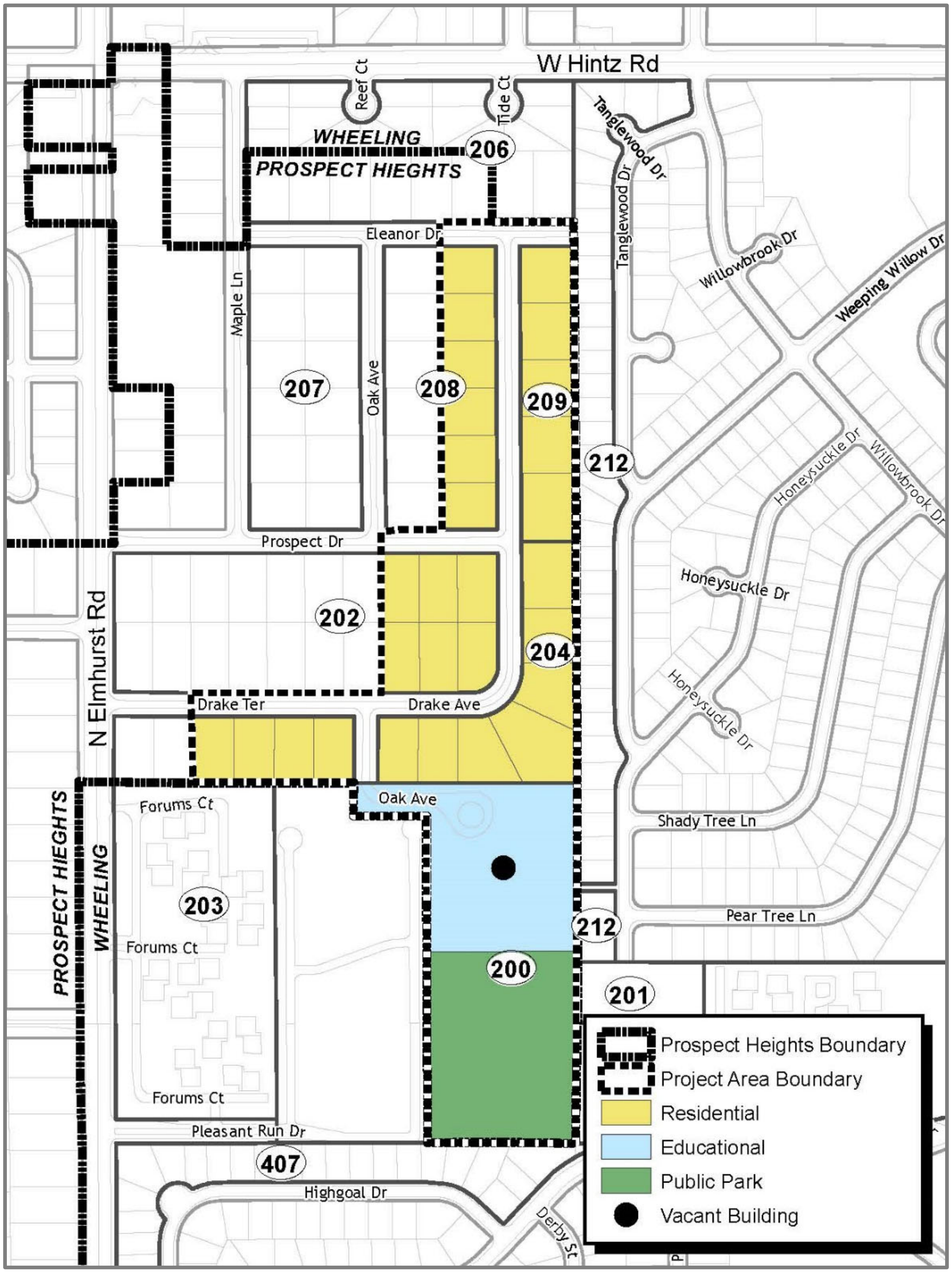


Figure 2. Existing Land Use

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

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:

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

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

Criteria for Classifying Defects for Building Components
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:

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

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 ***Figure 3. Inadequate Utilities***, 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.

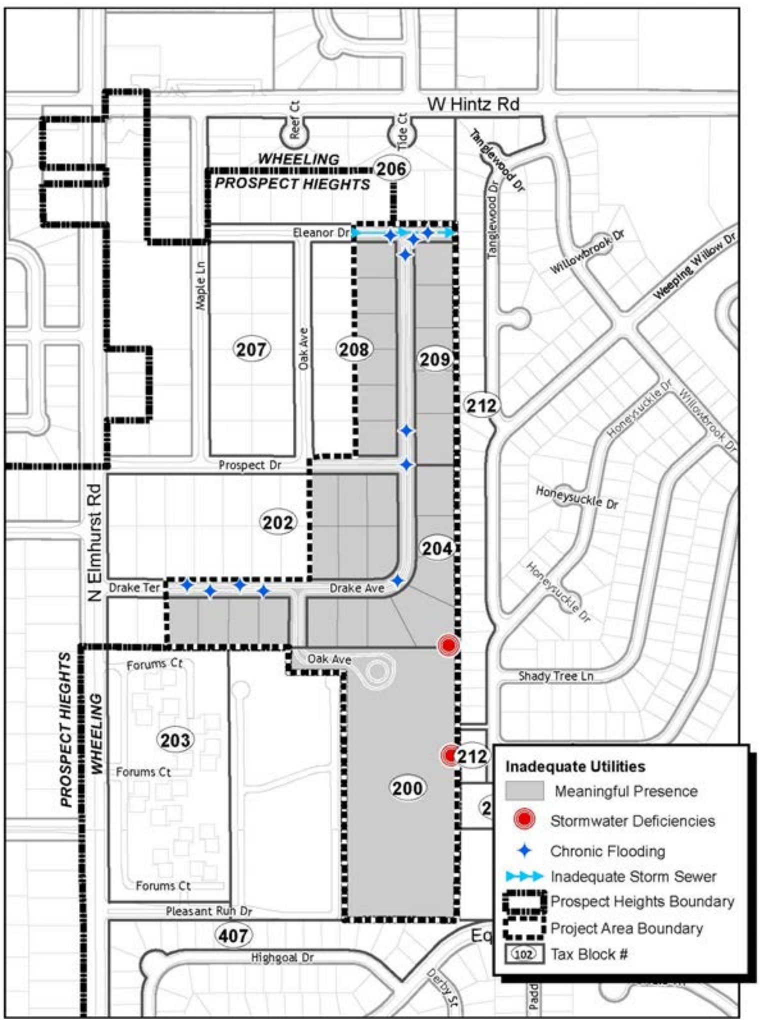


Figure 3. Inadequate Utilities

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.

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* *<u>is present to a meaningful extent and reasonably distributed</u>* *throughout the Project Area.*

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

Section 11-74.4-3 of the Act defines <u>excessive land coverage and overcrowding of structures and community facilities:</u> 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 <u>is not a supporting factor</u> for Project Area eligibility.*

J. Deleterious Land Use or Layout

Section 11-74.4-3 of the Act defines <u>deleterious land-use or layout</u>: 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 <u>is not a supporting factor</u> for Project Area eligibility.*

K. Lack of Community Planning

Section 11-74.4-3 of the Act defines <u>lack of community planning:</u> 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 <u>not</u> 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 <u>has been documented as meaningfully present and reasonably distributed throughout the Project Area.</u>*

L. Environmental Remediation

Section 11-74.4-3 of the Act defines <u>environmental remediation:</u> 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 <u>is not a supporting factor</u> for Project Area eligibility.*

M. Declining or Lagging Equalized Assessed Valuation

Section 11-74.4-3 of the Act defines <u>declining or lagging equalized assessed valuation:</u> 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.

Exhibit B

RESOLUTION AND RECOMMENDATION OF THE JOINT REVIEW BOARD

R-21-16

CONCERNING THE PROPOSED PROSPECT POINTE/MUIR PARK TAX INCREMENT FINANCING DISTRICT

WHEREAS, the Joint Review Board convened via Zoom video conference on January 7, 2021 pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1 *et seq.*, (the "TIF Act"), attended by and comprised of certain representatives of affected taxing jurisdictions within the proposed redevelopment project area, including a representative of the City of Prospect Heights (the "City") ; and

WHEREAS, after due and proper notice the Joint Review Board's initial meeting, was continued, with continued JRB meeting dates of January 19, 2021, February 10, 2021, March 2, 2021, March 23, 2021 and April 20, 2021 attended by and comprised of certain representatives of affected taxing jurisdictions within the proposed redevelopment project area, including a representative of the City of Prospect Heights, all of which were open to the public and provided a forum for public comment; and

WHEREAS, the TIF Act provides that those representatives of affected taxing jurisdictions in attendance shall constitute a quorum; and

WHEREAS, a public member and a chairperson were duly selected by the Joint Review Board pursuant to the TIF Act by majority vote of all other Joint Review Board members in attendance at the initial Joint Review Board meeting; and

WHEREAS, the Joint Review Board did carefully review and consider the public record, planning documents and proposed ordinances adopting the Muir Park/Prospect Pointe Redevelopment Plan and Project, and Tax Increment Financing to be adopted by the City; and

WHEREAS, the Joint Review Board also reviewed the proposed Muir Park/Prospect Pointe Redevelopment Plan and Project, including the qualification report generated by Johnson Research Group; and

WHEREAS, after consideration of all said matters, the Joint Review Board did agree by a vote of a majority of the members present that: (a) the proposed Muir Park/Prospect Pointe Redevelopment Plan and Project Area be approved; (b) the Muir Park/Prospect Pointe Redevelopment Plan and Project satisfies the eligibility criteria defined in the Act; and (c) the

Muir Park/Prospect Pointe Redevelopment Plan and Project Area qualifies as a conservation area as defined by the Act; and

WHEREAS, the Joint Review Board further finds that the Muir Park/Prospect Pointe Redevelopment Plan and Project as presented conforms to the requirements of the TIF Act; and

WHEREAS, as such, the majority of the Joint Review Board members present did direct the chairperson of the Joint Review Board to prepare and submit to the Mayor and City Council of the City of Prospect Heights, Illinois, its recommendation so finding.

NOW, THEREFORE, BE IT RESOLVED, as follows**:**

SECTION 1: RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this resolution.

SECTION 2: RECOMMENDATION. the Joint Review Board does hereby submit its advisory, non-binding recommendation to the City of Prospect Heights, Illinois, that the proposed Muir Park/Prospect Pointe Redevelopment Plan and Project be approved and that the Muir Park/Prospect Pointe Redevelopment Plan and Project satisfies the requirements of the Plan and fulfills the objectives of the Act.

SECTION 3: **SEVERABILITY**. If any provision of this Resolution or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Resolution shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Resolution to the greatest extent permitted by applicable law.

SECTION 4: SUBMISSION TO CITY COUNCIL. Upon the adoption of the Resolution by a majority vote of the members of this Joint Review Board, the Joint Review Board Clerk is directed to submit this Resolution and Recommendation of the Joint Review Board to the City Council of the City of Prospect Heights.

APPROVED this 13th day of April, 2021.

____
Joe Wade
Chair of the Prospect Pointe/Muir Park JRB

AYES ______
NAYS ______

ATTEST:

____
Clerk

EXHIBIT C

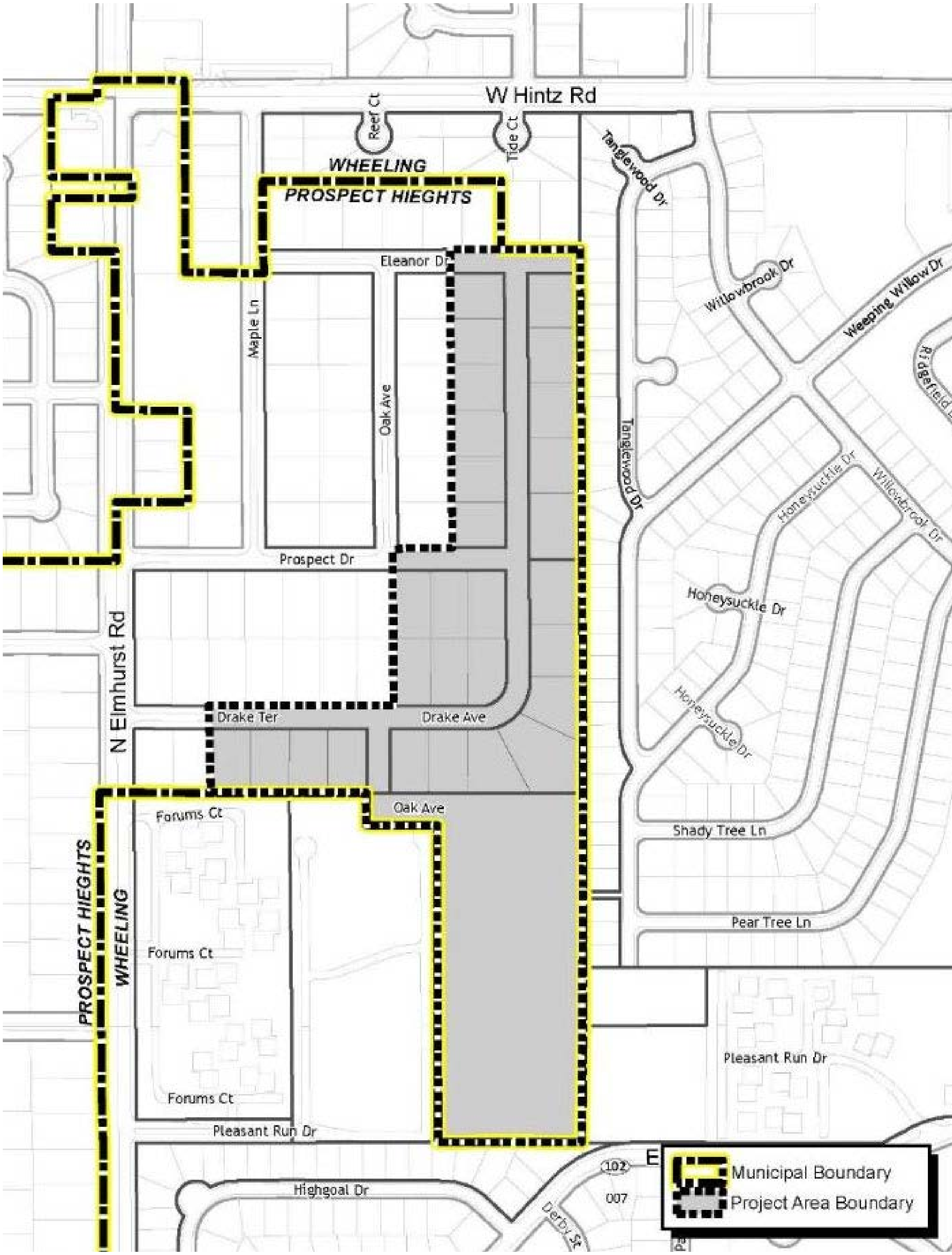
THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND WEST HALF OF THE SOUTHEAST QUARTER, ALL IN SECTION 15, TOWNSHIP 42, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

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.

EXHIBIT D

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 E


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
Tanglewood Dr
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
Pear Tree Ln
Forums Ct
Pleasant Run Dr
Forums Ct
Pleasant Run Dr
102
Highgoal Dr
007
Derby St
Municipal Boundary
Project Area Boundary

The City of
Prospect Heights

To: Mayor Helmer and Members of the City Council

From: Joe Wade, City Administrator

Subject: O-21-04 Ordinance of the City of Prospect Heights Designating the Prospect Pointe/Muir Park Project Area as a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act

Date: June 21, 2021

Background
This proposed ordinance meets procedural Illinois TIF Act requirements, in that preceding O-21-03 approved the Redevelopment Plan for the Prospect Pointe/Muir Park Redevelopment Area Plan within the City, this ordinance, O-21-04 designates the Prospect Pointe/Muir Park Project Area as a redevelopment project area pursuant to the Tax Increment Allocation Redevelopment Act.

As noted, the Joint Review Board analyzed the proposed Prospect Pointe/Muir Park Project Area and Plan and provided a positive recommendation to the City Council for approval of the Redevelopment Area and Plan, and adoption of tax increment allocation financing within the area.

The City held a public hearing concerning approval of the Plan, designation of the area as a redevelopment area and adoption of tax increment allocation financing within the area.

Analysis
After adoption of 0-21-03, in accordance with Illinois law, the next necessary City act is adoption of 0-21-04, Ordinance of the City of Prospect Heights Designating the Prospect Pointe/Muir Park Project Area as a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act.

Recommendation
In order to establish the Tax Increment Financing District to provide development assistance to Lexington Homes, payments to school and fire districts, City public improvements concerning storm water management, and the rehabilitation of Muir Park, this ordinance must be adopted.

ORDINANCE No. O-21-04

AN ORDINANCE OF THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS, DESIGNATING THE PROSPECT POINTE/MUIR PARK PROJECT AREA AS A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

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, it is desirable and in the best interest of the citizens of the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et. seq*., as amended (the "Act"), for a proposed redevelopment project area to be known as the Prospect Pointe/Muir Park Redevelopment Project Area (the "Area") described in Section 2 of this Ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project (the "Plan"); and

WHEREAS, by authority of the City Council and pursuant to Section 5/11-74.4-5(a) of the Act, the City established an Interested Parties Registry and, on December 18, 2020, published in a newspaper of general circulation within the City a notice that interested persons may register in order to receive information on the proposed designation of the Area or the approval of the Plan; and

WHEREAS, the Plan (including the related eligibility report attached thereto) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act December 4, 2020, being a date not less than 10 days before the public meeting of the City Council, at which meeting the City Council adopted Resolution R-20-35 on December 14, 2020 fixing the time and place for a public hearing ("Hearing"), via Zoom conference; and

WHEREAS, pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of the Plan (including the related eligibility report attached thereto) was sent by mail on December 28, 2020, which is within a reasonable time after the adoption by the City Council of Resolution R-20-35 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located within 750 feet of the boundaries of the Area; and (b) organizations and residents that were registered interested parties for such Area; and

WHEREAS, due notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act, said notice being given to all taxing districts having property within the Area and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on December 16, 2020, by publication in the Daily Herald on January 22, 2021 and January 27, 2021, and by certified mail to taxpayers within the Area on January 21, 2021; and

WHEREAS, a meeting of the Joint Review Board (the "JRB") established pursuant to Section 5/11-74.4-5(b) of the Act was convened upon the provision of due notice on January 7, 2021 at 2:00 p.m., to review the matters properly coming before the JRB and to allow it to provide its advisory recommendation regarding the approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area, and other matters, if any, properly before it; and

WHEREAS, the JRB held continued meetings on February 20, 2021 at 2:00 p.m., March 2, 2021 at 2:00 p.m., March 23, 2021 at 2:00 p.m., and April 13, 2021, at 2:00 p.m. for continued review of the matters properly coming before the JRB and to allow it to provide its advisory recommendation regarding the approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area, and other matters, if any, properly before it; and

WHEREAS, the JRB has forwarded to the City Council a copy of its recommendation, recommending to the City Council approval of the Plan, among other related matters; and

WHEREAS, pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the City Council held the Hearing concerning approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act on February 10, 2021, with the continued public hearing held on March 23, 2021 and April 19, 2021; and; and

WHEREAS, the City Council has reviewed the Plan, Record from the Public Hearing, including testimony from the Public Hearing, the recommendation of the JRB, and such other matters or studies as the City Council have deemed necessary or appropriate to make the findings set forth herein, and are generally informed of the conditions existing in the Area; and

WHEREAS, the City Council has heretofore approved the Plan, which was identified in ***O-21-03*** "AN ORDINANCE APPROVING A REDEVELOPMENT PLAN FOR THE PROSPECT POINTE/MUIR PARK REDEVELOPMENT AREA PLAN AND PROJECT WITHIN THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS"; and

NOW, THEREFORE, BE IT ORDAINED 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 and are to be incorporated herein and made a part hereof.

SECTION TWO. The Area is legally described in Exhibit A attached hereto and incorporated herein. The street location (as near as practicable) for the Area is described in Exhibit B attached hereto and incorporated herein. A map of the Area boundary is depicted in Exhibit C attached hereto and incorporated herein. The Plan and Redevelopment Report is attached as Exhibit D and incorporated herein.

SECTION THREE. The City Council hereby make the following findings as required pursuant to Section 5/11-74.4-3(n) of the Act:

a. The Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefitted by proposed Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act;

b. As required pursuant to Section 5/11-74.4-3(p) of the Act:

(i) The Area is not less, in the aggregate, than one and one-half acres in size; and

(ii) Conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a conservation area as defined in the Act;

c. The Area is qualified as a "conservation area," with the combination of the factors necessary to qualify the Area as a redevelopment project area on that basis is detrimental to the public health, safety, morals or welfare, and the Area may become a blighted area.

SECTION FOUR. The Area is hereby designated as a redevelopment project area pursuant to Section 5/11-74.4-4 of the Act.

SECTION FIVE. That if any part or parts of this Ordinance shall be held to be invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity of the remaining parts of this Ordinance. The City Council hereby declare that they would have passed the remaining parts of this Ordinance if they had known that such part of parts thereof would be declared invalid or unenforceable.

SECTION SIX. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION SEVEN. The City Clerk of the City of Prospect Heights is directed hereby to publish this Ordinance in pamphlet form.

SECTION EIGHT. That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

List of Attachments

Exhibit A: Legal description of the Area
Exhibit B: Common boundary/street location of the Area
Exhibit C: Map of the Area
Exhibit D: The Plan and Eligibility Report

PASSED this _______ day of __________, 2021

APPROVED this _______ day of _________, 2021

____

Nicholas J. Helmer, Mayor

ATTEST:

____

City Clerk

AYES:

NAYS:

ABSENT:

Published in pamphlet form: ______________, 2021

EXHIBIT A

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.

EXHIBIT B

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 C

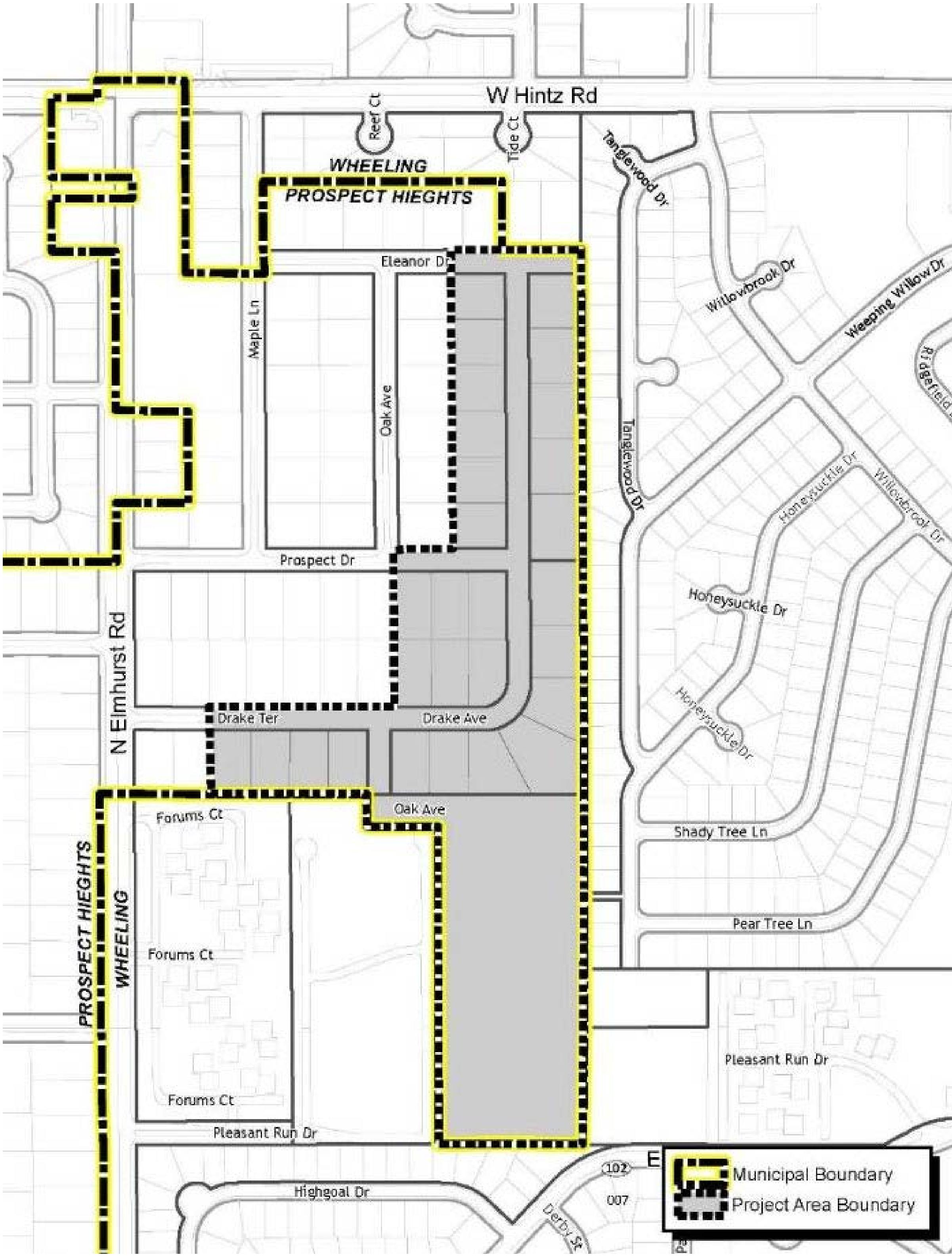

W Hintz Rd
Reef Ct
Tide Ct
WHEELING
PROSPECT HIEGHTS
Tanglewood Dr
Eleanor Dr
Willowbrook Dr
Weeping Willow Dr
Ridgefield Ln
Maple Ln
Oak Ave
Honeysuckle Dr
Willowbrook Dr
Prospect Dr
Honeysuckle Dr
N Elmhurst Rd
Drake Ter
Drake Ave
Honeysuckle Dr
Oak Ave
Forums Ct
Shady Tree Ln
PROSPECT HIEGHTS
WHEELING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

Exhibit D

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

TABLE OF CONTENTS

TABLES

FIGURES

EXHIBITS

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***.

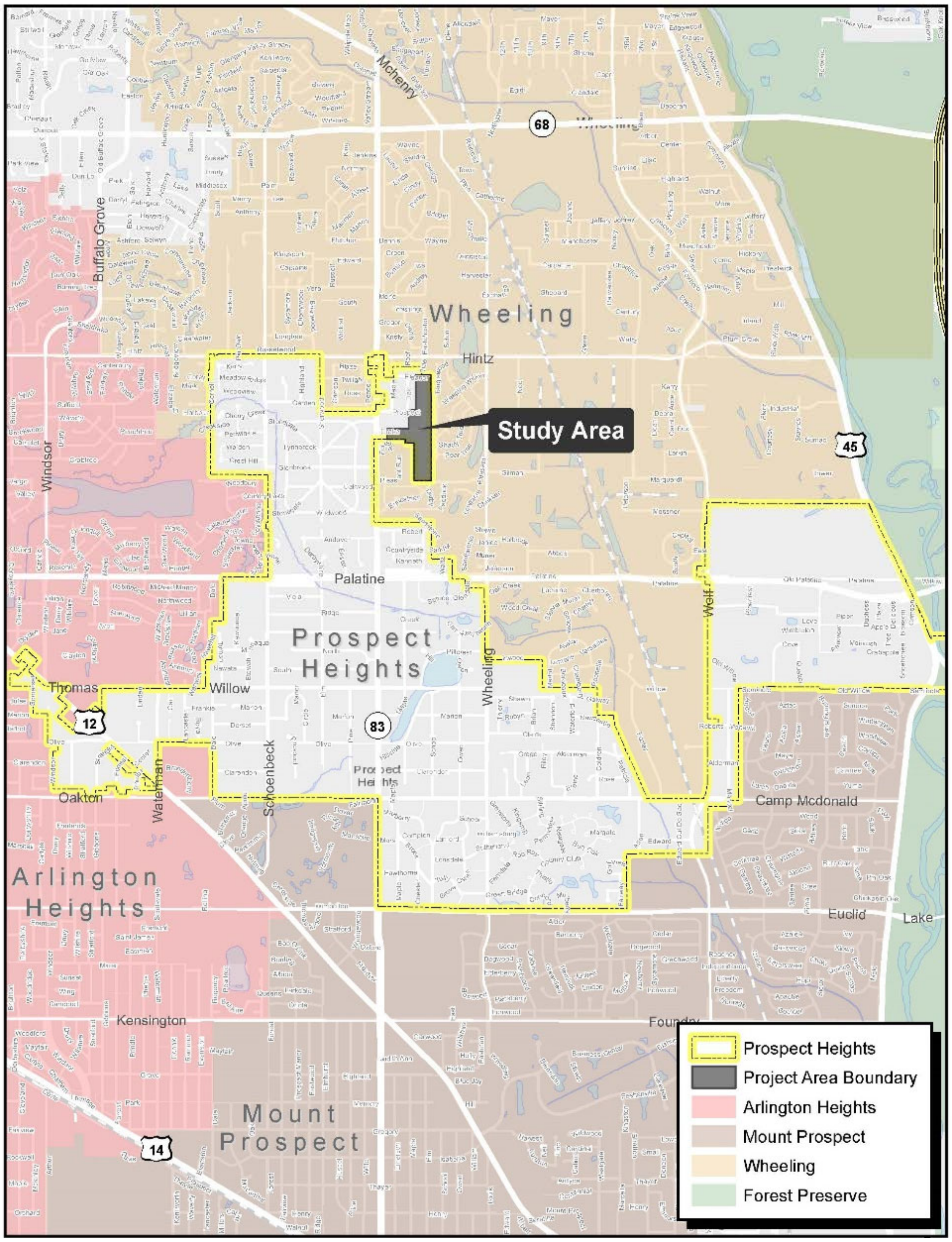


Figure 1. Community Context Map

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***.

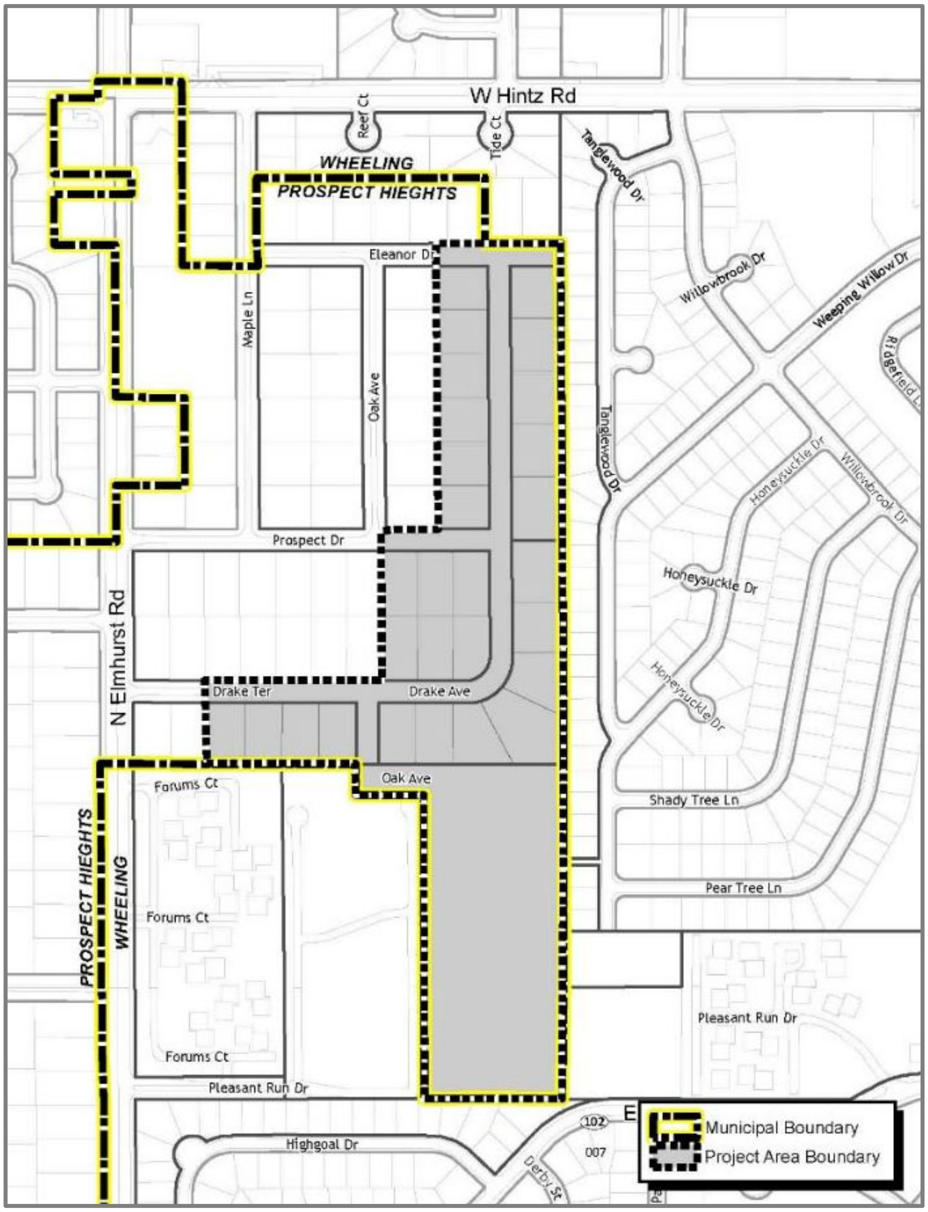


Figure 2. Project Area Boundary

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.

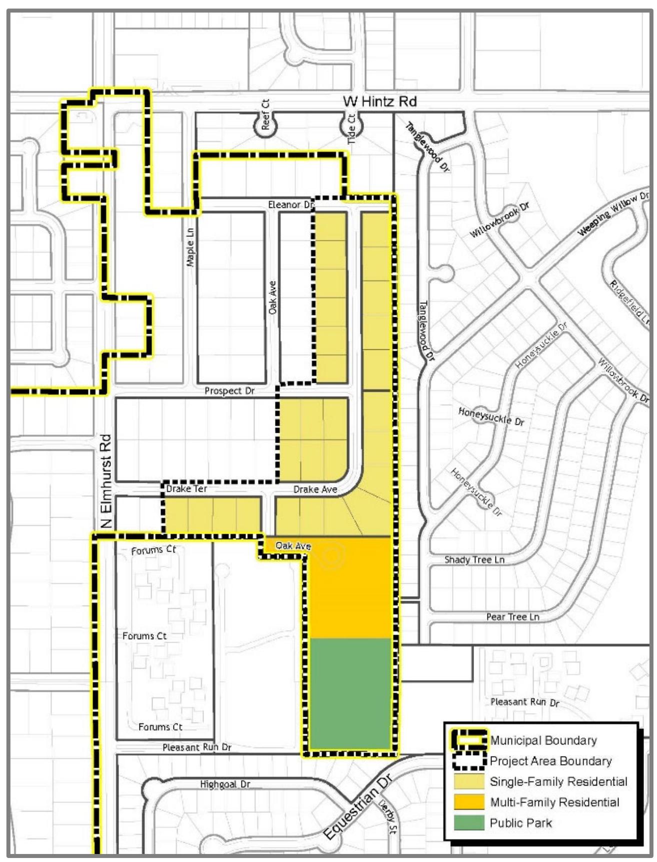


Figure 3. Land Use Plan

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.

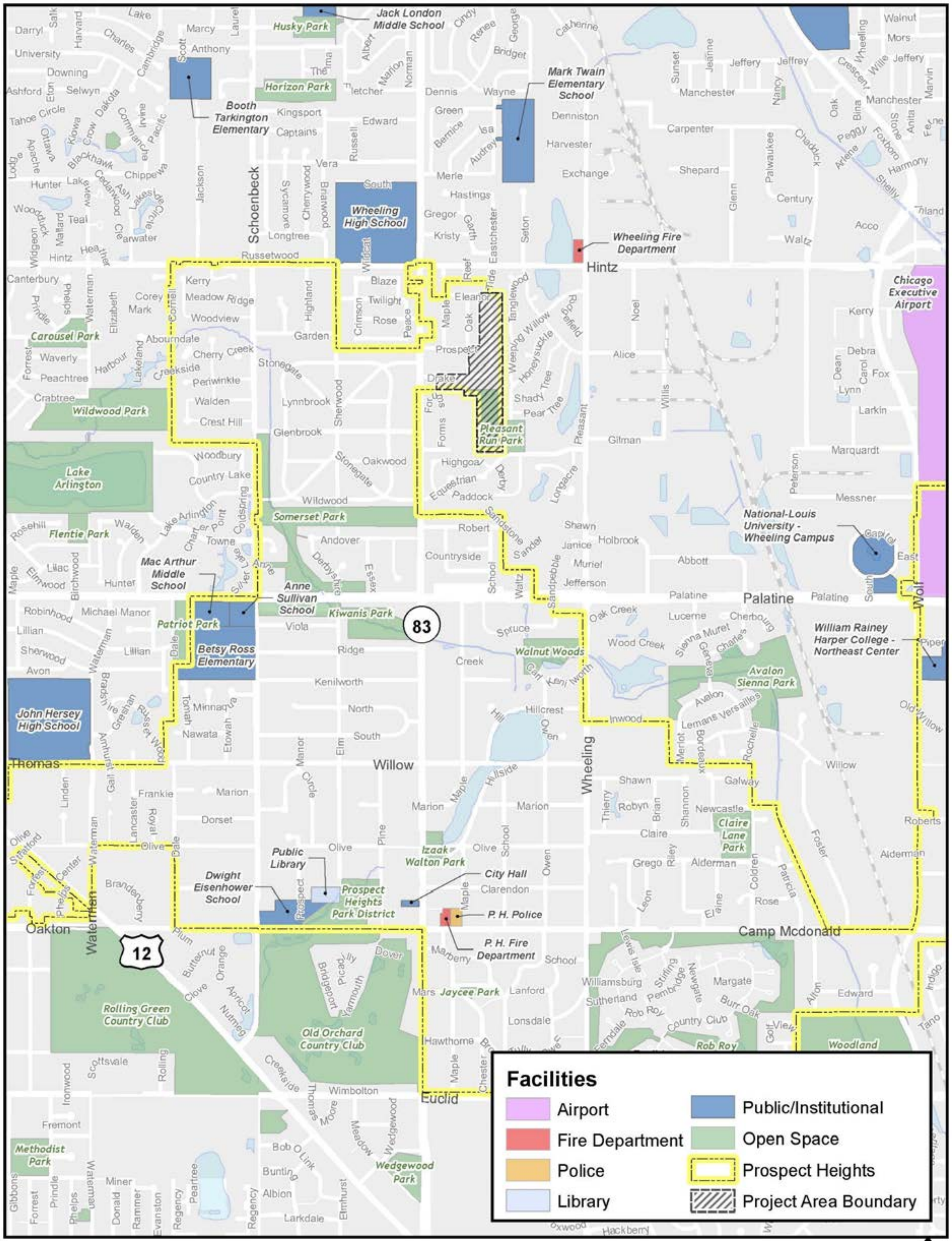


Figure 4. Community Facilities

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***.

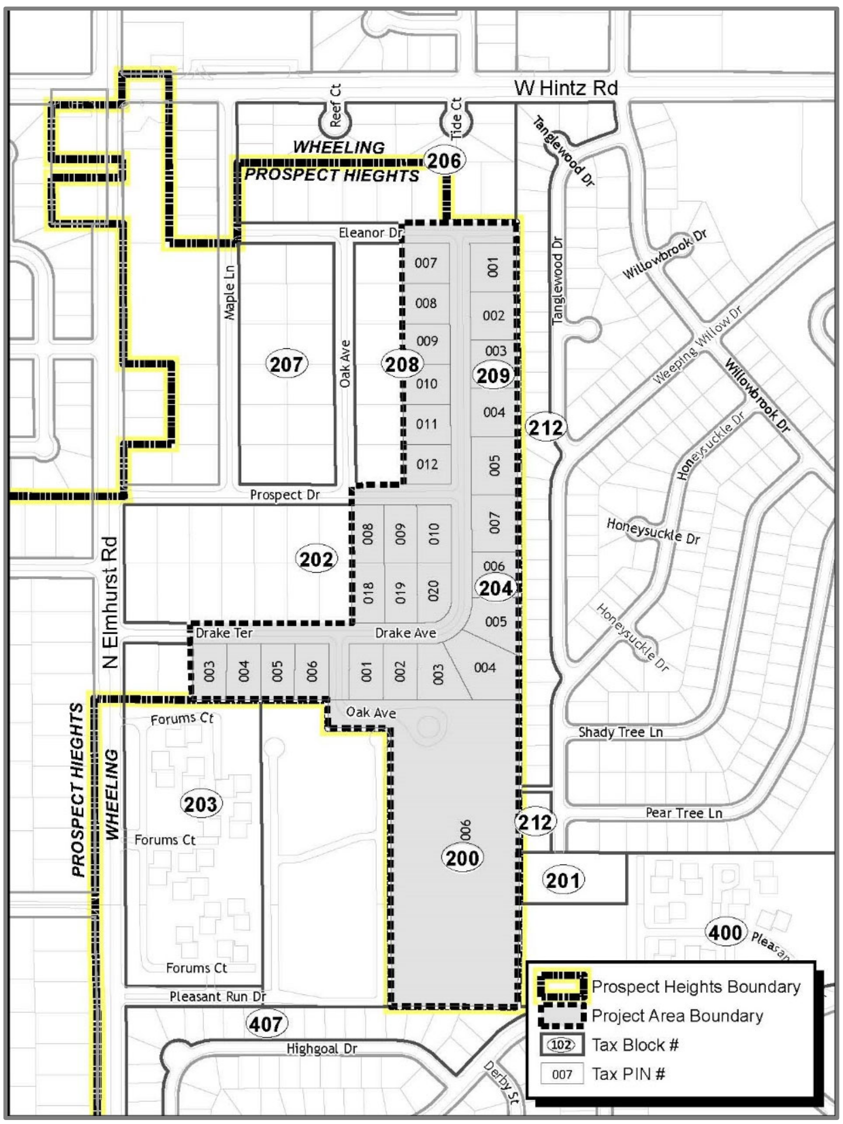

Figure 1. Project Area Boundary

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.

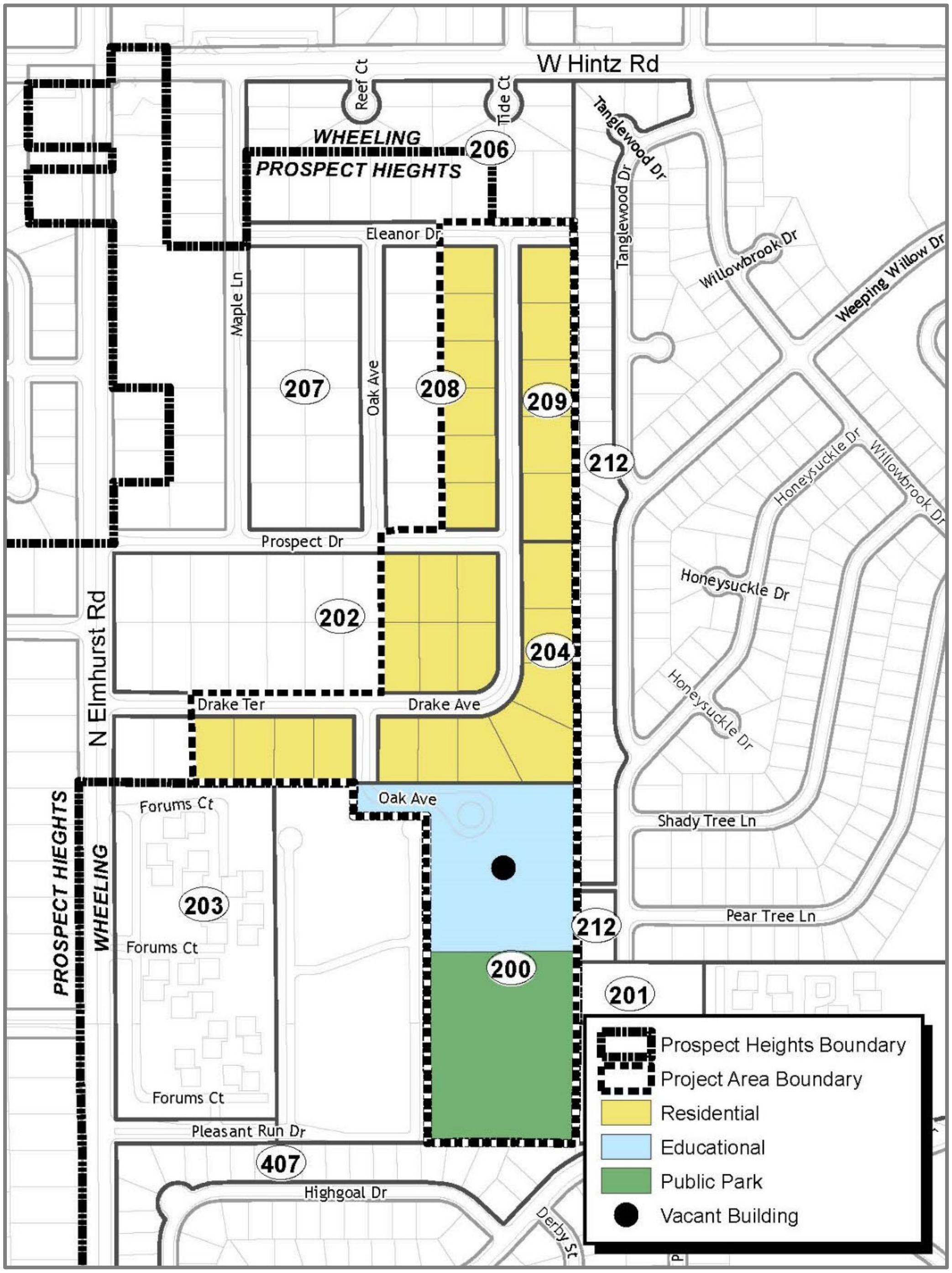

Figure 2. Existing Land Use

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 Obsolescence: 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.

Functional Obsolescence
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.

Economic Obsolescence
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.

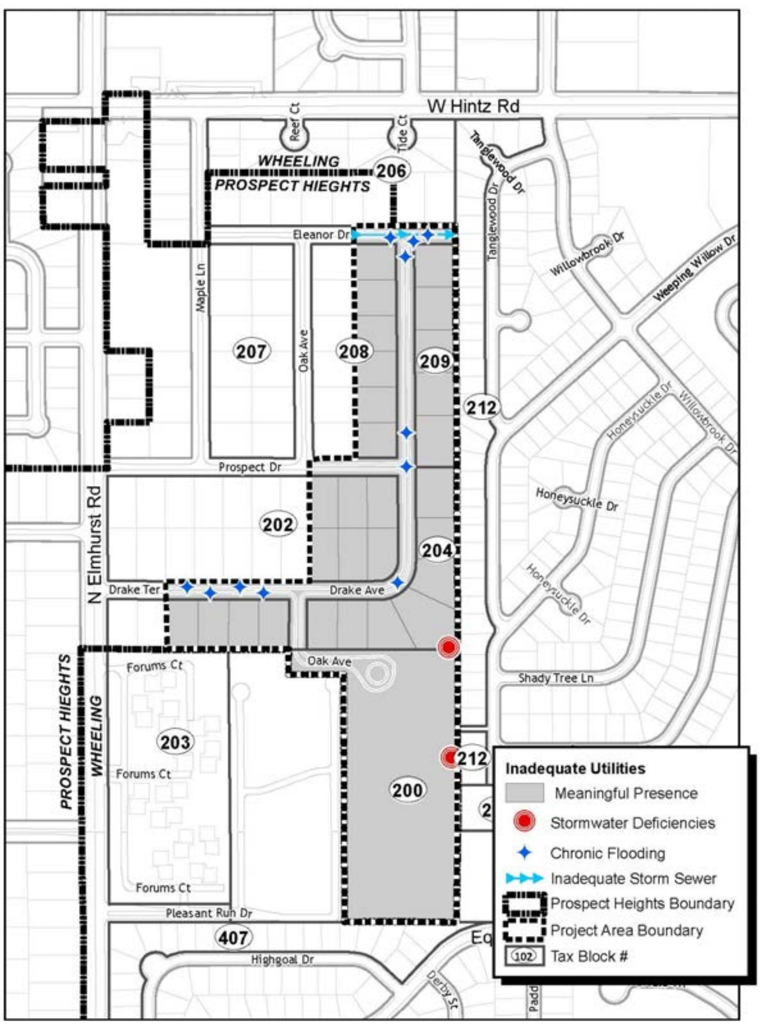

Figure 3. Inadequate Utilities

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* *<u>is present to a meaningful extent and reasonably distributed</u>* *throughout the Project Area.*

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

Section 11-74.4-3 of the Act defines <u>excessive land coverage and overcrowding of structures and community facilities:</u> 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 <u>is not a supporting factor</u> for Project Area eligibility.*

J. Deleterious Land Use or Layout

Section 11-74.4-3 of the Act defines <u>deleterious land-use or layout</u>: 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 <u>is not a supporting factor</u> for Project Area eligibility.*

K. Lack of Community Planning

Section 11-74.4-3 of the Act defines <u>lack of community planning:</u> 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.

The City of
Prospect Heights

To: Mayor Helmer and Members of the City Council

From: Joe Wade, City Administrator

Subject: 0-21-05, Ordinance Adopting Tax Increment Allocation Financing for the Prospect Pointe/Muir Park Redevelopment Area Within the City of Prospect Heights

Date: June 22, 2021

Background

This is the last of the trilogy of TIF ordinances which are necessary for the adoption of the Prospect Pointe/Muir Park Tax Increment Financing District. This follows the sequence of ordinances approving the Project Area and Redevelopment Plan and designating the Prospect Pointe/Muir Park project area as a Redevelopment Project Area, pursuant to the State's Tax Increment Allocation Redevelopment Act.

The ordinance references the TIF eligibility report, which has been reviewed by the Joint Review Board and City Council.

This ordinance will formally provide a tax increment financing district, which will designate the existing property taxes within the area to the Cook County Collector, while capturing the increment above that amount, primarily from new development, to the City treasury, for designation to the "Prospect Pointe/Muir Park Tax Allocation Fund."

Analysis

This ordinance formally adopts tax increment allocation financing for the Prospect Pointe/Muir Park Redevelopment Area, and authorizes the City to use incremental taxes to pay the developer for necessary project assistance, provide payments to the school, fire and park districts, and to financially support public improvements related to storm water management, sidewalk construction, and the rehabilitation of Muir Park.

Recommendation

This ordinance must be adopted in order to formally establish a tax increment financing district for the Prospect Pointe/Muir Park Project Area and Redevelopment Plan.

ORDINANCE No. O-21-05

AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE PROSPECT POINTE/MUIR PARK REDEVELOPMENT AREA 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, it is desirable and in the best interest of the citizens of the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et. seq.*, as amended (the "Act"), for a proposed redevelopment project area to be known as the Prospect Pointe/Muir Park Redevelopment Project Area (the "Area") described in Section 2 of this Ordinance, to be redeveloped pursuant to a proposed redevelopment plan and (the "Plan"); and

WHEREAS, the Plan (including the related eligibility report attached thereto) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act December 4, 2020, being a date not less than 10 days before the public meeting of the City Council, at which meeting the City Council adopted Resolution R-20-35 on December 14, 2020 fixing the time and place for a public hearing ("Hearing"), via Zoom conference; and

WHEREAS, due notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act, said notice being given to all taxing districts having property within the Area and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on December 16, 2020, by publication in the Daily Herald on January 22, 2021 and January 27, 2021, and by certified mail to taxpayers within the Area on January 21, 2021; and

WHEREAS, pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the City Council held the Hearing concerning approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation

Financing within the Area pursuant to the Act on February 10, 2021, with the continued public hearing held on March 23, 2021 and April 19, 2021; and

WHEREAS, as required by the Act, the City Council has heretofore approved the Plan, which was identified in ***O-21-03*** "AN ORDINANCE APPROVING A REDEVELOPMENT PLAN FOR THE PROSPECT POINTE/MUIR PARK REDEVELOPMENT AREA PLAN AND PROJECT WITHIN THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS," and has heretofore designated the Area as a redevelopment project are by passage of ***O-21-04*** "AN ORDINANCE OF THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS, DESIGNATING THE PROSPECT POINTE/MUIR PARK PROJECT AREA AS A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT" and has otherwise complied with all other conditions precedent required by the Act; and

NOW, THEREFORE, BE IT ORDAINED 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 and are to be incorporated herein and made a part hereof.

SECTION TWO. Tax Increment Allocation Financing is hereby adopted pursuant to Section 5/11-74.4-8 of the Act to finance redevelopment project costs as defined in the Act and as set forth in the Plan within the Area legally described in Exhibit A attached hereto and incorporated herein. The street location (as near as practicable) for the Area is described in Exhibit B attached hereto and incorporated herein. The map of the Area is depicted in Exhibit C attached hereto and incorporated herein. The Plan and Redevelopment Report is attached as Exhibit D and incorporated herein.

SECTION THREE. Pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 5/11-74.4-9(c) of the Act each year after the effective date of this ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs incurred under the Act have been paid, shall be divided as follows:

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

b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Area over and above the initial equalized assessed value of each property in the Area shall be allocated to, and when collected, shall be paid to the City Treasurer or their designee who shall deposit said taxes into a special fund, hereby created, and designated the "Prospect Pointe/Muir Park Tax Allocation Fund" of the City for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof.

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

SECTION FIVE. That if any part or parts of this Ordinance shall be held to be invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity of the remaining parts of this Ordinance. The City Council hereby declare that they would have passed the remaining parts of this Ordinance if they had known that such part of parts thereof would be declared invalid or unenforceable.

SECTION FIVE. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION SIX. The City Clerk of the City of Prospect Heights is directed hereby to publish this Ordinance in pamphlet form.

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

List of Attachments

Exhibit A: Legal description of the Area
Exhibit B: Common boundary/street location of the Area
Exhibit C: Map of the Area
Exhibit D: The Plan and Eligibility Report

PASSED this _______ day of __________, 2021

APPROVED this _______ day of _________, 2021

____

Nicholas J. Helmer, Mayor

ATTEST:

____

City Clerk

AYES:

NAYS:

ABSENT:

Published in pamphlet form: ______________, 2021

EXHIBIT A

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.

EXHIBIT B

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 C

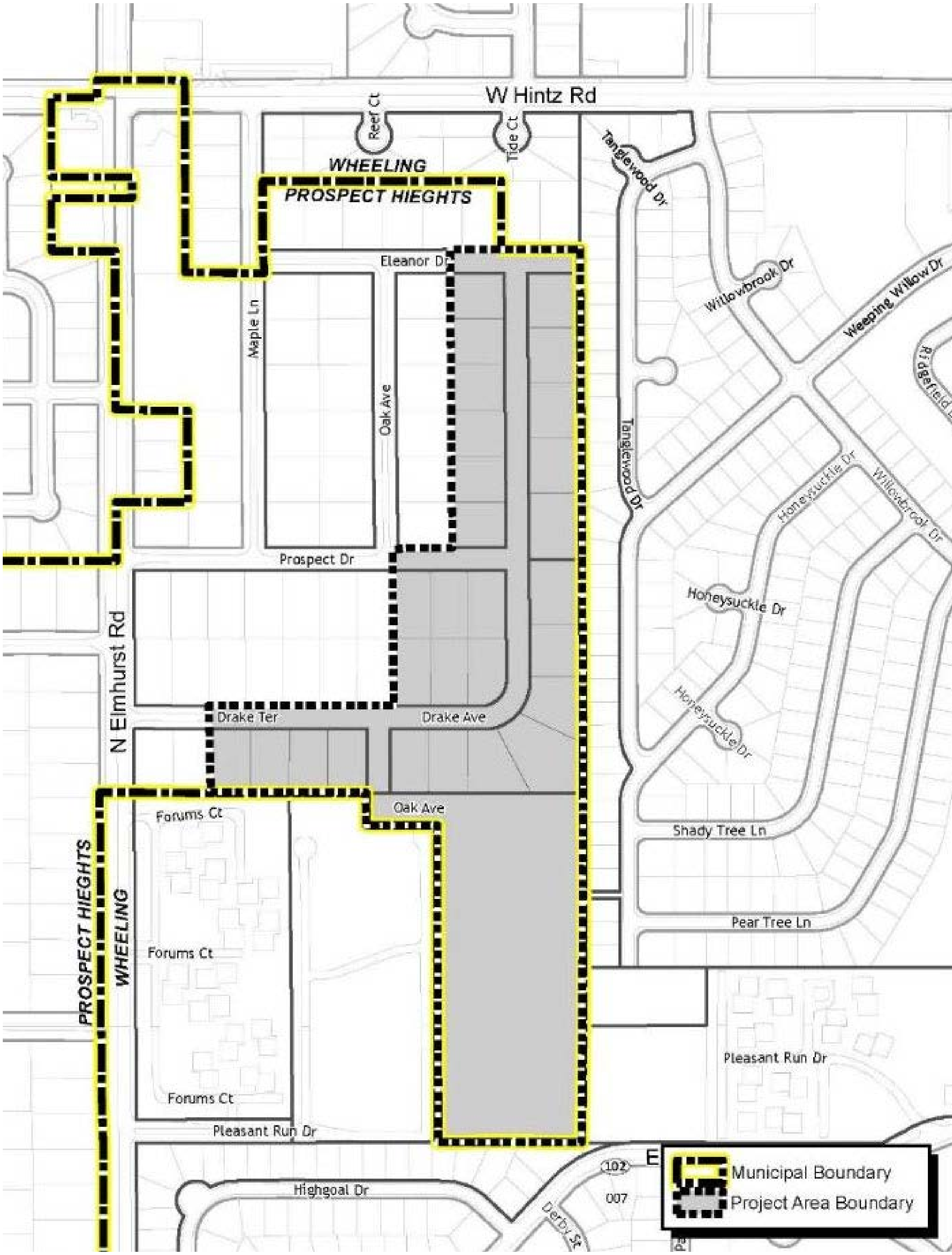
W Hintz Rd
Reef Ct
Tide Ct
Tanglewood Dr
WHEELING
PROSPECT HIEGHTS
Eleanor Dr
Willowbrook Dr
Weeping Willow Dr
Ridgefield Ln
Maple Ln
Oak Ave
Honeysuckle Dr
Willowbrook Dr
Prospect Dr
Honeysuckle Dr
N Elmhurst Rd
Drake Ter
Drake Ave
Honeysuckle Dr
Oak Ave
Forums Ct
Shady Tree Ln
PROSPECT HIEGHTS
WHEELING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

Exhibit D

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

TABLE OF CONTENTS

TABLES

FIGURES

EXHIBITS

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***.

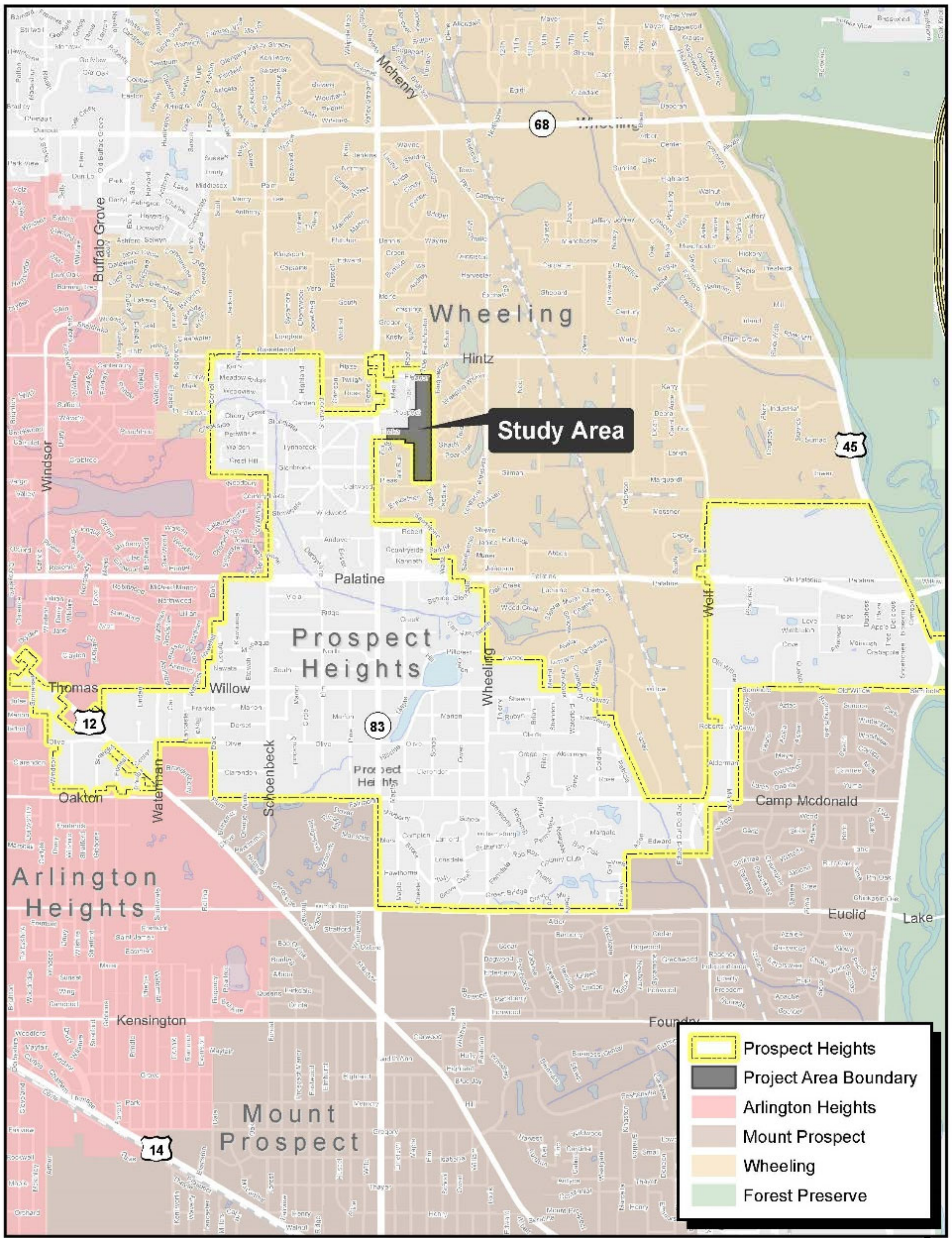

Figure 1. Community Context Map

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***.

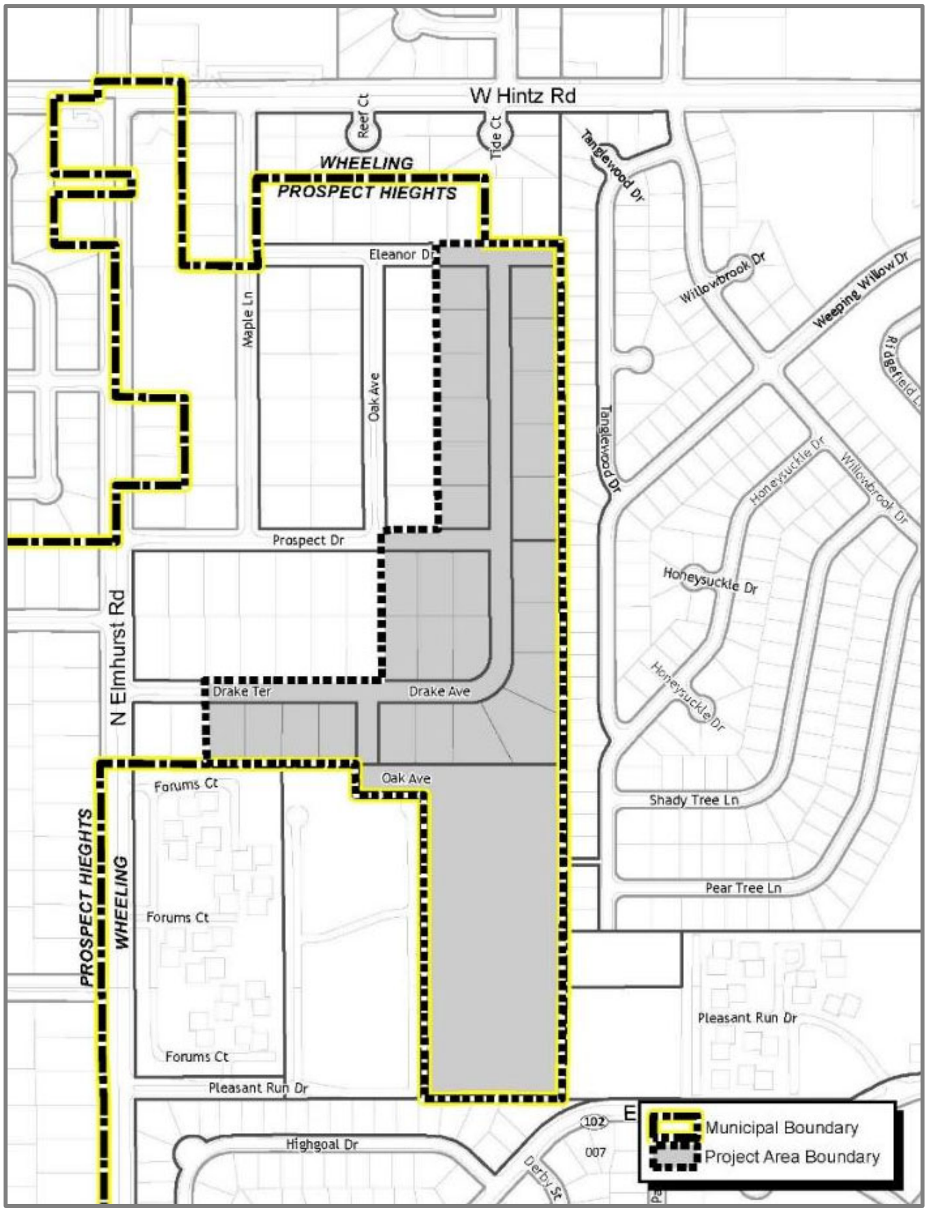

Figure 2. Project Area Boundary

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.

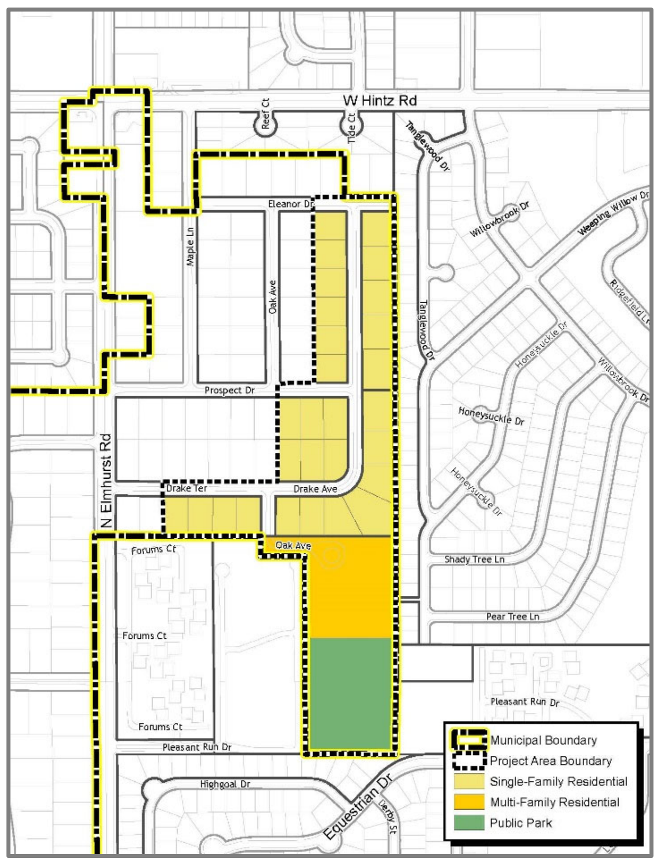

Figure 3. Land Use Plan

All development should comply with the Redevelopment Plan objectives set forth in ***<u>Section IV</u>***, 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 ***<u>Section IV</u>*** 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.

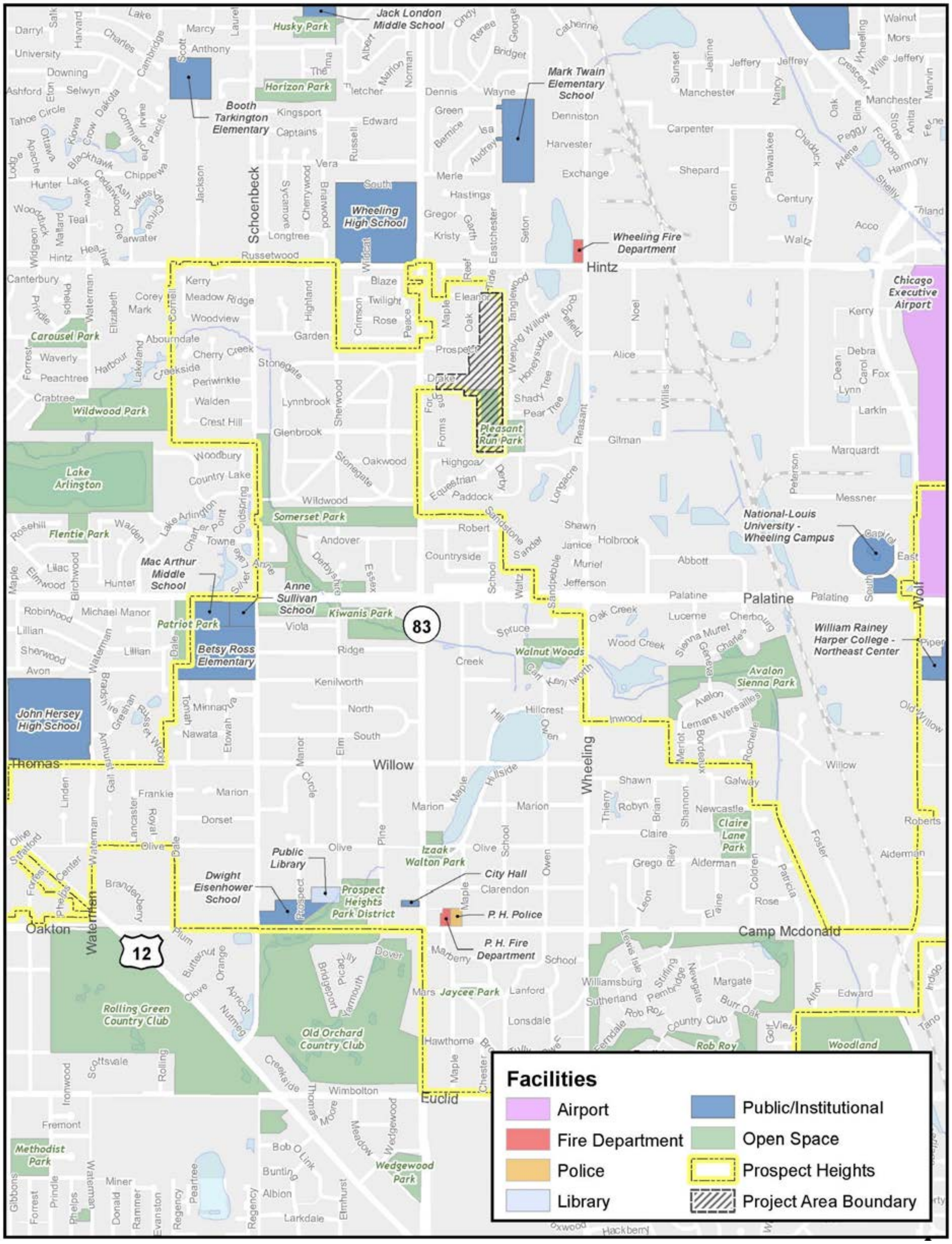

Figure 4. Community Facilities

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***.

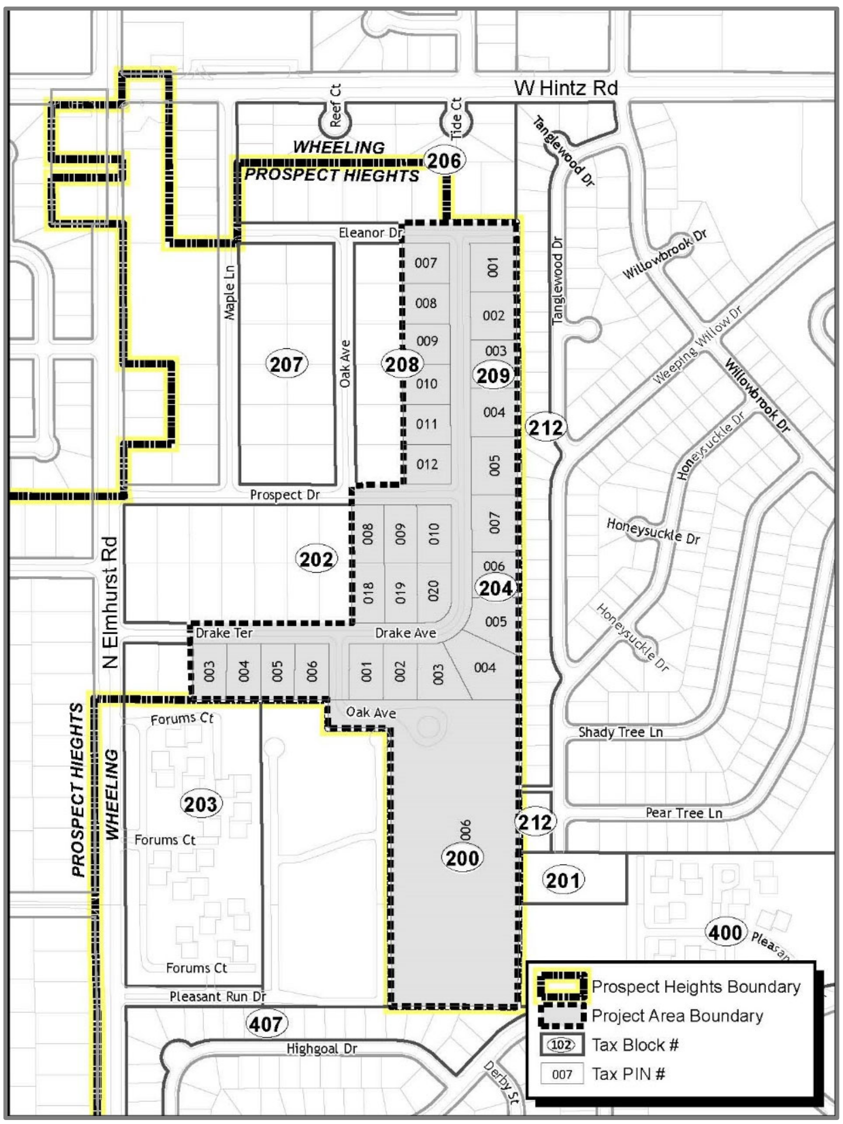

Figure 1. Project Area Boundary

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.

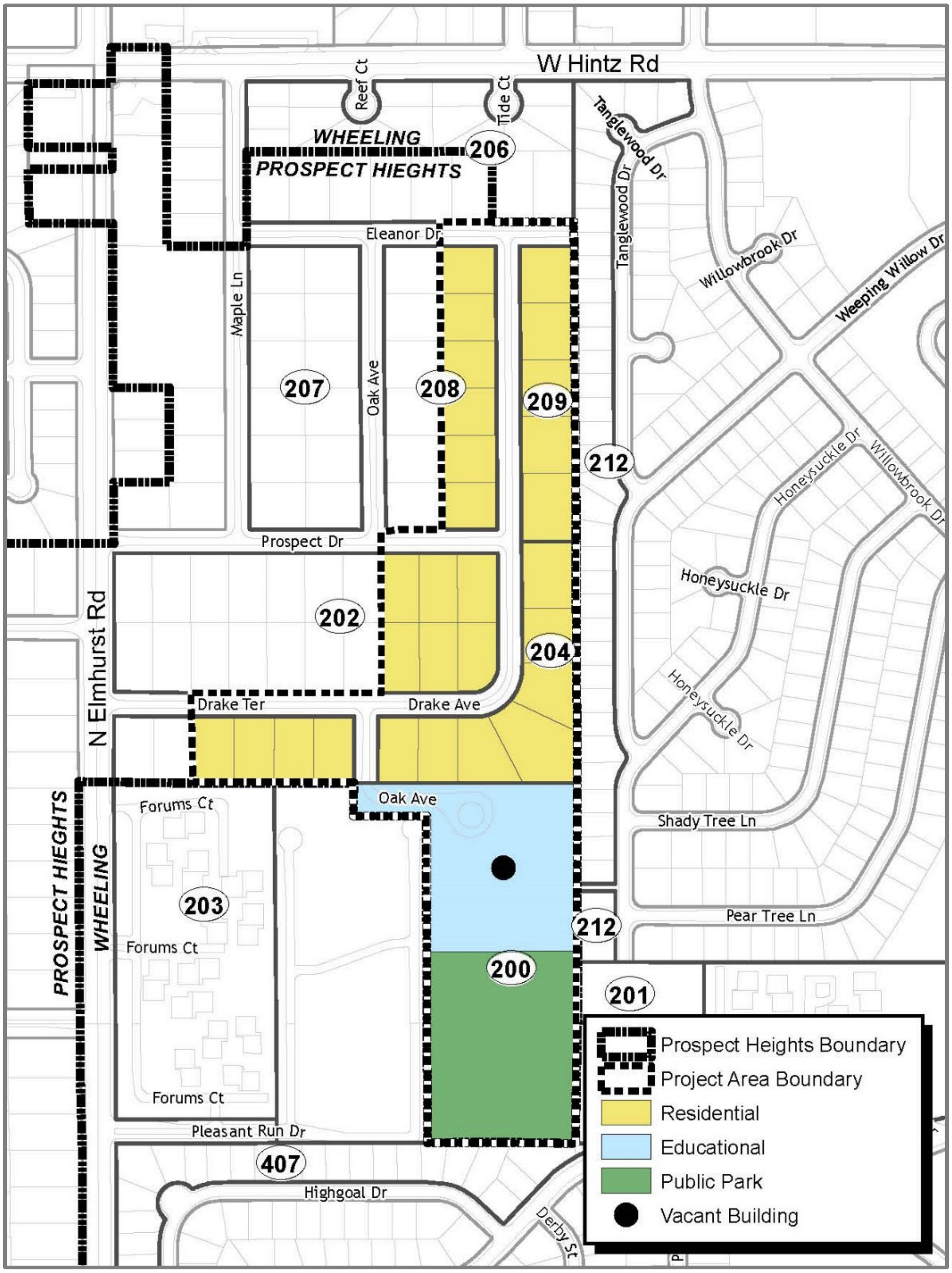

Figure 2. Existing Land Use

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

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 ***Figure 3. Inadequate Utilities***, 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.

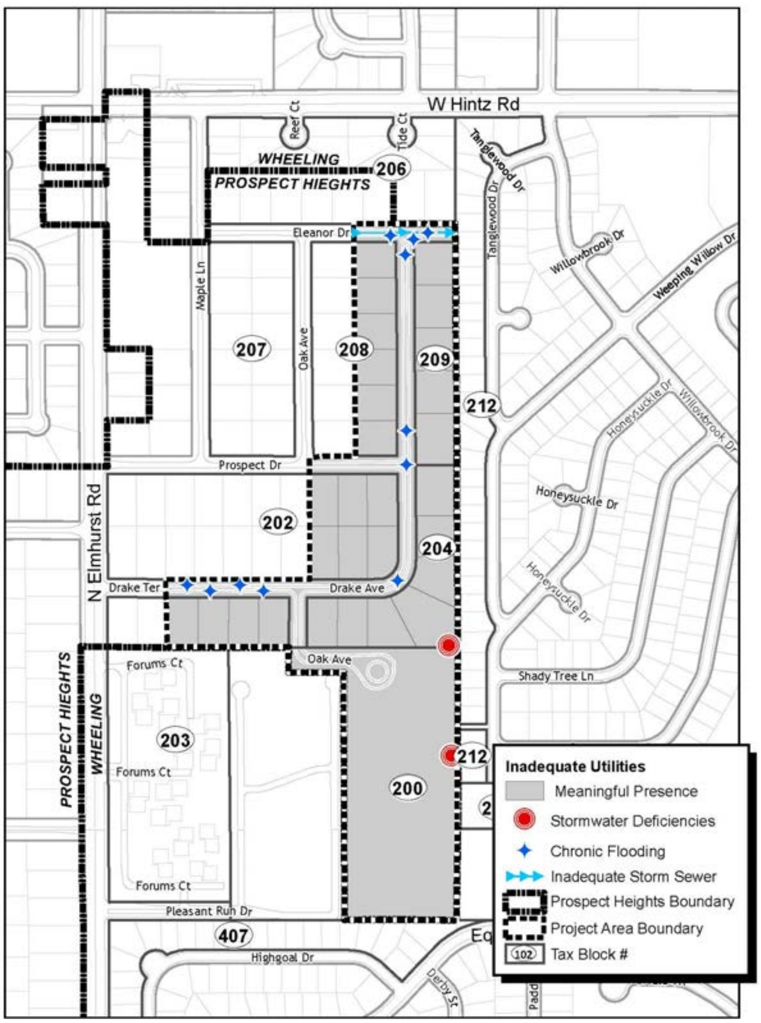

Figure 3. Inadequate Utilities

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 <u>is present to a meaningful extent and reasonably distributed</u> throughout the Project Area.*

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

Section 11-74.4-3 of the Act defines <u>excessive land coverage and overcrowding of structures and community facilities:</u> 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 <u>is not a supporting factor</u> for Project Area eligibility.*

J. Deleterious Land Use or Layout

Section 11-74.4-3 of the Act defines <u>deleterious land-use or layout</u>: 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 <u>is not a supporting factor</u> for Project Area eligibility.*

K. Lack of Community Planning

Section 11-74.4-3 of the Act defines <u>lack of community planning:</u> 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.

The City of Prospect Heights

To: Mayor Helmer and Members of the City Council

From: Joe Wade, City Administrator

Subject: Resolution Authorizing a Civil Engineering Services Agreement with Gewalt Hamilton, Associates, Inc., for Phase II Design Engineering Services, for Sidewalk Installation, on the East Side of Wolf Road, from Frontage Road to Old Willow Road.

Date: June 22, 2021

Background
The City's Comprehensive Plan recognized the construction of a sidewalk, on Wolf Road, from the Metra Station to the Palatine Road Frontage, as a planning goal.

The City has pursued various grant programs, including Invest in Cook, Congestion Mitigation and Air Quality, Illinois Transportation Enhancement Program, and Regional Transportation Authority "Access to Transit." Pending grant opportunity programs, the City has broken this goal and project into two areas: Metra Station to Old Willow, and; Old Willow to Palatine Frontage.

Recently, the Illinois Department of Transportation advised the City, an Illinois Transportation Enhancement Program grant award of $1, 562,538 has been provided for the construction of the North Wolf road sidewalk, from Old Willow to Palatine. This award has also been supplemented by an "Invest in Cook" grant obtained from Cook County, which provided preliminary engineering cost support (approximately $80,000). The City's local share of the project cost is estimated at $201,683. This City share has been budgeted and is available from the City's Capital Improvements Plan Budget.

This resolution authorizes a professional services agreement with Gewalt Hamilton Associates, for design engineering work. As the project is coupled with land acquisition, and associated services offered by a subcontractor, Santacruz Land Acquisition, the total for the work is $154,455.

Analysis
The City submitted requests for proposals for this work. Three firms submitted responses. A panel of City staff, including the Public Works Director, Development Director, Assistant Administrator and City Administrator unanimously selected Gewalt Hamilton as the contractor

for this work. There are particular challenges to this design as Wolf Road has significant drainage ditches.

Following design engineering and permitting processes, construction is anticipated for 2023.

Recommendation
Staff recommends the award of this contract to Gewalt Hamilton, Associates.

RESOLUTION NO. R-21-22

RESOLUTION AUTHORIZING A CIVIL ENGINEERING SERVICERS AGREEMENT WITH GEWALT HAMILTON ASSOCIATES, INC., FOR PHASE II DESIGN ENGINEERING SERVICES FOR A SIDEWALK ON WOLF ROAD FROM PALATINE ROAD TO OLD WILLOW ROAD

Whereas, the City of Prospect Heights had applied for and been selected for Illinois Transportation Enhancement Program funding for the engineering and construction of a Wolf Road sidewalk from Palatine Road to Old Willow Road, and;

Whereas, the award value provides, $1,562,538.00 for construction and construction engineering costs, and;

Whereas, Phase II Design Engineering is a necessary part of this project, including required interaction and approval of bid letting with the Illinois Department of Transportation, and;

Whereas, Gewalt Hamilton Associates has submitted a scope of services to the City for necessary Phase II Design Engineering work at a not-to-exceed fee of $154,455.

Now, Therefore, Be It Resolved by the City Council of Prospect Heights, Cook County, Illinois, as follows:

<u>Section 1</u>: That the Proposal for Professional Services, Phase II Engineering Services for a Wolf Road Sidewalk from Palatine Road to Old Willow Road is approved and accepted.

<u>Section 2</u>: The City Administrator is authorized to take all necessary steps to implement this resolution.

<u>Section 3</u>: This resolution shall be in full force and effect from and after its passage and approval as required by law.

Passed and Approved this 28th day of June, 2021

____
Nicholas J. Helmer, Mayor

Attest:

____
City Clerk

Ayes: ____

Nays: ____

Absent: ____

Illinois Department of Transportation

Local Public Agency Engineering Services Agreement

Using Federal Funds? ☒ Yes ☐ No

Agreement For	Agreement Type
Federal PE	Original

LOCAL PUBLIC AGENCY

Local Public Agency	County	Section Number	Job Number
City of Prospect Heights	Cook	19-00054-00-SW	

Project Number	Contact Name	Phone Number	Email
	Joe Wade	(847) 398-6070	jwade@prospect-heights.org

SECTION PROVISIONS

Local Street/Road Name	Key Route	Length	Structure Number
Wolf Road	FAU 2692	1.29 mi	

Location Termini: Palatine Frontage Road to Old Willow Road

Add Location | Remove Location

Project Description: Sidewalk Installation

Engineering Funding ☒ Federal ☐ MFT/TBP ☐ State ☐ Other

Anticipated Construction Funding ☒ Federal ☐ MFT/TBP ☐ State ☐ Other

AGREEMENT FOR

☐ Phase I - Preliminary Engineering ☒ Phase II - Design Engineering

CONSULTANT

Consultant (Firm) Name	Contact Name	Phone Number	Email
Gewalt Hamilton Associates, Inc.	Kevin Belgrave	(847) 821-6226	kbelgrave@gha-engineers.com

Address	City	State	Zip Code
625 Forest Edge Drive	Vernon Hills	IL	60061

THIS AGREEMENT IS MADE between the above Local Public Agency (LPA) and Consultant (ENGINEER) and covers certain professional engineering services in connection with the improvement of the above SECTION. Project funding allotted to the LPA by the State of Illinois under the general supervision of the State Department of Transportation, hereinafter called the "DEPARTMENT," will be used entirely or in part to finance ENGINEERING services as described under AGREEMENT PROVISIONS.

Since the services contemplated under the AGREEMENT are professional in nature, it is understood that the ENGINEER, acting as an individual, partnership, firm or legal entity, qualifies for professional status and will be governed by professional ethics in its relationship to the LPA and the DEPARTMENT. The LPA acknowledges the professional and ethical status of the ENGINEER by entering into an AGREEMENT on the basis of its qualifications and experience and determining its compensation by mutually satisfactory negotiations.

WHEREVER IN THIS AGREEMENT or attached exhibits the following terms are used, they shall be interpreted to mean:

Regional Engineer	Deputy Director, Office of Highways Project Implementation, Regional Engineer, Department of Transportation
Resident Construction Supervisor	Authorized representative of the LPA in immediate charge of the engineering details of the construction PROJECT
In Responsible Charge	A full time LPA employee authorized to administer inherently governmental PROJECT activities
Contractor	Company or Companies to which the construction contract was awarded

AGREEMENT EXHIBITS

The following EXHIBITS are attached hereto and made a part of hereof this AGREEMENT:

☒ EXHIBIT A: Scope of Services

☒ EXHIBIT B: Project Schedule

☒ EXHIBIT C: Direct Costs Check Sheet

☒ EXHIBIT D: Qualification Based Selection (QBS) Checklist

☒ EXHIBIT E: Cost Plus Fixed Fee Cost Estimate of Consultant Services Worksheet (BLR 05513 or BLR 05514)

☐ ______________________________

☐ ______________________________

☐ ______________________________

I. THE ENGINEER AGREES,

1. To perform or be responsible for the performance of the Scope of Services presented in EXHIBIT A for the LPA in connection with the proposed improvements herein before described.
2. The Classifications of the employees used in the work shall be consistent with the employee classifications and estimated staff hours. If higher-salaried personnel of the firm, including the Principal Engineer, perform services that are to be performed by lesser-salaried personnel, the wage rate billed for such services shall be commensurate with the payroll rate for the work performed.
3. That the ENGINEER shall be responsible for the accuracy of the work and shall promptly make necessary revisions or corrections required as a result of the ENGINEER'S error, omissions or negligent acts without additional compensation. Acceptance of work by the LPA or DEPARTMENT will not relieve the ENGINEER of the responsibility to make subsequent correction of any such errors or omissions or the responsibility for clarifying ambiguities.
4. That the ENGINEER will comply with applicable Federal laws and regulations, State of Illinois Statutes, and the local laws or ordinances of the LPA.
5. To pay its subconsultants for satisfactory performance no later than 30 days from receipt of each payment from the LPA.
6. To invoice the LPA for Preliminary and/or Design Engineering: The ENGINEER shall submit all invoices to the LPA within three months of the completion of the work called for in the AGREEMENT or any subsequent Amendment or Supplement.
7. To submit a completed BLR 05613, Engineering Payment Report, to the DEPARTMENT within three months of the completion of the work called for in this AGREEMENT or any subsequent Amendment or Supplement. The form shall be submitted with the final invoice.
8. The ENGINEER or subconsultant shall not discriminate on the basis of race, color, national origin or sex in the performance of this AGREEMENT. The ENGINEER shall carry out applicable requirements of 49 CFR part 26 in the administration of United States Department of Transportation (US DOT) assisted contract. Failure by the Engineer to carry out these requirements is a material breach of this AGREEMENT, which may result in the termination of this AGREEMENT or such other remedy as the LPA deems appropriate.
9. That none of the services to be furnished by the ENGINEER shall be sublet assigned or transferred to any other party or parties without written consent of the LPA. The consent to sublet, assign or otherwise transfer any portion of the services to be furnished by the ENGINEER shall be construed to relieve the ENGINEER of any responsibility for the fulfillment of this AGREEMENT.
10. For Preliminary Engineering Contracts:
    (a) To attend meetings and visit the site of the proposed improvement when requested to do so by representatives of the LPA or the DEPARTMENT, as defined in Exhibit A (Scope of Services).
    (b) That all plans and other documents furnished by the ENGINEER pursuant to the AGREEMENT will be endorsed by the ENGINEER and affix the ENGINEER's professional seal when such seal is required by law. Such endorsements must be made by a person, duly licensed or registered in the appropriate category by the Department of Professional Regulation of the State of Illinois. It will be the ENGINEER's responsibility to affix the proper seal as required by the Bureau of Local Roads and Streets manual published by the DEPARTMENT.
    (c) That the ENGINEER is qualified technically and is thoroughly conversant with the design standards and policies applicable for the PROJECT; and that the ENGINEER has sufficient properly trained, organized and experienced personnel to perform the services enumerated in Exhibit A (Scope of Services).
11. That the engineering services shall include all equipment, instruments, supplies, transportation and personnel required to perform the duties of the ENGINEER in connection with this AGREEMENT (See Exhibit C).

II. THE LPA AGREES,

1. To certify by execution of this AGREEMENT that the selection of the ENGINEER was performed in accordance with the following:
    (a) Professional Services Selection Act (50 ILCS 510), The Brooks Act (40 USC 11), and the Procurement, Management, and Administration of Engineering, and Design Related Services (23 CFR part 172). Exhibit D is required to be completed with this AGREEMENT.
2. To furnish the ENGINEER all presently available survey data, plans, specifications, and project information.

3. To pay the ENGINEER:

(a) For progressive payments - Upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LPA, monthly payments for the work performed shall be due and payable to the ENGINEER, such payments to be equal to the value of the partially completed work minus all previous partial payments made to the ENGINEER.

(b) Final payment - Upon approval of the work by the LPA but not later than 60 days after the work is completed and reports have been made and accepted by the LPA and DEPARTMENT a sum of money equal to the basic fee as determined in this AGREEMENT less the total of the amount of partial payments previously paid to the ENGINEER shall be due and payable to the ENGINEER.

4. To pay the ENGINEER as compensation for all services rendered in accordance with the AGREEMENT on the basis of the following compensation method as discussed in 5-5.10 of the BLR Manual.

Method of Compensation:

☐ Lump Sum

☐ Specific Rate

☒ Cost plus Fixed Fee: Fixed

Total Compensation = DL + DC + OH + FF

Where:

DL is the total Direct Labor,
DC is the total Direct Cost,
OH is the firm's overhead rate applied to their DL and
FF is the Fixed Fee.

Where FF = (0.33 + R) DL + %SubDL, where R is the advertised Complexity Factor and %SubDL is 10% profit allowed on the direct labor of the subconsultants.

The Fixed Fee cannot exceed 15% of the DL + OH.

5. The recipient shall not discriminate on the basis of race, color, national original or sex in the award and performance of any US DOT assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The recipient shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of US DOT-assisted contracts. The recipient's DBE program, as required by 49 CFR part 26 and as approved by US DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as violation of this AGREEMENT. Upon notification to the recipient of its failure to carry out its approved program, the Department may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C 3801 et seq.).

6. To certify by execution of the AGREEMENT that the selection of the ENGINEER was performed in accordance with the Local Government Professional Services Selection Act 50 ILCS 510, the Brooks Act 40 USC 11, and Procurement, Management, and Administration of Engineering and Design related Services (23 CRF part 172). Exhibit C is required to be completed with this agreement.

III. IT IS MUTUALLY AGREED,

1. No work shall be commenced by the ENGINEER prior to issuance by the IDOT of a written Notice to Proceed.

2. To maintain, for a minimum of 3 years after the completion of the contract, adequate books, records and supporting documents to verify the amount, recipients and uses of all disbursements of funds passing in conjunction with the contract; the contract and all books, records and supporting documents related to the contract shall be available for review and audit by the Auditor General, and the DEPARTMENT: the Federal Highways Administration (FHWA) or any authorized representative of the federal government, and to provide full access to all relevant materials. Failure to maintain the books, records and supporting documents required by this section shall establish a presumption in favor of the DEPARTMENT for the recovery of any funds paid by the DEPARTMENT under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.

3. That the ENGINEER shall be responsible for any and all damages to property or persons arising out of an error, omission and/or negligent act in the prosecution of the ENGINEER's work and shall indemnify and save harmless the LPA, the DEPARMTENT, and their officers, agents, and employees from all suits, claims, actions or damage liabilities, costs or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy.

   The LPA will notify the ENGINEER of any error or omission believed by the LPA to be caused by the negligence of the ENGINEER as soon as practicable after the discovery. The LPA reserves the right to take immediate action to remedy any error or omission if notification is not successful; if the ENGINEER fails to reply to a notification; or if the conditions created by the error or omission are in need of urgent correction to avoid accumulation of additional construction costs or damages to property and reasonable notice is not practicable.

4. This AGREEMENT may be terminated by the LPA upon giving notice in writing to the ENGINEER at the ENGINEER's last known post office address. Upon such termination, the ENGINEER shall cause to be delivered to the LPA all drawings, plats, surveys, reports, permits, agreements, soils and foundation analysis, provisions, specifications, partial and completed estimates and data, if any from soil survey and subsurface investigation with the understanding that all such material becomes the property of the LPA. The LPA will be responsible for reimbursement of all eligible expenses incurred under the terms of this AGREEMENT up to the date of the written notice of termination.

5. In the event that the DEPARMENT stops payment to the LPA, the LPA may suspend work on the project. If this agreement is suspended by the LPA for more than thirty (30) calendar days, consecutive or in aggregate, over the term of this

AGREEMENT, the ENGINEER shall be compensated for all services performed and reimbursable expenses incurred as a result of the suspension and resumption of its services, and the ENGINEER's schedule and fees for the remainder of the project shall be equitably adjusted.

6. This AGREEMENT shall continue as an open contract and the obligations created herein shall remain in full force and effect until the completion of construction of any phase of professional services performed by others based upon the service provided herein. All obligations of the ENGINEER accepted under this AGREEMENT shall cease if construction or subsequent professional services are not commenced within 5 years after final payment by the LPA.

7. That the ENGINEER shall be responsible for any and all damages to property or persons arising out of an error, omission and/or negligent act in the prosecution of the ENGINEER's work and shall indemnify and have harmless the LPA, the DEPARTMENT, and their officers, employees from all suits, claims, actions or damages liabilities, costs or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy.

8. The ENGINEER and LPA certify that their respective firm or agency:

   (a) has not employed or retained for commission, percentage, brokerage, contingent fee or other considerations, any firm or person (other than a bona fide employee working solely for the LPA or the ENGINEER) to solicit or secure this AGREEMENT,

   (b) has not agreed, as an express or implied condition for obtaining this AGREEMENT, to employ or retain the services of any firm or person in connection with carrying out the AGREEMENT or

   (c) has not paid, or agreed to pay any firm, organization or person (other than a bona fide employee working solely for the LPA or the ENGINEER) any fee, contribution, donation or consideration of any kind for, or in connection with, procuring or carrying out the AGREEMENT.

   (d) that neither the ENGINEER nor the LPA is/are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency,

   (e) has not within a three-year period preceding the AGREEMENT been convicted of or had a civil judgment rendered against them for commission of fraud or criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property,

   (f) are not presently indicated for or otherwise criminally or civilly charged by a government entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph e and

   (g) has not within a three-year period preceding this AGREEMENT had one or more public transaction (Federal, State or local) terminated for cause or default.

   Where the ENGINEER or LPA is unable to certify to any of the above statements in this certification, an explanation shall be attached to this AGREEMENT.

9. In the event of delays due to unforeseeable causes beyond the control of and without fault or negligence of the ENGINEER no claim for damages shall be made by either party. Termination of the AGREEMENT or adjustment of the fee for the remaining services may be requested by either party if the overall delay from the unforeseen causes prevents completion of the work within six months after the specified completion date. Examples of unforeseen causes include but are not limited to: acts of God or a public enemy; act of the LPA, DEPARTMENT, or other approving party not resulting from the ENGINEER's unacceptable services; fire; strikes; and floods.

   If delays occur due to any cause preventing compliance with the PROJECT SCHEDULE, the ENGINEER shall apply in writing to the LPA for an extension of time. If approved, the PROJECT SCHEDULE shall be revised accordingly.

10. This certification is required by the Drug Free Workplace Act (30 ILCS 580). The Drug Free Workplace Act requires that no grantee or contractor shall receive a grant or be considered for the purpose of being awarded a contract for the procurement of any property or service from the DEPARTMENT unless that grantee or contractor will provide a drug free workplace. False certification or violation of the certification may result in sanctions including, but not limited to suspension of contract on grant payments, termination of a contract or grant and debarment of the contracting or grant opportunities with the DEPARTMENT for at least one (1) year but not more than (5) years.

    For the purpose of this certification, "grantee" or "Contractor" means a corporation, partnership or an entity with twenty-five (25) or more employees at the time of issuing the grant or a department, division or other unit thereof, directly responsible for the specific performance under contract or grant of $5,000 or more from the DEPARTMENT, as defined the Act.

    The contractor/grantee certifies and agrees that it will provide a drug free workplace by:

    (a) Publishing a statement:

        (1) Notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance, including cannabis, is prohibited in the grantee's or contractor's workplace.

        (2) Specifying actions that will be taken against employees for violations of such prohibition.

        (3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:

            (a) abide by the terms of the statement; and

            (b) notify the employer of any criminal drug statue conviction for a violation occurring int he workplace no later than (5) days after such conviction.

    (b) Establishing a drug free awareness program to inform employees about:

        (1) The dangers of drug abuse in the workplace;

        (2) The grantee's or contractor's policy of maintain a drug free workplace;

(3) Any available drug counseling, rehabilitation and employee assistance program; and
(4) The penalties that may be imposed upon an employee for drug violations.

(c) Providing a copy of the statement required by subparagraph (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.

(d) Notifying the contracting, or granting agency within ten (10) days after receiving notice under part (b) of paragraph (3) of subsection (a) above from an employee or otherwise, receiving actual notice of such conviction.

(e) Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program.

(f) Assisting employees in selecting a course of action in the event drug counseling, treatment and rehabilitation is required and indicating that a trained referral team is in place.

Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act, the ENGINEER, LPA and the Department agree to meet the PROJECT SCHEDULE outlined in EXHIBIT B. Time is of the essence on this project and the ENGINEER's ability to meet the PROJECT SCHEDULE will be a factor in the LPA selecting the ENGINEER for future project. The ENGINEER will submit progress reports with each invoice showing work that was completed during the last reporting period and work they expect to accomplish during the following period.

11. Due to the physical location of the project, certain work classifications may be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.).

12. For Preliminary Engineering Contracts:

(a) That tracing, plans, specifications, estimates, maps and other documents prepared by the ENGINEER in accordance with this AGREEMENT shall be delivered to and become the property of the LPA and that basic survey notes, sketches, charts, CADD files, related electronic files, and other data prepared or obtained in accordance with this AGREEMENT shall be made available, upon request to the LPA or to the DEPARTMENT, without restriction or limitation as to their use. Any re-use of these documents without the ENGINEER involvement shall be at the LPA's sole risk and will not impose liability upon the ENGINEER.

(b) That all reports, plans, estimates and special provisions furnished by the ENGINEER shall conform to the current Standard Specifications for Road and Bridge Construction, Bureau of Local Roads and Streets Manual or any other applicable requirements of the DEPARTMENT, it being understood that all such furnished documents shall be approved by the LPA and the DEPARTMENT before final acceptance. During the performance of the engineering services herein provided for, the ENGINEER shall be responsible for any loss or damage to the documents herein enumerated while they are in the ENGINEER's possession and any such loss or damage shall be restored at the ENGINEER's expense.

AGREEMENT SUMMARY

Prime Consultant	TIN/FEIN/SS Number	Agreement Amount
Gewalt Hamilton Associates, Inc	36-3426053	$112,955.00

Subconsultants	TIN/FEIN/SS Number	Agreement Amount
- Santacruz Land Acquisition	36-3851733	$41,500.00
	Subconsultant Total	$41,500.00
	Prime Consultant Total	$112,955.00
	Total for all work	$154,455.00

Add Subconsultants

AGREEMENT SIGNATURES

Executed by the LPA:

Attest: The **Local Public Agency Type:** City of **Name of Local Public Agency:** Prospect Heights

By	Date	By	Date

Name of Local Public Agency	Local Public Agency Type		Title
Prospect Heights	City	Clerk	Mayor

(SEAL)

Executed by the ENGINEER:

Attest: **Consultant (Firm) Name:** Gewalt Hamilton Associates, Inc.

By	Date	By	Date

Title	Title
President	Secretary

FOR FEDERAL PARTICIPATION PROJECTS

EXHIBIT A
SCOPE OF SERVICES

To perform or be responsible for the performance of the engineering services for the LPA, in connection with the PROJECT herein before described and enumerated below

Scope of Services – Phase II Design Engineering

Task 1 - Project Administration and Management

GHA will coordinate with State and local agencies throughout the duration of the project. The following tasks are anticipated during this phase of the project:
1. Coordination with the City of Prospect Heights
Representatives from GHA will attend an initial kick-off meeting with the City of Prospect Heights. GHA will prepare meeting minutes and distribute to all attendees.
2. Coordination with IDOT
Representatives from GHA will attend a Phase II kick-off meeting with the Illinois Department of Transportation (IDOT), City staff and the Northwest Council of Mayors Liaison. The Phase II kick-off meeting will finalize the letting schedule and all necessary project approvals including land acquisition requirements.
3. Coordination with Utility Agencies
GHA will continue to coordinate with local utility agencies as conducted during the Phase I design. The preliminary plans from the Phase I report will be submitted to the respective utility companies within the project limits for the purpose of further determining any potential conflicts caused by the proposed improvements. Should utility coordination meetings be required, GHA will schedule these meetings with the appropriate utility companies.
4. Permits
a. Stormwater Pollution Prevention Plan
GHA will prepare a Storm Water Pollution Prevention Plan (SWPPP) for compliance with the Illinois NPDES program for areas of disturbance over 1 acre. The SWPPP will serve as a supplement to the erosion control plan and will provide the forms and directions to the contractor to conform to State requirements.

Task 2 – Right-of-Way Services

Easements are required from several parcels as determined during the Phase I engineering. We anticipate that appraisals and negotiations will be necessary for all these parcels.

GHA will prepare the necessary Plat of Highways and Legal Descriptions for the parcels. Santacruz Land Acquisitions provide the necessary parcel valuations and act as the negotiator on behalf of the Road District for the land acquisition.

The Plat of Highway will depict the following information:
• All parcel geometry necessary to mathematically define the boundaries to be acquired.
• The limits or boundaries of the total holding of all Parcel owners.
• The linear dimensions of all total holding parcels.
• All section lines and subdivision lines included within the acquisition area.
• Illinois State Plane Coordinates for all principal control and boundary points within the acquisition limits.
• The point of commencement and point of beginning for all parcel description.
• Table itemizing parcel no.; owner; total holding, acquisition, easement, and remainder acreages, and tax ID number.
• Centerline alignment with stationing as provided by the applicable jurisdiction and offsets to proposed right of way at each change of bearing or curve.

The Plat of Highway will be signed and sealed by an Illinois Professional Land Surveyor.

Task 3 – Pre-Final Plans, Special Provisions, and Estimates (90%)

The pre-final P, S, & E will follow the schedule set forth by IDOT for the designated letting date.
a. Pre-Final Plans. The pre-final plans will include the following plan sheets:
• Cover Sheet
• General Notes, Index of Sheets, State Standards
• Summary of Quantities
• Schedule of Quantities
• Existing / Proposed Typical Sections
• Alignment, Ties and Benchmarks
• Erosion Control Plan
• Roadway Removal Plan
• Roadway Plan & Profile / Drainage & Utility Plans
• ADA Curb Ramp Details
• Pedestrian Traffic Signal Plans
• Construction Details
• IDOT District One Standards
• Roadway Cross Sections

b. Pre-final Special Provisions. Pre-final Special provisions will be prepared to supplement or amend the latest edition of the Standard Special Provisions for Road and Bridge Construction and the latest edition of the Standard Specifications for Sewer and Watermain Construction in Illinois. Applicable County special provisions will be included, as necessary. We will include the latest IDOT Recurring Special Provisions Check Sheet. The most recent IDOT Bureau of Design and Environment Special Provisions and District One Special Provisions will be included as applicable.
c. Pre-Final Quantity Calculations. We will complete detailed quantity take-offs from the pre-final and final plan sets. We will have calculations performed by two separate engineers to ensure accuracy of the calculations.
d. Pre-Final Estimates of Cost and Time. Pre-final Estimates of Cost will be prepared utilizing the latest available unit prices from recent IDOT bid tabulations. Estimates of Time will be determined utilizing the calculated quantities and standard production rates.
GHA will proceed with the development of the Pre-Final Plans and Special Provisions and a Pre-Final Estimate of Cost and Time. The Pre-Final design documents will be based upon the approved Phase I preliminary plans.

Task 4 – Final Plans, Special Provisions, and Estimate

The Final P, S, & E will follow the schedule set forth by IDOT for the designated letting date.
a. Final Plans. Once all agency reviews have been completed and utility conflicts have been determined and addressed, the plans will be updated accordingly to address these comments. We will provide the following deliverables to the Village for use during construction: quantity calculations, CAD files, and list of any commitments from the Phase II design.
b. Final Special Provisions. All comments received will be addressed and incorporated and included in the final bid documents. The status of all utility relocations will be included in the final special provisions.
c. Final Quantity Calculations. The final Summary of Quantities and Schedule of Quantities will be updated based on any plan revisions during the pre-final plan review.
d. Final Estimate of Cost and Time. The estimates will be updated based on the revised quantity calculations. All Quantities and Costs will be broken down based on the different funding sources for the project.
After comments for the Pre-Final contract documents have been received from all agencies, GHA will finalize the Plans, Specifications and Estimate (PS&E) documents and submit to the appropriate agencies for final approval.

Task 5 – QA/QC Review

GHA will perform an internal Quality Assurance/Quality Control review of the completed design of the respective

Pre-Final and Final PS&Es.

a. Pre-Final QA/QC Review. Prior to submission of the pre-final plans, we will perform an internal Quality Assurance / Quality Control review of the work completed. This review is completed by two separate reviewers independent of the design team. These reviews consider both constructability issues as well as design issues such as identification of missing pay items, quantities, and special provisions. A plan-in-had review is also completed to verify conditions in the field have not changed since the project initiation.
b. Final QA/QC Review. Prior to final submission to IDOT for Letting, a second QA/QC review of the plans and special provisions will be completed. This review will confirm that review comments have been addressed and all pay items and quantities have been updated accordingly.

Local Public Agency	County	Section Number
City of Prospect Heights	Cook	19-00054-00-SW

EXHIBIT B
PROJECT SCHEDULE

PROJECT SCHEDULE

Project Kick Off Meeting January 2022

Coordination and Data Collection	January 2022 - March 2022
• Utility Coordination	January 2022 - Ongoing
• Supplemental Survey	February 2022 - March 2022
Right-of-Way Acquisition	February 2022 - November 2022
• Plat of Highways	February 2022 - March 2022
• Appraisals/Review Appraisals	March 2022 - May 2022
• Negotiations	June 2022 - November 2022
• Right-of-Way Certification	Nov. 30, 2022
Pre-Final Plans (90%)	March 2022 - August 2022
• IDOT Pre-Final PS&E Submission	August 12, 2022
Final Plans (100%)	August 2022 - October 2022
• Final PS&E Submission	October 3, 2022
IDOT Letting	January 20, 2023

Local Public Agency	County	Section Number
City of Prospect Heights	Cook	19-00054-00-SW

Exhibit C
Direct Costs Check Sheet

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.

	Item	Allowable	Quantity	Contract Rate	Total
☐	Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual cost (Up to state rate maximum)			
☐	Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			
☐	Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			
☒	Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum	200	$0.56	$112.00
☒	Vehicle Owned or Leased	$32.50/half day (4 hours or less) or $65/full day	4	$65.00	$260.00
☐	Vehicle Rental	Actual cost (Up to $55/day)			
☐	Tolls	Actual cost			
☐	Parking	Actual cost			
☐	Overtime	Premium portion (Submit supporting documentation)			
☐	Shift Differential	Actual cost (Based on firm's policy)			
☒	Overnight Delivery/Postage/Courier Service	Actual cost (Submit supporting documentation)	4	$25.00	$100.00
☒	Copies of Deliverables/Mylars (In-house)	Actual cost (Submit supporting documentation)	500	$0.20	$100.00
☐	Copies of Deliverables/Mylars (Outside)	Actual cost (Submit supporting documentation)			
☐	Project Specific Insurance	Actual Cost			
☐	Monuments (Permanent)	Actual Cost			
☐	Photo Processing	Actual Cost			
☐	2-Way Radio (Survey or Phase III Only)	Actual Cost			
☐	Telephone Usage (Traffic System Monitoring Only)	Actual Cost			
☐	CADD	Actual cost (Max $15/hour)			
☐	Web Site	Actual cost (Submit supporting documentation)			
☐	Advertisements	Actual cost (Submit supporting documentation)			
☐	Public Meeting Facility Rental	Actual cost (Submit supporting documentation)			
☐	Public Meeting Exhibits/Renderings & Equipment	Actual cost (Submit supporting documentation)			
☐	Recording Fees	Actual Cost			
☐	Transcriptions (specific to project)	Actual Cost			
☐	Courthouse Fees	Actual Cost			
☐	Storm Sewer Cleaning and Televising	Actual cost (Requires 2-3 quotes with IDOT approval)			
☐	Traffic Control and Protection	Actual cost (Requires 2-3 quotes with IDOT approval)			
☐	Aerial Photography and Mapping	Actual cost (Requires 2-3 quotes with IDOT approval)			
☐	Utility Exploratory Trenching	Actual cost (Requires 2-3 quotes with IDOT approval)			
☐	Testing of Soil Samples	Actual Cost			
☐	Lab Services	Actual Cost (Provide breakdown of each cost)			
☐	Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			
☒	Title Commitment	Actual Cost	5	$800.00	$4,000.00
☐					
☐					
☐					
☐					
				Total Direct Costs	$4,572.00

Local Public Agency	County	Section Number
City of Prospect Heights	Cook	19-00054-00-SW

Exhibit D
Qualification Based Selection (QBS) Checklist

The LPA must complete Exhibit D. If the value meets or will exceed the threshold in 50 ILCS 510, QBS requirements must be followed. Under the threshold, QBS requirements do not apply. The threshold is adjusted annually. If the value is under the threshold with federal funds being used, federal small purchase guidelines must be followed.

☐ Form Not Applicable (engineering services less than the threshold)

Items 1-13 are required when using federal funds and QBS process is applicable. Items 14-16 are required when using State funds and the QBS process is applicable.

		No	Yes
1	Do the written QBS policies and procedures discuss the initial administration (procurement, management and administration) concerning engineering and design related consultant services?	☐	☒
2	Do the written QBS policies and procedures follow the requirements as outlined in Section 5-5 and specifically Section 5-5.06 (e) of the BLRS Manual?	☐	☒
3	Was the scope of services for this project clearly defined?	☐	☒
4	Was public notice given for this project?	☐	☒

If yes Due date of submittal 05/07/21

Method(s) used for advertisement and dates of advertisement

Daily Herald Newspaper Ad - April 1, 2021 and April 8, 2021

		No	Yes
5	Do the written QBS policies and procedures cover conflicts of interest?	☐	☒
6	Do the written QBS policies and procedures use covered methods of verification for suspension and debarment?	☐	☒
7	Do the written QBS policies and procedures discuss the methods of evaluation?	☐	☒

	Project Criteria	Weighting
-	Technical Approach	10%
-	Firm Experience	15%
-	Specialized Expertise	15%
-	Staff Capabilities	15%
-	Workload Capacity	15%
-	Past Performance	20%
-	Local Presence	5%
-	Participation of Qualified and Certified DBE Sub-Consultants	5%

Add

		No	Yes
8	Do the written QBS policies and procedures discuss the method of selection?	☐	☒

Selection committee (titles) for this project

Joe Wade, City Administrator; Peter Falcone, Assistant Administrator; Mark Roscoe, Public Works Director.

	Top three consultants ranked for this project in order
1	Gewalt Hamilton Associates, Inc.
2	Edwin Hancock Engineering Co.
3	GSG Consultants, Inc.

		No	Yes
9	Was an estimated cost of engineering for this project developed in-house prior to contract negotiation?	☐	☒
10	Were negotiations for this project performed in accordance with federal requirements.	☐	☒
11	Were acceptable costs for this project verified?	☐	☒
12	Do the written QBS policies and procedures cover review and approving for payment, before forwarding the request for reimbursement to IDOT for further review and approval?	☐	☒

Local Public Agency	County	Section Number
City of Prospect Heights	Cook	19-00054-00-SW

13	Do the written QBS policies and procedures cover ongoing and finalizing administration of the project (monitoring, evaluation, closing-out a contract, records retention, responsibility, remedies to violations or breaches to a contract, and resolution of disputes)?	☐	☒
14	QBS according to State requirements used?	☐	☒
15	Existing relationship used in lieu of QBS process?	☒	☐
16	LPA is a home rule community (Exempt from QBS).	☒	☐

EXHIBIT E

COST ESTIMATE OF CONSULTANT SERVICES WORKSHEET

FIXED RAISE

Illinois Department of Transportation

Local Public Agency	County	Section Number
Prospect Heights	Cook	19-00054-00-SW
Consultant (Firm) Name	**Prepared By**	**Date**
Gewalt Hamilton Associates, Inc	Kevin Belgrave, PE, PTOE	6/11/2021

PAYROLL ESCALATION TABLE

CONTRACT TERM	18	MONTHS	OVERHEAD RATE	152.48%
START DATE	1/15/2022		COMPLEXITY FACTOR	0
RAISE DATE	5/1/2022		% OF RAISE	2.00%
END DATE	7/14/2023			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	1/15/2022	5/1/2022	4	22.22%
1	5/2/2022	5/1/2023	12	68.00%
2	5/2/2023	7/1/2023	2	11.56%

The total escalation = 1.78%

Local Public Agency	County	Section Number
Prospect Heights	Cook	19-00054-00-SW

MAXIMUM PAYROLL RATE	**78.00**
ESCALATION FACTOR	**1.78%**

PAYROLL RATES

Exhibit E Cost Estimate of Consultant Services Worksheet Fixed Raise

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Advising Principal	$70.00	$71.25
Principal	$78.50	$78.00
CE VI	$74.38	$75.71
CE V	$70.29	$71.54
CE IV	$58.13	$59.17
CE III	$48.75	$49.62
CE II	$36.78	$37.44
CE I	$30.83	$31.38
LS IV	$51.00	$51.91
LS II	$40.38	$41.10
GISP III	$56.00	$57.00
AICP II	$32.50	$33.08
ET V	$60.71	$61.79
ET IV	$40.86	$41.59
ET III	$31.79	$32.36
ET II	$29.58	$30.11
ET I	$22.95	$23.36
AD I	$25.05	$25.50

Local Public Agency	County	Section Number
Prospect Heights	Cook	19-00054-00-SW

COST ESTIMATE WORKSHEET

Exhibit E Cost Estimate of Consultant Services Worksheet Fixed Raise

OVERHEAD RATE 152.48% **COMPLEXITY FACTOR** 0

TASK	STAFF HOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	DIRECT COSTS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
Project Admin & Management	104	4,808	7,332		1,587		13,727	8.89%
Pre-Final P, S, & E	554	20,769	31,669	572	6,854		59,864	38.76%
Final P, S, & E	76	3,184	4,856		1,051		9,091	5.89%
QA/QC	48	3,267	4,981		1,078		9,326	6.04%
Special Waste / PESA	26	960	1,464		317		2,741	1.77%
Plat of Highways	126	4,976	7,588	4,000	1,642		18,206	11.79%
Negotiations / Appraisals		-	-		-	41,500	41,500	26.87%
		-	-		-		-	
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Subconsultant DL					0		-	
TOTALS	934	37,964	57,890	4,572	12,529	41,500	154,455	100.00%
		95,854						

Local Public Agency	County	Section Number
Prospect Heights	Cook	19-00054-00-SW

AVERAGE HOURLY PROJECT RATES

Exhibit E Cost Estimate of Consultants Services Worksheet Fixed Raise

SHEET 1 OF 2

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Project Admin & Management			Pre-Final P, S, & E			Final P, S, & E			QA/QC			Special Waste / PESA		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Advising Principal	71.25	0.0																	
Principal	78.00	0.0																	
CE VI	75.71	38.0	4.07%	3.08	8	7.69%	5.82	10	1.81%	1.37	4	5.26%	3.98	16	33.33%	25.24			
CE V	71.54	40.0	4.28%	3.06	8	7.69%	5.50	18	3.25%	2.32	4	5.26%	3.77	8	16.67%	11.92	2	7.69%	5.50
CE IV	59.17	120.0	12.85%	7.60	32	30.77%	18.20	68	12.27%	7.26	16	21.05%	12.46				4	15.38%	9.10
CE III	49.62	0.0																	
CE II	37.44	56.0	6.00%	2.24	20	19.23%	7.20	28	5.05%	1.89	8	10.53%	3.94						
CE I	31.38	198.0	21.20%	6.65	12	11.54%	3.62	154	27.80%	8.72	20	26.32%	8.26				12	46.15%	14.48
LS IV	51.91	46.0	4.93%	2.56															
LS II	41.10	0.0																	
GISP III	57.00	0.0																	
AICP II	33.08	0.0																	
ET V	61.79	24.0	2.57%	1.59										24	50.00%	30.90			
ET IV	41.59	0.0																	
ET III	32.36	356.0	38.12%	12.33				260	46.93%	15.19	16	21.05%	6.81						
ET II	30.11	0.0																	
ET I	23.36	0.0																	
AD I	25.50	56.0	6.00%	1.53	24	23.08%	5.88	16	2.89%	0.74	8	10.53%	2.68				8	30.77%	7.85
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TOTALS		934.0	100%	$40.65	104.0	100.00%	$46.24	554.0	100%	$37.49	76.0	100%	$41.90	48.0	100%	$68.05	26.0	100%	$36.93

Local Public Agency	County	Section Number
Prospect Heights	Cook	19-00054-00-SW

AVERAGE HOURLY PROJECT RATES

Exhibit E Cost Estimate of Consultant Services Worksheet Fixed Raise

SHEET 2 OF 2

PAYROLL CLASSIFICATION	AVG HOURLY RATES	Plat of Highways			Negotiations / Appraisals														
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Advising Principal	71.25																		
Principal	78.00																		
CE VI	75.71																		
CE V	71.54																		
CE IV	59.17																		
CE III	49.62																		
CE II	37.44																		
CE I	31.38																		
LS IV	51.91	46	36.51%	18.95															
LS II	41.10																		
GISP III	57.00																		
AICP II	33.08																		
ET V	61.79																		
ET IV	41.59																		
ET III	32.36	80	63.49%	20.54															
ET II	30.11																		
ET I	23.36																		
AD I	25.50																		
TOTALS		126.0	100%	$39.49	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00

PROPOSAL FOR
LAND ACQUISITION SERVICES

City of Prospect Heights

Gewalt Hamilton Associates, Inc.

Wolf Road
from Palatine Frontage Road
to Old Willow Road

Santacruz Land Acquisitions

222 Northfield Road · Suite 201
Northfield, IL 60093
www.santacruz-associates.com

Contact:
J. Steve Santacruz
847-868-9620
jsteve@santacruz-associates.com

1 EXECUTIVE SUMMARY

Having extensive experience with right of way projects, we understand the importance of keeping on schedule. On-time lettings gives the City of Prospect Heights, the Local Public Agency ("LPA") the best use of its resources and strengthens the efficiencies in the implementation of its roadway improvement program. To achieve your goals, it is critical that your land acquisition consultant understands the importance and addresses three critical issues in your acquisition of right of way:

- Deliver the right of way on-time to meet the letting
- Manage the acquisition risks, including the cost of condemnation litigation
- Compliance with land acquisition policies and procedures and FWHA policies that effect the certification and funding of your project.

CRITICAL ISSUE 1: DELIVER THE RIGHT-OF-WAY ON-TIME TO MEET LETTING

Delivery of right of way on-time keeps the project on its letting schedule. We understand that nothing is more important to the LPA. Santacruz Land Acquisitions knows delays can impact the project budget, cause scheduling conflicts with potential contractors and affect other economic factors which govern the delivery of the overall infrastructure improvement program for the LPA.

Santacruz Land Acquisitions ("**Santacruz**") will work with the staff for the LPA and/or, Gewalt Hamilton Associates, Inc. Engineer for the LPA, ("Consultant") to develop a land acquisition plan for the reconstruction of Wolf Road from Palatine Frontage Road to Old Willow Road (the "Project") to assure that the goals are met.

Our solution is to assemble a team of industry leading right-of-way professionals that have years of experience working on land acquisition projects with the understanding of what needs to be done to complete an acquisition on time.

CRITICAL ISSUE 2: MANAGE THE RIGHT-OF-WAY PROCESS & RISKS

With over twenty-five years working on land acquisition projects, Santacruz Land Acquisitions understands the workload associated with this project and the level of performance the LPA is seeking with this engagement. As such, we have assembled a team of professionals with vast experience in delivering right-of-way services for IDOT, the Tollway and other such agencies on various infrastructure projects.

Equally important as the scheduled letting is the acquisition budget for the Project. Our team will suggest ways to minimize impacts and reduce costs in challenging acquisitions. We will also work with the LPA to minimize the condemnation referrals that impact the budget for this Project. At the same, our team will quickly identify parcels in the very beginning of the process that have title issues that can only be resolved through condemnation so that the team can develop strategies on moving the land acquisition process forward.

Your land acquisition consultant needs to have knowledge of the legal requirements necessary to position an agency for a successful acquisition of the right-of-way.

Our solution is to compile extensive experience in law, real estate and civil engineering which gives us the ability to recognize issues and resolve them <u>before</u> they create bigger problems. Santacruz has over 25 years of providing right-of-way services including managing land acquisition projects of various sizes.

CRITICAL ISSUE 3: COMPLIANCE WITH GOVERNMENT REGULATIONS

All land acquisition services must be performed in accordance with the Uniform Relocation Assistance and Real Property Act. In addition, we are familiar with IDOT's land acquisition guidelines, policies and procedures.

Our solution is to apply our team's extensive collective decades of experience complying with federal and state laws and maximizing the team's knowledge of the land acquisition policies of IDOT.

ADDITIONAL COMPONENT OF OUR PROPOSAL: BEP UTILIZATION

Santacruz is a BEP with Central Management Services, a DBE with IDOT and an MBE with Cook County and the City of Chicago.

WHY SANTACRUZ LAND ACQUISITIONS?

As you review our proposal, you will see that the team that Santacruz Land Acquisitions has assembled is versatile, experienced and qualified to deliver the full scope of the land acquisition needs for the LPA. What sets apart our team is:

- Years of successful on-time delivery of right of way land acquisition services to various other agencies
- Diverse set of real estate acquisition disciplines including backgrounds in law and civil engineering
- Extensive experience with complex valuations and acquisitions
- Title review experience, including familiarity with all types of recorded documents affecting real estate and knowledge on how to the clear title
- Experience in reviewing plats and legal descriptions, as well as an ability to review and understand roadway construction plans
- Expertise with the Uniform Relocation Assistance and Real Property Act of 1970, as amended (Uniform Act), Illinois Eminent Domain Act (735 ILCS 30), IDOT Land Acquisition Guidelines.
- Familiarity with IDOT policies and procedures related to land acquisition and appraisals.

SUMMARY

With a long history of successful delivery of a variety of right of way projects on-time, within budget and to our client's satisfaction, we look forward to the opportunity to assist the LPA with its land acquisition needs.

COMPENSATION

Santacruz shall be entitled to the compensation as shown on the attached schedule. Our cost proposal, based on **five** (**5**) projected parcels of right-of-way, is as follows:

APPRAISALS:	**$15,000.00**.
REVIEW APPRAISALS:	**$7,500.00**.
NEGOTIATIONS:	**$15,000.00**.

As directed, **Santacruz** shall invoice the LPA or Consultant for any fees and charges related to the acquisitions including, without limitation, (i) the cost of the later date title commitments, (ii) the cost of title insurance policies obtained on the parcels to be acquired, (iii) the cost of recording any necessary documents to complete the conveyance and obtain clear title, (iv) lender's fees related to the processing of any partial releases needed to provide clear title, and (v) land trustee processing fees. **Santacruz** shall include $**600.00** per parcel for these charges. **Santacruz** shall pay any such fees and charges in excess of the $**600.00** per parcel allowance for which Santacruz Land Acquisitions shall be entitled to additional compensation in the amount of any such payments pursuant to a separate work order issued.

In fulfillment of its project management responsibilities, **Santacruz** will attend and/or participate in up to four (4) hours of meetings and conference calls for consultations on the project. This will include, without limitation, kick-off meetings, planning discussions, project strategy development and review of parcels with acquisition challenges.

Based on the projected total number of parcels of right-of-way to be acquired for the Project, the land acquisition negotiation services provided herein are offered at a cost not to exceed **$41,500.00** as follows (per the pricing schedule in Exhibit 3.a.):

Land Acquisition Services	**$37,500.00**
Project Management Services	**$1,000.00**
Estimated Direct Billable Expenses	**$3,000.00**

2 TECHNICAL APPROACH

Santacruz shall provide Right-of-Way Acquisition Services including, but not limited to:

- Project Management
- Appraisals
- Acquisition negotiations and settlements

In addition, as may be required in order to complete the processing of any parcel and subject to the approval in advance by the LPA, **Santacruz** can also provide specialty engineering reports and relocation assistance of displaced property owners. All services shall be performed at the direction of the LPA and in accordance with the policies and procedures of IDOT, as applicable, the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("Uniform Act"), as amended (49 CFR Part 24), the Illinois Eminent Domain Act (735 ILCS 30) ("Eminent Domain Act"), and the Illinois Code of Civil Procedure ("Code of Civil Procedure").

Santacruz Land Acquisitions agrees to perform the services as set forth herein. **This process has been the roadmap to many successful right-of-way projects. This Road Map will help us help you keep your project on schedule.**

LAND ACQUISITION CRITICAL PATH STEPS – "OUR ROAD MAP"

Task 1: Notice to Proceed

Our services start after authorization to proceed from the LPA and IDOT (as may be necessary).

Task 2: Kick-off Meeting

Santacruz will meet with the LPA and/or Consultant to discuss the Project, identify issues and develop any necessary strategies to assure the timely completion of the Project.

Task 3: Delivery and Review of Project Information

The LPA or Consultant will provide **Santacruz** with plats of highway, legal descriptions, the most recent title commitments and any other pertinent information regarding the property owner for each parcel assigned for acquisition. In addition, the LPA or Consultant will also provide **Santacruz** with a set of project plans, including, (i) plan and profile, (ii) drainage and utilities, (iii) pavement markings and (iv) cross sections.

Task 4: Introductory Notice to Owners

The appraiser will notify the property owner of the proposed taking and will invite the property owner to be present during the inspection by the appraiser.

Task 5: Appraisal

The appraiser shall make a detailed inspection of the properties and make such investigations and studies as are consistent with industry standard and necessary to derive sound conclusions for the preparation of appraisal reports. All appraisal work shall be completed within eight to ten weeks after commencement.

The Appraiser shall assist in analyzing and responding to valuation information provided by a property owner in support of a counter-offer.

As necessitated by a change of ownership, a revision to the right of way or for condemnation purposes, **Santacruz** will furnish and deliver updated or revised appraisals. Such requests may be pursuant to a separate work order.

Task 6: Review Appraisal

All appraisals will be reviewed by the review appraiser assuring that all items affecting the value of the property have been considered in the appraisal.

As necessitated by a change of ownership, a revision to the right of way or for condemnation purposes, **Santacruz** will furnish and deliver updated or revised reviews. Such requests may be pursuant to a separate work order.

Task 7: Negotiation and Acquisition

Santacruz shall commence negotiations after approval by the LPA of the appraisals and the amount of just compensation to be offered to the property owner.

Before contacting the property owner, **Santacruz** will prepare and send the introductory letter to the property owner on the LPA's letterhead.

Santacruz will present the property owner with an offer package, which shall contain the Offer to Purchase and other documents to assist the property owner with reviewing the right-of-way request.

Santacruz will make all reasonable efforts to complete the acquisition of the right-of-way from the property owner.

Santacruz will not have any authority to determine administrative settlements. **Santacruz** will consult with the LPA for approval of any counter offers and upon acceptance by the LPA of any such counter-offer, **Santacruz** will prepare the necessary documentation for administrative settlement.

Santacruz will review the title commitment provided for each parcel to determine the liens and encumbrances that will need to be addressed in order to complete the acquisition process for the LPA.

If, during its discussions with the property owner, errors in the plans are discovered or the property owner requests design changes, **Santacruz** will immediately notify LPA or Consultant with this information. At any time during negotiations for situations involving design changes, errors in plans or for any other reason, if requested by LPA or Consultant, **Santacruz** will cease negotiations on certain parcels until corrected information or further instruction is provided to **Santacruz**.

Upon successful negotiations with the property owner, **Santacruz** will prepare all necessary conveyance documents in order to complete the acquisition and obtain title approval for the property. **Santacruz** will submit the completed parcel file with original conveyance documents, any documents necessary for title clearance, the Negotiator's Log documenting all negotiation activities, copies of all correspondence with the property owner, title commitments, plats, and all other documentation as required by the LPA and IDOT (as necessary).

Task 7: Project Management

Santacruz Land Acquisitions shall appoint a Project Manager for this project. The Project Manager will provide proposed project time-line with milestones on delivery. The Project Manager will coordinate all deliverables, keep project on schedule and maintain the channels of communication with the LPA.

The Project Manager will attend project kick-off meetings and project status meetings. In addition, when needed, the Project Manager will review construction plans and provide comments.

The Project Manager shall provide QA/QC oversight for this contract. Santacruz Land Acquisitions has a very strong commitment to QA/QC for all its projects. In addition to monthly status reports prepared for our clients in which we review the progress of each parcel, Santacruz Land Acquisitions meets on a bi-weekly basis with its production team to assure that projects are on schedule and proceeding to letting.

The paralegal team at Santacruz Land Acquisitions reviews every title commitment to alert the negotiator of title concerns and to prepare for title clearance. Also, all conveyance documents prepared by the paralegals are reviewed by the head paralegal and/or the negotiator. Finally, all final packages of settled or condemned parcels are compiled using QA/QC checklist and reviewed by the Project Manager to assure proper completion.

Condemnation Support

Santacruz understands that appearances in court and/or pretrial conferences, which may include depositions, and preparation for litigation or pre-trial conferences may be required by the LPA so that it may complete the acquisition of the property through condemnation.

In the event, after making every reasonable effort to contact and negotiate with a property owner, **Santacruz** is unable to obtain a settlement for the acquisition of the right-of-way, **Santacruz** shall refer the parcel to the LPA for acquisition by condemnation.

In such case, at the request of the LPA or its trial counsel, the Appraiser assigned to appraise the parcel shall make any such appearances or complete such preparation work in order to assist with this process. In addition, at the request of the LPA or its trial counsel, the Negotiator assigned to negotiate the parcel shall make any such appearances or complete such preparation work in order to assist with this process. Such requests for trial appearances or condemnation support will be pursuant to a separate work order.

PERSONNEL

The experience and talent of the right of way professionals that make up the team for **Santacruz** will, to a large extent, be the basis for the success of keeping this Project on-time and within budget. **Santacruz** brings over twenty-five years of right of way acquisition experience. Santacruz has worked on thousands of acquisition parcels for ISTHA, IDOT, Cook, Kane, Lake, and Will Counties. We have also worked for numerous township and municipalities. **Santacruz** has years of experience handling some of the most complex land acquisition transactions.

The **Santacruz** staff includes two negotiators and two paralegals with years of experience in acquiring a variety of right-of-way parcels.

PRIOR EXPERIENCE

Santacruz Land Acquisitions was founded in 1992 and has grown to be one of the most dependable right-of-way negotiation firms in Illinois. **Santacruz** has been providing comprehensive right-of-way solutions, including negotiation activities and the coordination of the valuations of parcels for various public agencies.

3 EXHIBITS

a. Pricing Schedule

b. BEP Certification

c. Team Resumes

d. References & Letters of Recommendation

Compensation for Services

Appraisal Services (per parcel)

Appraisals	$3,000.00
Revision to appraisal due to change in ROW or plans[1]	$1,500.00 - $4,000.00

Review Appraisal Services (per parcel)

Review Appraisals	$1,500.00
Revision to review appraisal due to change in ROW or plans[1]	$900.00 - $2,000.00

Negotiation Services (per parcel)

Negotiation and acquisition services for Right of Way including, without limitation, documentation of conveyance of property interest	$3,000.00
Additional negotiations due to change in ownership or plans[1]	$1,900.00 - $3,500.00

Witness Services (if applicable)

Rate for each ½ day in pretrial conference or in court for Negotiator[1]	$1,000.00
Rate for each ½ day in pretrial conference or in court for Appraiser[1]	$1,000.00
Hourly rate for consultation not otherwise specifically provided for herein	$250.00

Title Services (if applicable)

Later date commitment – In addition to actual recording costs + Administrative fee	$25.00
Title insurance policies – In addition to actual recording costs + Administrative fee	$25.00
Recording of Documents – In addition to actual recording costs + Administrative fee	$25.00
Copies of recorded documents – In addition to actual copying costs & research fees + Administrative fee	$25.00

[1] May requires supplemental work order.

BEP CERTIFICATION

Illinois Department of Transportation

Office of Business & Workforce Diversity
2300 South Dirksen Parkway / Springfield, Illinois 62764

May 7, 2021

CERTIFIED-RETURN RECEIPT REQUESTED

Mr. J. Steve Santacruz
Santacruz Associates, Ltd.
dba Santacruz Land Acquisitions
222 Northfield Rd., Ste. 201
Northfield, IL 60093

Dear Mr. Santacruz:

The Illinois Department of Transportation (IDOT) has approved the *No Change Affidavit* for Santacruz Associates, Ltd. dba Santacruz Land Acquisitions and determined that the firm continues to meet DBE eligibility standards to perform work towards DBE goals.

To remain certified and in good standing, you must annually submit a *No Change Affidavit.* Your firm's next affidavit is due on **May 1, 2022**. IDOT will send an affidavit form 60 days prior to that date.

Should the submitted information change, you are required to notify IDOT's Bureau of Small Business Enterprises within 30 days of the change.

Note: Pursuant to 49 CFR Part 26.83(i), whenever there is a change in circumstances affecting your firm's eligibility status, your firm must provide written notification to IDOT within 30 days of the occurrence of the change. If you fail to make timely notification, it may result in the loss of your firm's certification.

If you have any questions, please contact the Bureau of Small Business Enterprises at (217) 782-5490.

Sincerely,

Tony L. Day

Tony L. Day, Manager
DBE Certification Section
Bureau of Small Business Enterprises

Illinois Department of Transportation

Santacruz Associates, Ltd.

is hereby certified as a

Disadvantaged Business Enterprise

This certificate is valid under current firm ownership and operational control only and supercedes any authorization or listing previously issued.

Ann L. Schneider

Ann L. Schneider
Acting Secretary
Illinois Department of Transportation

Carol Lyle

Carol Lyle
Bureau Chief
Bureau of Small Business Enterprises

Effective the 26^{th} day of July 2011

OFFICE OF CONTRACT COMPLIANCE
JACQUELINE GOMEZ
DIRECTOR
118 N Clark Street • Chicago, Illinois 60602 • (312) 603-5502

December 5, 2014

Mr. J. Steve Santacruz, President
Santacruz Associates, Ltd.
2650 Valor Drive
Glenview, IL 60026

Dear Mr. Santacruz,

Cook County Board President Toni Preckwinkle and City of Chicago Mayor Rahm Emanuel have launched a reciprocal Minority and Women Business Enterprise initiative. This initiative will allow your business to be certified by either the County or City, and have that certification apply to both agencies. This combined effort by the County and City will lessen the financial burden and streamline the certification process by providing a "one stop shop" for MBE/WBEs interested in participating in County and City procurement opportunities.

Santacruz Associates, Ltd. is currently certified by the City of Chicago as a **MBE**.

This letter is to notify you that your designated Host Agency will be the City of Chicago and your M/WBE certification will be recognized for Cook County contracts, provided that your status with the City of Chicago's M/WBE Program remains in good standing. As such, you will no longer be required to submit your annual No Change Affidavit to Cook County Government.

Please note that if you are currently certified with the City of Chicago in a *non-construction* area i.e., professional services or goods, the County Code requires that you do not exceed 1.) the S.B.A. Size Standards and, 2.) Personal Net Worth standards of approximately $2MM. If you are a non-construction firm and wish to participate as an MBE/WBE in an upcoming County contract, you must submit an affidavit regarding your Size and Personal Net Worth at the time of the bid. You can download the affidavit from www.cookcountyil.gov/contractcompliance.

If you have further questions and/or comments, please contact Lisa Alexander at 312-603-5513.

Sincerely,

Lisa Alexander
Lisa Alexander
Deputy Director

DEPARTMENT OF PROCUREMENT SERVICES

CITY OF CHICAGO

MAY 0 3 2019

J. Steve Santacruz
Santacruz Associates, Ltd. dba Santacruz Land Acquisition
222 Northfield Rd., Suite 201
Northfield, IL 60093

Dear Mr. Santacruz:

We are pleased to inform you that **Santacruz Associates, Ltd. dba Santacruz Land Acquisition** has been recertified as a **Minority-Owned Business Enterprise ("MBE")** by the City of Chicago ("City"). This **MBE** certification is valid until **1/15/2024**; however your firm's certification must be revalidated annually. In the past the City has provided you with an annual letter confirming your certification; such letters will no longer be issued. Therefore, we require you to be even more diligent in filing your **annual No-Change Affidavit 60 days** before your annual anniversary date.

It is now your responsibility to check the City's certification directory and verify your certification status. As a condition of continued certification during the five year period stated above, you must file an annual No-Change Affidavit. Your firm's **annual No-Change Affidavit** is due by **1/15/2020, 1/15/2021, 1/15/2022, and 1/15/2023.** Please remember, you have an affirmative duty to file your **No-Change Affidavit 60 days** prior to the date of expiration. Failure to file your annual No-Change Affidavit may result in the suspension or rescission of your certification.

Your firm's five year certification will expire on **1/15/2024**. You have an affirmative duty to file for recertification **60 days** prior to the date of the five year anniversary date. Therefore, you must file for recertification by **11/15/2023.**

It is important to note that you also have an ongoing affirmative duty to notify the City of any changes in ownership or control of your firm, or any other fact affecting your firm's eligibility for certification **within 10 days** of such change. These changes may include but are not limited to a change of address, change of business structure, change in ownership or ownership structure, change of business operations, gross receipts and or personal net worth that exceed the program threshold. Failure to provide the City with timely notice of such changes may result in the suspension or rescission of your certification. In addition, you may be liable for civil penalties under Chapter 1-22, "False Claims", of the Municipal Code of Chicago.

Please note – you shall be deemed to have had your certification lapse and will be ineligible to participate as a **MBE** if you fail to:

- File your annual No-Change Affidavit within the required time period;

ic

- Provide financial or other records requested pursuant to an audit within the required time period;
- Notify the City of any changes affecting your firm's certification **within 10 days** of such change; or
- File your recertification within the required time period.

Please be reminded of your contractual obligation to cooperate with the City with respect to any reviews, audits or investigation of its contracts and affirmative action programs. We strongly encourage you to assist us in maintaining the integrity of our programs by reporting instances or suspicions of fraud or abuse to the **City's Inspector General at chicagoinspectorgeneral.org, or 866-IG-TIPLINE (866-448-4754).**

Be advised that if you or your firm is found to be involved in certification, bidding and/or contractual fraud or abuse, the City will pursue decertification and debarment. In addition to any other penalty imposed by law, any person who knowingly obtains, or knowingly assists another in obtaining a contract with the City by falsely representing the individual or entity, or the individual or entity assisted is guilty of a misdemeanor, punishable by incarceration in the county jail for a period not to exceed six months, or a fine of not less than $5,000 and not more than $10,000 or both.

Your firm's name will be listed in the City's Directory of Minority and Women-Owned Business Enterprises in the specialty area(s) of:

NAICS Code(s):
531390- Consultants, Real Estate (Except Appraisers), Offices

Your firm's participation on City contracts will be credited only toward **MBE** goals in your area(s) of specialty. While your participation on City contracts is not limited to your area of specialty, credit toward goals will be given only for work that is self-performed and providing a commercially useful function that is done in the approved specialty category.

Thank you for your interest in the City's Minority, Women, Veteran-Owned Business Enterprise and Business Enterprise Owned or Operated by People with Disabilities (MBE/WBE/VBE/BEPD) Program.

Sincerely,

Shannon E. Andrews
Chief Procurement Officer

SEA/fn

CMS
ILLINOIS JB Pritzker, Governor
DEPARTMENT OF CENTRAL MANAGEMENT SERVICES
Janel L. Forde, Acting Director

February 26, 2020
Certification Term Expires: February 26, 2021

J. Steve Santacruz
Santacruz Associates, Ltd. DBA Santacruz Land Acquisitions
Suite 201
Suite 206
Northfield, IL 60093

Re: Minority Business Enterprise (MBE)
Dear J. Steve Santacruz:

Congratulations! After reviewing the information that you supplied, we are pleased to inform you that your firm has been granted certification as a Minority Business Enterprise (MBE) under the Business Enterprise Program (BEP) for Minorities, Females, and Persons with Disabilities

This certification is in effect with the State of Illinois until the date specified above. Please note that you have been granted certification under the Recognition Application because you are certified with one of our partner organizations and, as such, must recertify each year.

At least 15 days prior to the anniversary date of your certification, you will be notified by BEP through email to update your certification as a condition of continued certification. It is your responsibility to ensure that the contact email address listed in the system is accurate and up to date and that the email account is checked regularly so that you do not miss any important notifications. In addition, should any changes occur in ownership and/or control of the business, in the business' certification status with the partner organization, or other changes affecting the firm's operations, you are required to notify BEP within two weeks. Failure to notify our office of changes will result in decertification of your firm

Your firm's name will appear in the State's Directory as a certified vendor with the Business Enterprise Program in the specialty area(s) of:

NIGP 95883: REAL ESTATE MANAGEMENT SERVICES, INCLUDING LISTING, SALES AND BROKER SERVICES

Your firm will only show up in the database of BEP-certified vendors the NIGP codes listed above, so PLEASE REVIEW THE LIST CAREFULLY TO ENSURE THAT ALL RELEVANT NIGP CODES ARE INCLUDED.

Also, please be advised that this certification does not guarantee that you will receive a State contract. Please visit the Vendor Registration page on www.opportunities.illinois.gov and be sure to register with each of the Procurement Bulletins listed so that you are notified of upcoming solicitations in your NIGP codes. Certification with the Business Enterprise Program does not ensure you receive notifications; you must also register with the Procurement Bulletins.

Thank you for your participation in the Business Enterprise Program. We welcome your participation and wish you continued success.

Sincerely,

Carlos Gutiérrez
Certification Manager
Business Enterprise Program

TEAM RESUMES

Javier Steve Santacruz

Role:
President/
Right of Way Consultant

Years of Experience: *25+*

Education:
Juris Doctorate
DePaul University Law, 2015
B. S. in Accounting
DePaul University, 1983

Professional Credentials:
International Right of Way Association

Mr. Santacruz has spent his career as a real estate professional working as a controller for VMS Realty Partners and general counsel of Continental Offices. He has extensive experience in lease negotiation, property management, debt restructuring, acquisitions/dispositions and the development of real estate investment vehicles.

For the past twenty years, Mr. Santacruz has been providing right-of- way services for a variety of governmental agencies. He has assisted on planning of right-of-way during plan development stages, as well as worked as a right-of-way agent in the acquisition and facilitation of right- of-way necessary for the completion of a project. He has extensive experience working with the Illinois Department of Transportation and the Illinois State Toll Highway Authority gaining a thorough understanding of the policies and procedures of those agencies in meeting their right-of-way requirements. Representative project experience includes:

- O'Hare Modernization Program, O'Hare Airport expansion for the City of Chicago – Right-of-Way Agent. Completed the acquisition or referral for condemnation of over 300 parcels in a seven month period. Coordinated the acquisition process with relocation agents assigned to provide relocation benefits to displaced property owners under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

- Washington Street in Lake County, Illinois, Lake County Division of Transportation – Right-of-way Agent. Engaged to provide negotiation/acquisition and appraisal services for 135 parcels over a 2.5 mile corridor. Project involved roadway widening and a grade separation of METRA rails from the roadway.

- Grand Avenue Grade Separation, Grand Avenue Railroad Relocation Authority, Franklin Park, Illinois – Right-of-way Agent. Provided negotiation services and facilitated acquisition of over eighty parcels of right-of-way necessary to complete a rail-road grade separation along Grand Avenue in Franklin Park involving the Soo Line Railroad, CP Rail Systems, Wisconsin Central and Indiana Harbor Belt Railroad.

- I57 and I294 Interchange, Illinois State Toll Highway Authority – Right-of-Way Agent. Engaged to provide a combination of negotiation/acquisition and appraisal services for over one hundred parcels for the construction of an interchange connecting two major interstates.

Jonathan Abplanalp

Mr. Abplanalp is in his eighth year providing right-of-way services for a variety of governmental agencies. He has worked as a right-of-way agent in the acquisition and facilitation of right-of-way necessary for the completion of a project. Prior to becoming an IDOT-approved Fee Negotiator, Mr. Abplanalp worked for Santacruz Land Acquisitions as a Right of Way Administrative Assistant. Representative project experience includes:

Role:
Vice-President/
Right of Way Consultant

Years of Experience: *8+*

Education:
B. S. in Architectural Studies
University of Illinois, 2011

Professional Credentials:
International Right
of Way Association

- Weiland Road in Lake County, Illinois, Lake County Division of Transportation – Right-of-way Agent. Assisted in negotiation of 48 parcels over a two mile corridor. Project involved several relocations of residences.
- IL 31 in Carpentersville, Illinois, Village of Carpentersville – Right- of-way Agent. Assisted in negotiation of 40 parcels for major intersection reconfiguration. Project involved two relocations of businesses.
- Ohio Street at BNSF Railway Crossing in Aurora for City of Aurora – Right-of-Way Agent. Engaged to provide negotiation/acquisition services for 14 parcels. Project involved a grade separation of railroad from the roadway.
- Washington Street in Lake County, Illinois, Lake County Division of Transportation – Right-of-way Agent. Assisted in negotiation of 135 parcels over a 2.5 mile corridor. Project involved roadway widening and a grade separation of METRA rails from the roadway.
- Lake Cook Road in Lake County & Cook County, IL – Right-of-way Agent. Assisted in negotiation and facilitated acquisition of 48 parcels of right-of-way for major reconstruction of Lake Cook Road. Parcels were acquired on behalf of Lake County, Cook County, and the Illinois Department of Transportation.
- IL 72 at Big Timber Road in Kane County for Illinois Department of Transportation – Right-of-way Agent. Provided negotiation services and facilitated acquisition of eight parcels of right-of-way necessary for the reconstruction of intersection of IL 72 and Big Timber Road.
- Plum Grove Road in Schaumburg, IL for Village of Schaumburg – Right-of-way Agent. Provided negotiation services and facilitated acquisition of 25 parcels of right-of-way necessary to reconstruct 2 sections of Plum Grove Road. One section included the installation of a roundabout.
- National Parkway in Schaumburg, IL for Village of Schaumburg – Right-of-way Agent. Provided negotiation services and facilitated acquisition of 17 parcels of right-of-way necessary to reconstruct National/State Parkway. Project consisted of reduced traffic lanes and the addition of a bike lane.

Tommy Ball

Mr. Ball has two years of experience providing right-of-way services to government agencies. He has worked as a right-of-way agent in the acquisition and facilitation of right-of-way necessary for the completion of a project. Mr. Ball is a licensed Attorney and earned his RWA designation from the International Right of Way Association. Prior to becoming an IDOT-approved Fee Negotiator, Mr. Ball has a range of experience in the infrastructure industry, having served as a clerk for the Federal Maritime Commission. Mr. Ball has presented on Right-of-Way negotiations for the IRWA's young professional section. Representative experience includes:

- Gilmer Road and Midlothian Road in Mundelein, IL, Lake County- Right-of-Way Agent. Negotiated 18 parcels as part of the intersection improvement project. Parcels included residential and commercial properties.
- Wolf Road Improvement Project in Wheeling, IL, IDOT. – Right-of Way-Agent. Negotiated 17 parcels on behalf of the Illinois Department of Transportation, including some where the property owner's primary language was Spanish.
- Old Orchard Road in Skokie, IL, Cook County – Right-of-Way Agent. Negotiated 3 parcels for the improvement of the I-94 ramp at Old Orchard Road.
- US 20 in Marengo, IL, Illinois, IDOT – Right-of-Way Agent. Negotiated 13 parcels as part of IDOT's improvement project along the corridor. Work required clearing title on cross access agreements.
- Annie Glidden Road in DeKalb, IL, City of DeKalb – Right of Way Agent. Negotiated 2 farm parcels and completed the negotiations and submitted the paperwork within the 6 weeks between the assignment date and the letting date.
- Gary Avenue Multi-Use Path in Carol Stream and Bloomington IL, DuPage County. Right of Way Agent. Negotiated 7 parcels as part of a project to build a bike path along Gary Avenue in DuPage County.
- 14th Street in Waukegan and North Chicago, IL, Lake County – Negotiator in Training and paralegal. Assisted in the negotiation of 20 parcels, including performing meetings with both English and Spanish speaking Property Owners.

Role:
Right of Way Consultant

Years of Experience: *2+*

Education:
Juris Doctorate
Georgetown University Law Center, 2015
B.A. magna cum laude Mathematics
Wabash College, 2012

Professional Credentials:
International Right of Way Association – Right of Way Agent
Licensed to Practice Law (IL)

Languages:
Spanish

Javi Santacruz

From: Powers, Tom <tjp@vniles.com>
Sent: Monday, November 25, 2019 8:34 AM
To: Javi Santacruz
Cc: Jonathan Abplanalp; Tommy Ball; 'Stephen Sugg (ssugg@cbbel.com)'; Rado II, Robert; Braun, Fred; 'Michael Kerr'
Subject: RE: Project Certification : Niles : Howard St. : R-55-001-97 : 13-00116-00-TL

Dear CBBEL and Santa Cruz Teams,

I want to offer the heartfelt thanks of the Village of Niles for making this happen. When we awarded the design contract we knew that meeting this schedule was a big ask and was the result of a situation that none of us created.

You all rose to the occasion and the Village is very thankful for the effort provided. Truly an accomplishment.

Thank you,

Thomas Powers, PE
Village Engineer
Department of Public Works
6849 Touhy Avenue
Niles, IL 60714-3174
847-588-7900
847-588-7950 fax
tjp@vniles.com

THE VILLAGE OF
NILES
It's possible here

TranSystems

1475 E. Woodfield Road
Suite 600
Schaumburg, IL 60173
Tel 847-605-9600
Fax 847-605-9610

www.transystems.com

October 16, 2014

Mr. Steve Santacruz
2650 Valor Drive
Glenview, IL 60026

Reference: Washington Street
11-00121-11-BR
Lake County, IL

Dear Mr. Santacruz:

I would like to commend you for your efforts in ensuring that the Washington Street Underpass project could remain on the November 2014 letting. Your close coordination with Lake County Division of Transportation, Wisconsin Central Railroad, and Illinois Department of Transportation did not go unrecognized and is truly appreciated.

Very truly yours,

TranSystems Corporation

Todd S. Bright, PE
Vice President

Division of Transportation

Paula J. Trigg, P.E.
Director of Transportation/County Engineer

600 West Winchester Road
Libertyville, Illinois 60048-1381
Phone (847) 377-7400
Fax (847) 984-5888

July 18, 2013

Santacruz Land Acquisitions
2650 Valor Drive
Glenview, IL 60026

Dear Mr. Santacruz,

Let me take this opportunity to express our appreciation to you for the land acquisition services that your firm recently completed on our behalf for the Washington Street improvement in the Villages of Round Lake and Round Lake Park.

This project presented a number of challenges, not the least of which was to complete a total of 86 separate property acquisitions while following a very aggressive project schedule. You consistently demonstrated the ability to identify and solve issues without delay and to communicate effectively with all parties. Most importantly, our residents were treated fairly and honestly by you throughout the negotiation process. Your approach produced the needed results and was key to meeting our project objectives.

Thank you once again for representing our agency in such a professional and competent manner and for helping us to serve the best interests of the people of Lake County.

Sincerely,

Paula J. Trigg, P.E.
Director of Transportation/County Engineer

July 19, 2013

Mr. Steve Santacruz
Santacruz Land Acquisitions
2650 Valor Drive
Glenview, IL 60026

Re: Land Acquisition Services
Washington Street Reconstruction
Lake County Division of Transportation

Dear Steve:

We appreciate your service and dedication that contributed towards the successful outcome of the design process and achievement of the target letting for the Washington Street Reconstruction in Lake County. This project involved the acquisition of 86 parcels, and your work and perseverance allowed us to have the parcels certified in time for the County's targeted IDOT letting. Your close coordination with our designers and appraisers also ensured that all commitments were followed through, whether they were design or compensation related. This was a challenging project that involved close coordination with Lake County, IDOT and local municipalities. Santacruz Land Acquisitions expertise was a key element to the success of this project.

Very truly yours,

Jonathan R. Vana, P.E.
Director of Design Services
Civiltech Engineering, Inc.

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PATRICK ENGINEERING

July 18, 2013

Mr. Steve Santacruz
Santacruz Land Acquisitions
2650 Valor Drive
Glenview, IL 60026

Re: Illinois Route 47 at Waubonsee Drive Intersection Safety Improvement Project

Dear Mr. Santacruz:

The purpose of this letter is to express my thank you to Santacruz Land Acquisitions and your excellent right-of-way land acquisition services on our recent Illinois Route 47 at Waubonsee Drive safety improvement project for Waubonsee Community College. Over the past few years, several fatalities have occurred at the subject intersection, and Waubonsee Community College was eager to complete the construction of this project during the 2013 season. With only two months to complete the appraisals and negotiations and acquire the land for three parcels, you were able to successfully perform this work, and we met the June letting date that was sought by the College.

In addition, we continue to appreciate the hard work on the ongoing Washington Street reconstruction project for the Lake County Division of Transportation. Of the 60+ parcels to be acquired, you have successfully negotiated with several parties who were contentious from the beginning of the project, and have helped move this project forward.

We look forward to future successful projects working together with Santacruz Land Acquisitions.

Sincerely,

PATRICK ENGINEERING INC.

John A. Heim, P.E., PTOE
Project Manager

BAXTER & WOODMAN
Consulting Engineers

July 19, 2013

Mr. J. Steve Santacruz
Santacruz Land Acquisitions
2650 Valor Drive
Glenview, Illinois 60026

Dear Steve:

Baxter & Woodman, Inc. would like to thank you and express our satisfaction with the quality of work performed by your firm. The members of the Santacruz team are knowledgeable in right of way land acquisition services and have consistently completed assignments on time and within our established budgets.

Baxter & Woodman and Santacruz have teamed together on numerous projects over the past five years. I would particularly like to thank you for your hard work and commitment in performing Appraisal and Negotiation services on our most recent Village of Glenview: Illinois Route 43 (Waukegan Road) project. While working within a very tight project schedule and also with many complicated issues on numerous properties, we were able to obtain right of way certification and project approvals on schedule, allowing us to meet the Village's expected project letting date. Your problem solving abilities, and also your firm's knowledge of and experience with the IDOT right of way process were invaluable on the project.

We look forward to working together with you soon.

Very truly yours,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

John V. Ambrose

John V. Ambrose, PE
Vice President

JVA:df

8678 Ridgefield Rd
Crystal Lake, IL 60012
815.459.1260
Fax 815.455.0450
www.baxterwoodman.com

10A

6/28/2021

Checks		
General Fund	**$**	**83,755.11**
Motor Fuel Tax Fund		**-**
Palatine/Milwaukee Tax Increment Financing District		**-**
Tourism District		**29,762.28**
Development Fund		**-**
Drug Enforcement Agency Fund		**888.50**
Solid Waste Fund		**-**
Special Service Area #1		**-**
Special Service Area #2		**-**
Special Service Area #3		**-**
Special Service Area #4		**-**
Special Service Area #5		**-**
Special Service Area #8 - Levee Wall #37		**35.10**
Special Service Area-Constr#6(Water Main)		**-**
Special Service Area-Debt#6		**-**
Capital Improvements		**8,114.00**
Palatine Road Tax Increment Financing		**-**
Road Construction		**-**
Road Construction Debt		**-**
Water Fund		**25,204.80**
Parking Fund		**253.35**
Sanitary Sewer Fund		**3,384.88**
Road/Building Bond Escrow		**-**
TOTAL	**$**	**151,398.02**
Wire Payments		
6/17/21 POLICE PENSION FUNDING		**84,352.79**
06/18/21 PAYROLL		**170,036.63**
	$	**405,787.44**

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
AFLAC	040453	JUL 21 AFLAC	06/09/2021	01-000-2031	401.66	.00	
Total AFLAC:					401.66	.00	
ALAN THIBEAULT	SPRING 2021	TUITION REIMBURSEMENT	06/14/2021	01-360-5340	4,450.00	.00	
Total ALAN THIBEAULT:					4,450.00	.00	
APPLIED CONCEPTS INC	385415	ANTENNA MOUNT	06/04/2021	01-360-5710	201.15	.00	
Total APPLIED CONCEPTS INC:					201.15	.00	
ARLINGTON HEIGHTS FORD IN	21040H	SQUAD PARTS	06/16/2021	01-350-5020	95.86	.00	
ARLINGTON HEIGHTS FORD IN	21044H	SQUAD PARTS	06/16/2021	01-350-5020	363.55	.00	
Total ARLINGTON HEIGHTS FORD INC.:					459.41	.00	
ARROW ROAD CONSTRUCTIO	27594	ROAD PATCH	06/10/2021	01-350-5634	107.80	.00	
Total ARROW ROAD CONSTRUCTION CO.:					107.80	.00	
ATLAS BOBCAT LLC	BS2056	BOBCAT OIL LINE	06/09/2021	01-350-5610	68.87	.00	
Total ATLAS BOBCAT LLC:					68.87	.00	
AZAVAR AUDIT SOLUTIONS	153570	AUG 21 CABLE AUDIT	06/01/2021	01-125-3350	81.12	.00	
AZAVAR AUDIT SOLUTIONS	153571	AUG 21 ELECTRIC AUDIT	06/01/2021	01-105-3010	90.54	.00	
Total AZAVAR AUDIT SOLUTIONS:					171.66	.00	
CARDMEMBER SERVICE	05/20/21	MAYOR WORK BREAKFAST RIS	05/20/2021	01-310-5300	34.80	.00	
CARDMEMBER SERVICE	05/20/21	TACTICAL BOPOD AMAZON	05/20/2021	01-360-5740	226.99	.00	
CARDMEMBER SERVICE	05/20/21	OFFICE CHAIR AMAZON	05/20/2021	01-360-5710	101.99	.00	
CARDMEMBER SERVICE	05/20/21	PHONE FAX LONG DISTANCE A	05/20/2021	01-320-5410	630.13	.00	
CARDMEMBER SERVICE	05/20/21	SCADA LINE AT&T	05/20/2021	51-300-5410	73.12	.00	
CARDMEMBER SERVICE	05/20/21	ZOOM	05/20/2021	01-310-5300	50.00	.00	
CARDMEMBER SERVICE	05/20/21	PD 4/7-5/6/21 COMCAST	05/20/2021	01-320-5410	321.35	.00	
CARDMEMBER SERVICE	05/20/21	AV EQUIP B&H	05/20/2021	01-310-7020	9.94	.00	
CARDMEMBER SERVICE	05/20/21	PW DATA 4/13-5/12/21 COMCAS	05/20/2021	01-350-5104	243.35	.00	
CARDMEMBER SERVICE	05/20/21	AV EQUIP B&H	05/20/2021	01-310-7020	119.98	.00	
CARDMEMBER SERVICE	05/20/21	AV EQUIP B&H	05/20/2021	01-310-7020	101.96	.00	
CARDMEMBER SERVICE	05/20/21	AV EQUIP B&H	05/20/2021	01-310-7020	47.43	.00	
CARDMEMBER SERVICE	05/20/21	AV EQUIP NEWEGG	05/20/2021	01-310-7020	1,189.00	.00	
CARDMEMBER SERVICE	05/20/21	POSTAGE USPS	05/20/2021	01-320-5200	5.00	.00	
CARDMEMBER SERVICE	05/20/21	METRA SERVICE 4/16-5/15/21 C	05/20/2021	52-300-5410	153.35	.00	
CARDMEMBER SERVICE	05/20/21	AV EQUIP B&H	05/20/2021	01-310-7020	133.93	.00	
CARDMEMBER SERVICE	05/20/21	CH 4/22-5/21/21 COMCAST	05/20/2021	01-320-5410	258.35	.00	
CARDMEMBER SERVICE	05/20/21	SCADA 4/28-5/27/21 COMCAST	05/20/2021	51-300-5410	157.90	.00	
CARDMEMBER SERVICE	05/20/21	landscape trim supplies AMAZON	05/20/2021	01-350-5650	119.80	.00	
CARDMEMBER SERVICE	05/20/21	HAND SOAP	05/20/2021	01-350-5710	69.98	.00	
CARDMEMBER SERVICE	05/20/21	BATTERY CHARGER AMAZON	05/20/2021	01-350-5020	119.80	.00	
CARDMEMBER SERVICE	05/20/21	landscape trim supplies AMAZON	05/20/2021	01-350-5650	63.80	.00	
CARDMEMBER SERVICE	05/20/21	WATER LINE HOSECRAPFT	05/20/2021	51-300-5050	916.83	.00	

Vendor Name	Invoice Number	Description	Invoice Date	GL Account Number	Net Invoice Amt	Amount Paid	Date Paid
CARDMEMBER SERVICE	05/20/21	LEVEE 37 SIGNS AMAZON	05/20/2021	28-300-5710	35.10	.00	
CARDMEMBER SERVICE	05/20/21	GRINDER PARTS AMAZON	05/20/2021	01-350-5610	301.23	.00	
CARDMEMBER SERVICE	05/20/21	CUCS + CERTIFICATION ISA	05/20/2021	01-350-5310	285.00	.00	
CARDMEMBER SERVICE	05/20/21	VEHICLE TRACK BOUNCIE	05/20/2021	01-350-7025	16.00	.00	
CARDMEMBER SERVICE	05/20/21	DOOR CLOSER AMAZON	05/20/2021	01-350-5710	229.10	.00	
CARDMEMBER SERVICE	05/20/21	VIDEO PARTS	05/20/2021	01-350-5700	72.39	.00	
CARDMEMBER SERVICE	05/20/21	EYE WASH STATION AMAZON	05/20/2021	51-300-5000	53.98	.00	
CARDMEMBER SERVICE	05/20/21	CREDIT CARD FEES	05/20/2021	01-320-5430	381.16	.00	
Total CARDMEMBER SERVICE:					6,522.74	.00	
CHICAGO NORTH SHORE CVB	5377	NSHORE CONVESTION/VISITO	07/01/2021	13-300-5310	28,644.30	.00	
Total CHICAGO NORTH SHORE CVB:					28,644.30	.00	
CLINE PRINTING, LTD	96323	BUILDING INSPECTION FORMS	05/18/2021	01-340-5221	488.41	.00	
Total CLINE PRINTING, LTD:					488.41	.00	
COMED I	06/10/21-3040	218 Fairway 5/11-6/10/21	06/10/2021	51-300-5410	24.60	.00	
COMED I	06/10/21-4023	1250 RIVER 5/11-6/10/21	06/10/2021	13-300-5108	32.50	.00	
COMED I	06/10/21-7078	604 MILWAUKEE 5/11-6/10/21	06/10/2021	13-300-5108	28.36	.00	
Total COMED I:					85.46	.00	
CONSERV FS INC.	102018995	GASOLINE	06/03/2021	01-350-5751	2,747.03	.00	
Total CONSERV FS INC.:					2,747.03	.00	
COOK COUNTY TREASURER	2020-3	TRAFFIC SIGNAL MAINTENANC	10/03/2020	01-350-5031	1,313.25	.00	
COOK COUNTY TREASURER	2020-4	TRAFFIC SIGNAL MAINTENANC	01/03/2021	01-350-5031	1,313.25	.00	
Total COOK COUNTY TREASURER:					2,626.50	.00	
DACRA TECH LLC	DT 2021-05-35	MOS/MOV/ABC ANNUAL SUBSC	05/01/2021	01-360-5100	1,000.00	.00	
Total DACRA TECH LLC:					1,000.00	.00	
DE LAGE LANDEN FINANCIAL S	72774392	JUL 21 CH COPIER	06/06/2021	01-320-5220	832.72	.00	
Total DE LAGE LANDEN FINANCIAL SERVICES INC:					832.72	.00	
DELTA DENTAL OF ILLINOIS	1467122	JUL 21 HMO DENTAL	06/21/2021	01-360-4100	152.15	.00	
DELTA DENTAL OF ILLINOIS	1467123	JUL 21 RETIREE DENTAL	06/21/2021	01-370-4101	28.67	.00	
DELTA DENTAL OF ILLINOIS	1468734	JUL 21 PPO VISION	06/21/2021	01-320-4100	13.06	.00	
DELTA DENTAL OF ILLINOIS	1468734	JUL 21 PPO VISION	06/21/2021	01-340-4100	40.06	.00	
DELTA DENTAL OF ILLINOIS	1468734	JUL 21 PPO VISION	06/21/2021	01-360-4100	311.10	.00	
DELTA DENTAL OF ILLINOIS	1468734	JUL 21 PPO VISION	06/21/2021	01-350-4100	20.60	.00	
DELTA DENTAL OF ILLINOIS	1468734	JUL 21 PPO VISION	06/21/2021	01-370-4101	33.34	.00	
DELTA DENTAL OF ILLINOIS	1468751	JUL 21 HMO VISION	06/21/2021	01-360-4100	32.33	.00	
Total DELTA DENTAL OF ILLINOIS:					631.31	.00	
DES PLAINES MATERIAL & SUP	431154	ELAINE STORM PIPE	06/15/2021	01-350-5635	284.70	.00	
DES PLAINES MATERIAL & SUP	431154	ELAINE STORM PIPE	06/15/2021	01-350-5635	284.70	.00	
Total DES PLAINES MATERIAL & SUPPLY:					569.40	.00	

Vendor Name	Invoice Number	Description	Invoice Date	GL Account Number	Net Invoice Amt	Amount Paid	Date Paid
EL-COR INDUSTRIES INC	85498	SHOP SUPPLY HARDWARE	06/17/2021	01-350-5020	122.74	.00	
Total EL-COR INDUSTRIES INC:					122.74	.00	
FLEXSOURCE, LLC	22027	2021 PCOR FEE	06/02/2021	01-320-5100	100.00	.00	
Total FLEXSOURCE, LLC:					100.00	.00	
GEWALT HAMILTON ASSOCIAT	05/28/21	APR 21 ENGINEERING SERVIC	05/28/2021	01-320-5105	3,887.00	.00	
GEWALT HAMILTON ASSOCIAT	05/28/21	APR 21 ENGINEERING SERVIC	05/28/2021	01-320-5100	158.00	.00	
GEWALT HAMILTON ASSOCIAT	05/28/21	APR 21 ENGINEERING SERVIC	05/28/2021	01-320-5106	2,370.00	.00	
GEWALT HAMILTON ASSOCIAT	05/28/21	APR 21 ENGINEERING SERVIC	05/28/2021	01-320-5106	2,540.00	.00	
GEWALT HAMILTON ASSOCIAT	05/28/21	APR 21 ENGINEERING SERVIC	05/28/2021	30-550-7064	4,824.00	.00	
GEWALT HAMILTON ASSOCIAT	05/28/21	APR 21 ENGINEERING SERVIC	05/28/2021	01-320-5105	116.00	.00	
GEWALT HAMILTON ASSOCIAT	05/28/21	APR 21 ENGINEERING SERVIC	05/28/2021	53-500-7051	852.00	.00	
GEWALT HAMILTON ASSOCIAT	05/28/21	APR 21 ENGINEERING SERVIC	05/28/2021	53-500-7051	1,134.00	.00	
GEWALT HAMILTON ASSOCIAT	05/28/21	APR 21 ENGINEERING SERVIC	05/28/2021	01-320-5105	158.00	.00	
Total GEWALT HAMILTON ASSOCIATES INC.:					16,039.00	.00	
GUY M KARM	06/07/21	City ProCECUTOR MAR-APR	06/07/2021	01-324-5122	5,000.00	.00	
GUY M KARM	06/07/21-2	City Prosecuator may	06/07/2021	01-324-5122	1,500.00	.00	
Total GUY M KARM:					6,500.00	.00	
HMO ILLINOIS	06/16/21	JuL 21 HEALTH INSURANCE	06/16/2021	01-360-4100	5,091.81	.00	
Total HMO ILLINOIS:					5,091.81	.00	
ILLINOIS DEPARTMENT OF NAT	04/26/21	IDNR WILLOW RD REVIEW	04/26/2021	30-550-7064	3,290.00	.00	
Total ILLINOIS DEPARTMENT OF NATURAL RESOURCES:					3,290.00	.00	
ILLINOIS PUBLIC RISK FUND	65640	WC AUG 21 PREMIUM	06/14/2021	01-320-5530	258.56	.00	
ILLINOIS PUBLIC RISK FUND	65640	WC AUG 21 PREMIUM	06/14/2021	01-340-5530	323.20	.00	
ILLINOIS PUBLIC RISK FUND	65640	WC AUG 21 PREMIUM	06/14/2021	01-350-5530	1,551.36	.00	
ILLINOIS PUBLIC RISK FUND	65640	WC AUG 21 PREMIUM	06/14/2021	01-360-5530	10,342.40	.00	
ILLINOIS PUBLIC RISK FUND	65640	WC AUG 21 PREMIUM	06/14/2021	51-300-5530	323.20	.00	
ILLINOIS PUBLIC RISK FUND	65640	WC AUG 21 PREMIUM	06/14/2021	53-300-5530	129.28	.00	
Total ILLINOIS PUBLIC RISK FUND:					12,928.00	.00	
ILLINOIS RURAL WATER ASSO	30303	IRWA MEMBERSHIP 7/1/21-6/30/	05/18/2021	51-300-5310	508.00	.00	
Total ILLINOIS RURAL WATER ASSOCIATION:					508.00	.00	
ILLINOIS-AMERICAN WATER C	06/04/21-1674	1217 CAMP MCDONALD 5/1-5/2	06/04/2021	51-300-5412	20,058.46	.00	
Total ILLINOIS-AMERICAN WATER CO.:					20,058.46	.00	
IUOE LOCAL 150 ADMIN	#150 A 5/21/21	LOCAL 150 ADMIN DUES 5/21/2	05/21/2021	01-000-2050	325.38	325.38	06/14/2021
IUOE LOCAL 150 ADMIN	#150 A 5/7/21	LOCAL 150 ADMIN DUES 05/07/	05/07/2021	01-000-2050	325.38	325.38	06/14/2021
Total IUOE LOCAL 150 ADMIN:					650.76	650.76	
IUOE LOCAL 150 MEMBERSHIP	#150 M 5/21/21	LOCAL 150 MEMBERSHIP DUES	05/21/2021	01-000-2050	72.00	72.00	06/14/2021
IUOE LOCAL 150 MEMBERSHIP	#150 M 5/7/21	LOCAL 150 MEMBERSHIP DUES	05/07/2021	01-000-2050	72.00	72.00	06/14/2021

Vendor Name	Invoice Number	Description	Invoice Date	GL Account Number	Net Invoice Amt	Amount Paid	Date Paid
Total IUOE LOCAL 150 MEMBERSHIP:					144.00	144.00	
JG UNIFORMS INC	24964	PD CLOTHING	06/01/2021	01-360-5741	1,249.38	.00	
JG UNIFORMS INC	25096	PD CLOTHING	06/07/2021	01-360-5741	32.00	.00	
Total JG UNIFORMS INC:					1,281.38	.00	
JOSEPH PASCUCCI	06/11/21	refund electrical inspection	06/11/2021	01-130-3400	120.00	.00	
Total JOSEPH PASCUCCI:					120.00	.00	
LANDSCAPE CONCEPTS MANA	4125	MAY LANDSCAPING	05/01/2021	13-300-5108	1,057.12	.00	
Total LANDSCAPE CONCEPTS MANAGEMENT:					1,057.12	.00	
LEROY'S LAWN EQUIPMENT IN	26862	MOWER PARTS	06/11/2021	01-350-5610	503.42	.00	
Total LEROY'S LAWN EQUIPMENT INC.:					503.42	.00	
LEXISNEXIS RISK SOLUTIONS	1290571-2021	MAY 21 INVESTIGATION SERVI	05/31/2021	01-360-5100	202.66	.00	
Total LEXISNEXIS RISK SOLUTIONS:					202.66	.00	
LOGSDON OFFICE SUPPLY	1103855-001	STAPLER	06/15/2021	01-320-5700	24.87	.00	
Total LOGSDON OFFICE SUPPLY:					24.87	.00	
MADISON NATIONAL LIFE	1449276	JUL 21 LIFE INSURANCE	06/21/2021	01-320-4110	30.94	.00	
MADISON NATIONAL LIFE	1449276	JUL 21 LIFE INSURANCE	06/21/2021	01-340-4110	33.90	.00	
MADISON NATIONAL LIFE	1449276	JUL 21 LIFE INSURANCE	06/21/2021	01-350-4110	50.52	.00	
MADISON NATIONAL LIFE	1449276	JUL 21 LIFE INSURANCE	06/21/2021	01-360-4110	276.64	.00	
MADISON NATIONAL LIFE	1449276	JUL 21 LIFE INSURANCE	06/21/2021	51-300-4110	10.31	.00	
MADISON NATIONAL LIFE	1449276	JUL 21 LIFE INSURANCE	06/21/2021	01-000-2030	135.27	.00	
Total MADISON NATIONAL LIFE:					537.58	.00	
MENARDS	80749	WATERING SUPPLY	06/10/2021	01-350-5650	148.19	.00	
Total MENARDS:					148.19	.00	
METROPOLITAN ALLIANCE OF	#252 5/2021	MAP #252 DUES 05/07/21	05/31/2021	01-000-2052	532.00	532.00	06/15/2021
METROPOLITAN ALLIANCE OF	#253 5/2021	MAP #253 DUES 05/07/21	05/31/2021	01-000-2052	190.00	190.00	06/15/2021
Total METROPOLITAN ALLIANCE OF POLICE:					722.00	722.00	
METROPOLITAN INDUSTRIES I	INV028713	WATER SYSTEM DATA SERVCE	06/15/2021	51-300-5100	313.00	.00	
Total METROPOLITAN INDUSTRIES INC:					313.00	.00	
MICHAEL PORZYCKI	06/14/21	CELL PHONE EXPENSE	06/14/2021	01-340-5100	31.25	.00	
Total MICHAEL PORZYCKI:					31.25	.00	
MICHAEL WAGNER & SONS INC	1511721	CITY HALL SEWER PUMP	05/06/2021	01-350-5710	1,004.09	.00	
Total MICHAEL WAGNER & SONS INC:					1,004.09	.00	

Vendor Name	Invoice Number	Description	Invoice Date	GL Account Number	Net Invoice Amt	Amount Paid	Date Paid
MOE FUNDS	04/21	JORDAN APRI PREMIUMS	06/18/2021	01-350-4100	761.20	761.20	06/18/2021
MOE FUNDS	05/21	JORDAN MAY PREMIUMS	06/18/2021	01-350-4100	799.00	799.00	06/18/2021
MOE FUNDS	06/21	JORDAN JUNE PREMIUMS	06/18/2021	01-350-4100	799.00	799.00	06/18/2021
MOE FUNDS	07/2021	JORDAN JUL PREMIUMS	06/18/2021	01-350-4100	838.00	838.00	06/18/2021
MOE FUNDS	07/21	PW JUIY PREMIUMS	06/01/2021	01-350-4100	8,906.00	8,906.00	06/14/2021
MOE FUNDS	07/21	PW JUIY PREMIUMS	06/01/2021	51-300-4100	1,598.00	1,598.00	06/14/2021
Total MOE FUNDS:					13,701.20	13,701.20	
MPC COMMUNICATIONS & LIG	21-1150	SQUAD CAR EQUIPMENT	06/04/2021	16-500-7020	8,888.50	.00	
Total MPC COMMUNICATIONS & LIGHTING INC:					8,888.50	.00	
NICHOLAS FARELLA	06/15/21	metra parking refund	06/15/2021	52-100-3330	100.00	.00	
Total NICHOLAS FARELLA:					100.00	.00	
NORTHERN IL POLICE ALARM	13939	MAY 21 LANGUAGE LINE	06/07/2021	01-360-5100	78.00	.00	
Total NORTHERN IL POLICE ALARM SYS:					78.00	.00	
NORTHWEST ELECTRICAL SUP	17489434	LIGHTING MAINTENANCE	01/18/2021	01-350-5710	55.33	.00	
Total NORTHWEST ELECTRICAL SUPPLY CO:					55.33	.00	
NORTHWEST MUNICIPAL CONF	10780	NORTHWEST MUNICIPAL CONF	05/01/2021	01-310-5310	8,291.00	.00	
Total NORTHWEST MUNICIPAL CONFERENCE:					8,291.00	.00	
OFFICE DEPOT INC.	18472959	OFFICE SUPPLIES	05/31/2021	01-360-5700	188.50	.00	
Total OFFICE DEPOT INC.:					188.50	.00	
RAY O'HERRON CO INC	2119586-IN	PD CLOTHING	06/07/2021	01-360-5741	108.97	.00	
RAY O'HERRON CO INC	2119649-IN	PD CLOTHING	06/07/2021	01-360-5741	153.97	.00	
RAY O'HERRON CO INC	2119674-IN	ARMOR SKIN	06/07/2021	01-360-5741	143.96	.00	
Total RAY O'HERRON CO INC:					406.90	.00	
REDSPEED ILLINOIS	06/22/21	ticket 1702600630395332 pd at c	06/22/2021	01-140-3500	100.00	.00	
Total REDSPEED ILLINOIS:					100.00	.00	
RUSSO POWER EQUIPMENT IN	SPI10614986	LANDSCAPE PARTS	04/14/2021	01-350-5650	235.26	.00	
Total RUSSO POWER EQUIPMENT INC.:					235.26	.00	
S D ENTERPRISES INC	06/10/21	MAY 21 SEWER INSPECTION	06/10/2021	53-300-5100	1,220.00	.00	
Total S D ENTERPRISES INC:					1,220.00	.00	
SARAH ALI	06/22/21	2020 1099 forms	06/22/2021	01-320-5700	67.00	.00	
Total SARAH ALI:					67.00	.00	
SOUND PRODUCTIONS, LLC	0197479-IN	AV EQUIPMENT	06/07/2021	01-310-7020	1,498.50	.00	

Vendor Name	Invoice Number	Description	Invoice Date	GL Account Number	Net Invoice Amt	Amount Paid	Date Paid
Total SOUND PRODUCTIONS, LLC:					1,498.50	.00	
STEINER ELECTRIC COMPANY	S006919767.0	BUILDING LIGHT BULBS	06/11/2021	01-350-5710	513.85	.00	
Total STEINER ELECTRIC COMPANY:					513.85	.00	
STEVE DVORAK	20210611-04-0	JUN 21 WINDOW CLEANING	06/11/2021	01-350-5104	94.00	.00	
Total STEVE DVORAK:					94.00	.00	
TRUGREEN PROCESSING CEN	139705368	6/1/21 CH LAWN SERVICE	06/15/2021	01-350-5103	44.34	.00	
TRUGREEN PROCESSING CEN	4550131131	6/1/21 PD LAWN SERVICE	06/15/2021	01-350-5650	99.76	.00	
Total TRUGREEN PROCESSING CENTER:					144.10	.00	
UNIFIRST CORPORATION	081 1581335	CARPET & UNIFORMS	06/04/2021	01-350-5104	152.11	.00	
UNIFIRST CORPORATION	081 1583174	CARPET & UNIFORMS	06/11/2021	01-350-5104	152.11	.00	
UNIFIRST CORPORATION	081 1584991	CARPET 7 UNIFORMS	06/18/2021	01-350-5104	112.26	.00	
Total UNIFIRST CORPORATION:					416.48	.00	
VERIZON WIRELESS	9880929890	WIRELESS 5/2-6/1	06/01/2021	01-320-5410	195.16	.00	
VERIZON WIRELESS	9880929890	WIRELESS 5/2-6/1	06/01/2021	01-350-5410	198.40	.00	
VERIZON WIRELESS	9880929890	WIRELESS 5/2-6/1	06/01/2021	01-360-5410	402.09	.00	
VERIZON WIRELESS	9880929890	WIRELESS 5/2-6/1	06/01/2021	51-300-5410	49.60	.00	
VERIZON WIRELESS	9880929890	WIRELESS 5/2-6/1	06/01/2021	53-300-5100	49.60	.00	
Total VERIZON WIRELESS:					894.85	.00	
VILLAGE OF MOUNT PROSPEC	06/15/21-3287-	MAY 21 3287-001	06/15/2021	51-300-5412	508.40	.00	
VILLAGE OF MOUNT PROSPEC	06/15/21-3288-	MAY 21 3288-001	06/15/2021	51-300-5412	609.40	.00	
Total VILLAGE OF MOUNT PROSPECT:					1,117.80	.00	
Grand Totals:					159,398.02	15,217.96	

Dated: ____

Mayor: ____

City Council: ____

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City Recorder: ____

Vendor Name	Invoice Number	Description	Invoice Date	GL Account Number	Net Invoice Amt	Amount Paid	Date Paid

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	1449276	JUL 21 LIFE INSURANCE	06/21/2021	135.27	.00	
01-000-2031 WITHHOLDING - Q AFLA	AFLAC	040453	JUL 21 AFLAC	06/09/2021	401.66	.00	
01-000-2050 W/H LOCAL 15O UNION	IUOE LOCAL 150 ADMIN	#150 A 5/21/21	LOCAL 150 ADMIN DUES 5/21/2	05/21/2021	325.38	325.38	06/14/2021
01-000-2050 W/H LOCAL 15O UNION	IUOE LOCAL 150 ADMIN	#150 A 5/7/21	LOCAL 150 ADMIN DUES 05/07/	05/07/2021	325.38	325.38	06/14/2021
01-000-2050 W/H LOCAL 15O UNION	IUOE LOCAL 150 MEMBERSHIP	#150 M 5/21/21	LOCAL 150 MEMBERSHIP DUES	05/21/2021	72.00	72.00	06/14/2021
01-000-2050 W/H LOCAL 15O UNION	IUOE LOCAL 150 MEMBERSHIP	#150 M 5/7/21	LOCAL 150 MEMBERSHIP DUES	05/07/2021	72.00	72.00	06/14/2021
01-000-2052 WITHHOLDING POLICE U	METROPOLITAN ALLIANCE OF	#252 5/2021	MAP #252 DUES 05/07/21	05/31/2021	532.00	532.00	06/15/2021
01-000-2052 WITHHOLDING POLICE U	METROPOLITAN ALLIANCE OF	#253 5/2021	MAP #253 DUES 05/07/21	05/31/2021	190.00	190.00	06/15/2021
Total :					2,053.69	1,516.76	
LOCAL TAXES							
01-105-3010 UTILITY - ELECTRIC	AZAVAR AUDIT SOLUTIONS	153571	AUG 21 ELECTRIC AUDIT	06/01/2021	90.54	.00	
Total LOCAL TAXES:					90.54	.00	
FRANCHISE FEES							
01-125-3350 CABLE FRANCHISE FEE	AZAVAR AUDIT SOLUTIONS	153570	AUG 21 CABLE AUDIT	06/01/2021	81.12	.00	
Total FRANCHISE FEES:					81.12	.00	
BUILDING & ZONING FEES							
01-130-3400 BUILDING PERMITS	JOSEPH PASCUCCI	06/11/21	refund electrical inspection	06/11/2021	120.00	.00	
Total BUILDING & ZONING FEES:					120.00	.00	
PUBLIC SAFETY FINES & FEES							
01-140-3500 TRAFFIC FINES	REDSPEED ILLINOIS	06/22/21	ticket 1702600630395332 pd at c	06/22/2021	100.00	.00	
Total PUBLIC SAFETY FINES & FEES:					100.00	.00	
CITY COUNCIL & BOARDS							
01-310-5300 ALDERMANIC EXPENSE	CARDMEMBER SERVICE	05/20/21	MAYOR WORK BREAKFAST RIS	05/20/2021	34.80	.00	
01-310-5300 ALDERMANIC EXPENSE	CARDMEMBER SERVICE	05/20/21	ZOOM	05/20/2021	50.00	.00	
01-310-5310 MEMBERSHIPS	NORTHWEST MUNICIPAL CONF	10780	NORTHWEST MUNICIPAL CONF	05/01/2021	8,291.00	.00	
01-310-7020 EQUIPMENT	CARDMEMBER SERVICE	05/20/21	AV EQUIP B&H	05/20/2021	9.94	.00	
01-310-7020 EQUIPMENT	CARDMEMBER SERVICE	05/20/21	AV EQUIP B&H	05/20/2021	119.98	.00	
01-310-7020 EQUIPMENT	CARDMEMBER SERVICE	05/20/21	AV EQUIP B&H	05/20/2021	101.96	.00	
01-310-7020 EQUIPMENT	CARDMEMBER SERVICE	05/20/21	AV EQUIP B&H	05/20/2021	47.43	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
01-310-7020 EQUIPMENT	CARDMEMBER SERVICE	05/20/21	AV EQUIP NEWEGG	05/20/2021	1,189.00	.00	
01-310-7020 EQUIPMENT	CARDMEMBER SERVICE	05/20/21	AV EQUIP B&H	05/20/2021	133.93	.00	
01-310-7020 EQUIPMENT	SOUND PRODUCTIONS, LLC	0197479-IN	AV EQUIPMENT	06/07/2021	1,498.50	.00	
Total CITY COUNCIL & BOARDS:					11,476.54	.00	
ADMINISTRATION							
01-320-4100 HEALTH INSURANCE	DELTA DENTAL OF ILLINOIS	1468734	JUL 21 PPO VISION	06/21/2021	13.06	.00	
01-320-4110 LIFE INSURANCE	MADISON NATIONAL LIFE	1449276	JUL 21 LIFE INSURANCE	06/21/2021	30.94	.00	
01-320-5100 PROFESSIONAL SERVIC	FLEXSOURCE, LLC	22027	2021 PCOR FEE	06/02/2021	100.00	.00	
01-320-5100 PROFESSIONAL SERVIC	GEWALT HAMILTON ASSOCIAT	05/28/21	APR 21 ENGINEERING SERVIC	05/28/2021	158.00	.00	
01-320-5105 PROFESSIONAL FEES -	GEWALT HAMILTON ASSOCIAT	05/28/21	APR 21 ENGINEERING SERVIC	05/28/2021	3,887.00	.00	
01-320-5105 PROFESSIONAL FEES -	GEWALT HAMILTON ASSOCIAT	05/28/21	APR 21 ENGINEERING SERVIC	05/28/2021	116.00	.00	
01-320-5105 PROFESSIONAL FEES -	GEWALT HAMILTON ASSOCIAT	05/28/21	APR 21 ENGINEERING SERVIC	05/28/2021	158.00	.00	
01-320-5106 PROFESSIONAL FEES -	GEWALT HAMILTON ASSOCIAT	05/28/21	APR 21 ENGINEERING SERVIC	05/28/2021	2,370.00	.00	
01-320-5106 PROFESSIONAL FEES -	GEWALT HAMILTON ASSOCIAT	05/28/21	APR 21 ENGINEERING SERVIC	05/28/2021	2,540.00	.00	
01-320-5200 POSTAGE	CARDMEMBER SERVICE	05/20/21	POSTAGE USPS	05/20/2021	5.00	.00	
01-320-5220 PHOTOCOPY	DE LAGE LANDEN FINANCIAL S	72774392	JUL 21 CH COPIER	06/06/2021	832.72	.00	
01-320-5410 UTILITIES	CARDMEMBER SERVICE	05/20/21	PHONE FAX LONG DISTANCE A	05/20/2021	630.13	.00	
01-320-5410 UTILITIES	CARDMEMBER SERVICE	05/20/21	PD 4/7-5/6/21 COMCAST	05/20/2021	321.35	.00	
01-320-5410 UTILITIES	CARDMEMBER SERVICE	05/20/21	CH 4/22-5/21/21 COMCAST	05/20/2021	258.35	.00	
01-320-5410 UTILITIES	VERIZON WIRELESS	9880929890	WIRELESS 5/2-6/1	06/01/2021	195.16	.00	
01-320-5430 CREDIT CARD & BANK C	CARDMEMBER SERVICE	05/20/21	CREDIT CARD FEES	05/20/2021	381.16	.00	
01-320-5530 WORKERS COMPENSATI	ILLINOIS PUBLIC RISK FUND	65640	WC AUG 21 PREMIUM	06/14/2021	258.56	.00	
01-320-5700 OFFICE SUPPLIES	LOGSDON OFFICE SUPPLY	1103855-001	STAPLER	06/15/2021	24.87	.00	
01-320-5700 OFFICE SUPPLIES	SARAH ALI	06/22/21	2020 1099 forms	06/22/2021	67.00	.00	
Total ADMINISTRATION:					12,347.30	.00	
LEGAL							
01-324-5122 CITY PROSECUTOR	GUY M KARM	06/07/21	City ProCECUTOR MAR-APR	06/07/2021	5,000.00	.00	
01-324-5122 CITY PROSECUTOR	GUY M KARM	06/07/21-2	City Prosecuator may	06/07/2021	1,500.00	.00	
Total LEGAL:					6,500.00	.00	
BUILDING DEPARTMENT							
01-340-4100 HEALTH INSURANCE	DELTA DENTAL OF ILLINOIS	1468734	JUL 21 PPO VISION	06/21/2021	40.06	.00	
01-340-4110 LIFE INSURANCE	MADISON NATIONAL LIFE	1449276	JUL 21 LIFE INSURANCE	06/21/2021	33.90	.00	
01-340-5100 PROFESSIONAL SERVIC	MICHAEL PORZYCKI	06/14/21	CELL PHONE EXPENSE	06/14/2021	31.25	.00	
01-340-5221 PRINTING	CLINE PRINTING, LTD	96323	BUILDING INSPECTION FORMS	05/18/2021	488.41	.00	
01-340-5530 WORKERS COMPENSATI	ILLINOIS PUBLIC RISK FUND	65640	WC AUG 21 PREMIUM	06/14/2021	323.20	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total BUILDING DEPARTMENT:					916.82	.00	
PUBLIC WORKS							
01-350-4100 HEALTH INSURANCE	DELTA DENTAL OF ILLINOIS	1468734	JUL 21 PPO VISION	06/21/2021	20.60	.00	
01-350-4100 HEALTH INSURANCE	MOE FUNDS	04/21	JORDAN APRI PREMIUMS	06/18/2021	761.20	761.20	06/18/2021
01-350-4100 HEALTH INSURANCE	MOE FUNDS	05/21	JORDAN MAY PREMIUMS	06/18/2021	799.00	799.00	06/18/2021
01-350-4100 HEALTH INSURANCE	MOE FUNDS	06/21	JORDAN JUNE PREMIUMS	06/18/2021	799.00	799.00	06/18/2021
01-350-4100 HEALTH INSURANCE	MOE FUNDS	07/2021	JORDAN JUL PREMIUMS	06/18/2021	838.00	838.00	06/18/2021
01-350-4100 HEALTH INSURANCE	MOE FUNDS	07/21	PW JUIY PREMIUMS	06/01/2021	8,906.00	8,906.00	06/14/2021
01-350-4110 LIFE INSURANCE	MADISON NATIONAL LIFE	1449276	JUL 21 LIFE INSURANCE	06/21/2021	50.52	.00	
01-350-5020 VEHICLE MAINTENANCE	ARLINGTON HEIGHTS FORD IN	21040H	SQUAD PARTS	06/16/2021	95.86	.00	
01-350-5020 VEHICLE MAINTENANCE	ARLINGTON HEIGHTS FORD IN	21044H	SQUAD PARTS	06/16/2021	363.55	.00	
01-350-5020 VEHICLE MAINTENANCE	CARDMEMBER SERVICE	05/20/21	BATTERY CHARGER AMAZON	05/20/2021	119.80	.00	
01-350-5020 VEHICLE MAINTENANCE	EL-COR INDUSTRIES INC	85498	SHOP SUPPLY HARDWARE	06/17/2021	122.74	.00	
01-350-5031 SIGNAL MAINTENANCE	COOK COUNTY TREASURER	2020-3	TRAFFIC SIGNAL MAINTENANC	10/03/2020	1,313.25	.00	
01-350-5031 SIGNAL MAINTENANCE	COOK COUNTY TREASURER	2020-4	TRAFFIC SIGNAL MAINTENANC	01/03/2021	1,313.25	.00	
01-350-5103 PROF SERVICES - FORE	TRUGREEN PROCESSING CEN	139705368	6/1/21 CH LAWN SERVICE	06/15/2021	44.34	.00	
01-350-5104 PROF SERVICES - BUILD	CARDMEMBER SERVICE	05/20/21	PW DATA 4/13-5/12/21 COMCAS	05/20/2021	243.35	.00	
01-350-5104 PROF SERVICES - BUILD	STEVE DVORAK	20210611-04-0	JUN 21 WINDOW CLEANING	06/11/2021	94.00	.00	
01-350-5104 PROF SERVICES - BUILD	UNIFIRST CORPORATION	081 1581335	CARPET & UNIFORMS	06/04/2021	152.11	.00	
01-350-5104 PROF SERVICES - BUILD	UNIFIRST CORPORATION	081 1583174	CARPET & UNIFORMS	06/11/2021	152.11	.00	
01-350-5104 PROF SERVICES - BUILD	UNIFIRST CORPORATION	081 1584991	CARPET 7 UNIFORMS	06/18/2021	112.26	.00	
01-350-5310 MEMBERSHIPS	CARDMEMBER SERVICE	05/20/21	CUCS + CERTIFICATION ISA	05/20/2021	285.00	.00	
01-350-5410 UTILITIES	VERIZON WIRELESS	9880929890	WIRELESS 5/2-6/1	06/01/2021	198.40	.00	
01-350-5530 WORKERS COMPENSATI	ILLINOIS PUBLIC RISK FUND	65640	WC AUG 21 PREMIUM	06/14/2021	1,551.36	.00	
01-350-5610 EQUIPMENT MAINTENAN	ATLAS BOBCAT LLC	BS2056	BOBCAT OIL LINE	06/09/2021	68.87	.00	
01-350-5610 EQUIPMENT MAINTENAN	CARDMEMBER SERVICE	05/20/21	GRINDER PARTS AMAZON	05/20/2021	301.23	.00	
01-350-5610 EQUIPMENT MAINTENAN	LEROY'S LAWN EQUIPMENT IN	26862	MOWER PARTS	06/11/2021	503.42	.00	
01-350-5634 STONE & CONCRETE	ARROW ROAD CONSTRUCTIO	27594	ROAD PATCH	06/10/2021	107.80	.00	
01-350-5635 STORM SEWER & PIPE	DES PLAINES MATERIAL & SUP	431154	ELAINE STORM PIPE	06/15/2021	284.70	.00	
01-350-5635 STORM SEWER & PIPE	DES PLAINES MATERIAL & SUP	431154	ELAINE STORM PIPE	06/15/2021	284.70	.00	
01-350-5650 LANDSCAPE SUPPLIES	CARDMEMBER SERVICE	05/20/21	landscape trim supplies AMAZON	05/20/2021	119.80	.00	
01-350-5650 LANDSCAPE SUPPLIES	CARDMEMBER SERVICE	05/20/21	landscape trim supplies AMAZON	05/20/2021	63.80	.00	
01-350-5650 LANDSCAPE SUPPLIES	MENARDS	80749	WATERING SUPPLY	06/10/2021	148.19	.00	
01-350-5650 LANDSCAPE SUPPLIES	RUSSO POWER EQUIPMENT IN	SPI10614986	LANDSCAPE PARTS	04/14/2021	235.26	.00	
01-350-5650 LANDSCAPE SUPPLIES	TRUGREEN PROCESSING CEN	4550131131	6/1/21 PD LAWN SERVICE	06/15/2021	99.76	.00	
01-350-5700 OFFICE SUPPLIES	CARDMEMBER SERVICE	05/20/21	VIDEO PARTS	05/20/2021	72.39	.00	
01-350-5710 OPERATING SUPPLIES	CARDMEMBER SERVICE	05/20/21	HAND SOAP	05/20/2021	69.98	.00	
01-350-5710 OPERATING SUPPLIES	CARDMEMBER SERVICE	05/20/21	DOOR CLOSER AMAZON	05/20/2021	229.10	.00	
01-350-5710 OPERATING SUPPLIES	MICHAEL WAGNER & SONS INC	1511721	CITY HALL SEWER PUMP	05/06/2021	1,004.09	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
01-350-5710 OPERATING SUPPLIES	NORTHWEST ELECTRICAL SUP	17489434	LIGHTING MAINTENANCE	01/18/2021	55.33	.00	
01-350-5710 OPERATING SUPPLIES	STEINER ELECTRIC COMPANY	S006919767.0	BUILDING LIGHT BULBS	06/11/2021	513.85	.00	
01-350-5751 GASOLINE	CONSERV FS INC.	102018995	GASOLINE	06/03/2021	2,747.03	.00	
01-350-7025 SOFTWARE	CARDMEMBER SERVICE	05/20/21	VEHICLE TRACK BOUNCIE	05/20/2021	16.00	.00	
Total PUBLIC WORKS:					25,261.00	12,103.20	
PUBLIC SAFETY							
01-360-4100 HEALTH INSURANCE	DELTA DENTAL OF ILLINOIS	1467122	JUL 21 HMO DENTAL	06/21/2021	152.15	.00	
01-360-4100 HEALTH INSURANCE	DELTA DENTAL OF ILLINOIS	1468734	JUL 21 PPO VISION	06/21/2021	311.10	.00	
01-360-4100 HEALTH INSURANCE	DELTA DENTAL OF ILLINOIS	1468751	JUL 21 HMO VISION	06/21/2021	32.33	.00	
01-360-4100 HEALTH INSURANCE	HMO ILLINOIS	06/16/21	JuL 21 HEALTH INSURANCE	06/16/2021	5,091.81	.00	
01-360-4110 LIFE INSURANCE	MADISON NATIONAL LIFE	1449276	JUL 21 LIFE INSURANCE	06/21/2021	276.64	.00	
01-360-5100 PROFESSIONAL SERVIC	DACRA TECH LLC	DT 2021-05-35	MOS/MOV/ABC ANNUAL SUBSC	05/01/2021	1,000.00	.00	
01-360-5100 PROFESSIONAL SERVIC	LEXISNEXIS RISK SOLUTIONS	1290571-2021	MAY 21 INVESTIGATION SERVI	05/31/2021	202.66	.00	
01-360-5100 PROFESSIONAL SERVIC	NORTHERN IL POLICE ALARM	13939	MAY 21 LANGUAGE LINE	06/07/2021	78.00	.00	
01-360-5340 TUITION REIMBURSEME	ALAN THIBEAULT	SPRING 2021	TUITION REIMBURSEMENT	06/14/2021	4,450.00	.00	
01-360-5410 UTILITIES	VERIZON WIRELESS	9880929890	WIRELESS 5/2-6/1	06/01/2021	402.09	.00	
01-360-5530 WORKERS COMPENSATI	ILLINOIS PUBLIC RISK FUND	65640	WC AUG 21 PREMIUM	06/14/2021	10,342.40	.00	
01-360-5700 OFFICE SUPPLIES	OFFICE DEPOT INC.	18472959	OFFICE SUPPLIES	05/31/2021	188.50	.00	
01-360-5710 OPERATING SUPPLIES	APPLIED CONCEPTS INC	385415	ANTENNA MOUNT	06/04/2021	201.15	.00	
01-360-5710 OPERATING SUPPLIES	CARDMEMBER SERVICE	05/20/21	OFFICE CHAIR AMAZON	05/20/2021	101.99	.00	
01-360-5740 RANGE SUPPLIES	CARDMEMBER SERVICE	05/20/21	TACTICAL BOPOD AMAZON	05/20/2021	226.99	.00	
01-360-5741 CLOTHING	JG UNIFORMS INC	24964	PD CLOTHING	06/01/2021	1,249.38	.00	
01-360-5741 CLOTHING	JG UNIFORMS INC	25096	PD CLOTHING	06/07/2021	32.00	.00	
01-360-5741 CLOTHING	RAY O'HERRON CO INC	2119586-IN	PD CLOTHING	06/07/2021	108.97	.00	
01-360-5741 CLOTHING	RAY O'HERRON CO INC	2119649-IN	PD CLOTHING	06/07/2021	153.97	.00	
01-360-5741 CLOTHING	RAY O'HERRON CO INC	2119674-IN	ARMOR SKIN	06/07/2021	143.96	.00	
Total PUBLIC SAFETY:					24,746.09	.00	
REIMBURSABLE EXP							
01-370-4101 RETIREE HEALTH INSUR	DELTA DENTAL OF ILLINOIS	1467123	JUL 21 RETIREE DENTAL	06/21/2021	28.67	.00	
01-370-4101 RETIREE HEALTH INSUR	DELTA DENTAL OF ILLINOIS	1468734	JUL 21 PPO VISION	06/21/2021	33.34	.00	
Total REIMBURSABLE EXP:					62.01	.00	
Total GENERAL FUND:					83,755.11	13,619.96	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
TOURISM DISTRICT							
EXPENSES							
13-300-5108 BEAUTIFICATION	COMED I	06/10/21-4023	1250 RIVER 5/11-6/10/21	06/10/2021	32.50	.00	
13-300-5108 BEAUTIFICATION	COMED I	06/10/21-7078	604 MILWAUKEE 5/11-6/10/21	06/10/2021	28.36	.00	
13-300-5108 BEAUTIFICATION	LANDSCAPE CONCEPTS MANA	4125	MAY LANDSCAPING	05/01/2021	1,057.12	.00	
13-300-5310 MEMBERSHIPS	CHICAGO NORTH SHORE CVB	5377	NSHORE CONVESTION/VISITO	07/01/2021	28,644.30	.00	
Total EXPENSES:					29,762.28	.00	
Total TOURISM DISTRICT:					29,762.28	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
DEA SEIZURE FUND							
CAPITAL OUTLAY GENERAL							
16-500-7020 EQUIPMENT - CAPITAL	MPC COMMUNICATIONS & LIG	21-1150	SQUAD CAR EQUIPMENT	06/04/2021	8,888.50	.00	
Total CAPITAL OUTLAY GENERAL:					8,888.50	.00	
Total DEA SEIZURE FUND:					8,888.50	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
SSA #8							
EXPENSES							
28-300-5710 OPERATING SUPPLIES	CARDMEMBER SERVICE	05/20/21	LEVEE 37 SIGNS AMAZON	05/20/2021	35.10	.00	
Total EXPENSES:					35.10	.00	
Total SSA #8:					35.10	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
CAPITAL IMPROVEMENTS							
30-550-7064 DRAINAGE IMPR - WILLO	GEWALT HAMILTON ASSOCIAT	05/28/21	APR 21 ENGINEERING SERVIC	05/28/2021	4,824.00	.00	
30-550-7064 DRAINAGE IMPR - WILLO	ILLINOIS DEPARTMENT OF NAT	04/26/21	IDNR WILLOW RD REVIEW	04/26/2021	3,290.00	.00	
Total :					8,114.00	.00	
Total CAPITAL IMPROVEMENTS:					8,114.00	.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	07/21	PW JUIY PREMIUMS	06/01/2021	1,598.00	1,598.00	06/14/2021
51-300-4110 LIFE INSURANCE	MADISON NATIONAL LIFE	1449276	JUL 21 LIFE INSURANCE	06/21/2021	10.31	.00	
51-300-5000 BUILDING MAINTENANC	CARDMEMBER SERVICE	05/20/21	EYE WASH STATION AMAZON	05/20/2021	53.98	.00	
51-300-5050 SYSTEM MAINTENANCE	CARDMEMBER SERVICE	05/20/21	WATER LINE HOSECRAPFT	05/20/2021	916.83	.00	
51-300-5100 PROFESSIONAL SERVIC	METROPOLITAN INDUSTRIES I	INV028713	WATER SYSTEM DATA SERVCE	06/15/2021	313.00	.00	
51-300-5310 MEMBERSHIPS	ILLINOIS RURAL WATER ASSO	30303	IRWA MEMBERSHIP 7/1/21-6/30/	05/18/2021	508.00	.00	
51-300-5410 UTILITIES	CARDMEMBER SERVICE	05/20/21	SCADA LINE AT&T	05/20/2021	73.12	.00	
51-300-5410 UTILITIES	CARDMEMBER SERVICE	05/20/21	SCADA 4/28-5/27/21 COMCAST	05/20/2021	157.90	.00	
51-300-5410 UTILITIES	COMED I	06/10/21-3040	218 Fairway 5/11-6/10/21	06/10/2021	24.60	.00	
51-300-5410 UTILITIES	VERIZON WIRELESS	9880929890	WIRELESS 5/2-6/1	06/01/2021	49.60	.00	
51-300-5412 WATER	ILLINOIS-AMERICAN WATER C	06/04/21-1674	1217 CAMP MCDONALD 5/1-5/2	06/04/2021	20,058.46	.00	
51-300-5412 WATER	VILLAGE OF MOUNT PROSPEC	06/15/21-3287-	MAY 21 3287-001	06/15/2021	508.40	.00	
51-300-5412 WATER	VILLAGE OF MOUNT PROSPEC	06/15/21-3288-	MAY 21 3288-001	06/15/2021	609.40	.00	
51-300-5530 WORKERS COMPENSATI	ILLINOIS PUBLIC RISK FUND	65640	WC AUG 21 PREMIUM	06/14/2021	323.20	.00	
Total EXPENSES:					25,204.80	1,598.00	
Total WATER FUND:					25,204.80	1,598.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
PARKING FUND							
REVENUES							
52-100-3330 PARKING FEES	NICHOLAS FARELLA	06/15/21	metra parking refund	06/15/2021	100.00	.00	
Total REVENUES:					100.00	.00	
EXPENSES							
52-300-5410 UTILITIES	CARDMEMBER SERVICE	05/20/21	METRA SERVICE 4/16-5/15/21 C	05/20/2021	153.35	.00	
Total EXPENSES:					153.35	.00	
Total PARKING FUND:					253.35	.00	

GL Account and Title		Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
SANITARY SEWER FUND								
EXPENSES								
53-300-5100	PROFESSIONAL SERVIC	S D ENTERPRISES INC	06/10/21	MAY 21 SEWER INSPECTION	06/10/2021	1,220.00	.00	
53-300-5100	PROFESSIONAL SERVIC	VERIZON WIRELESS	9880929890	WIRELESS 5/2-6/1	06/01/2021	49.60	.00	
53-300-5530	WORKER'S COMP INSUR	ILLINOIS PUBLIC RISK FUND	65640	WC AUG 21 PREMIUM	06/14/2021	129.28	.00	
Total EXPENSES:						1,398.88	.00	
CAPITAL OUTLAY GENERAL								
53-500-7051	SYSTEM IMPROVEMENT	GEWALT HAMILTON ASSOCIAT	05/28/21	APR 21 ENGINEERING SERVIC	05/28/2021	852.00	.00	
53-500-7051	SYSTEM IMPROVEMENT	GEWALT HAMILTON ASSOCIAT	05/28/21	APR 21 ENGINEERING SERVIC	05/28/2021	1,134.00	.00	
Total CAPITAL OUTLAY GENERAL:						1,986.00	.00	
Total SANITARY SEWER FUND:						3,384.88	.00	
Grand Totals:						159,398.02	15,217.96	

GL Account and Title	Net Invoice Amount	Amount Paid	Date Paid
GENERAL FUND			
Total GENERAL FUND:	83,755.11	13,619.96	
TOURISM DISTRICT			
Total TOURISM DISTRICT:	29,762.28	.00	
DEA SEIZURE FUND			
Total DEA SEIZURE FUND:	8,888.50	.00	
SSA #8			
Total SSA #8:	35.10	.00	
CAPITAL IMPROVEMENTS			
Total CAPITAL IMPROVEMENTS:	8,114.00	.00	
WATER FUND			
Total WATER FUND:	25,204.80	1,598.00	
PARKING FUND			
Total PARKING FUND:	253.35	.00	
SANITARY SEWER FUND			
Total SANITARY SEWER FUND:	3,384.88	.00	
Grand Totals:	159,398.02	15,217.96	