

DRAFT DATED: September 14, 2023

**VILLAGE OF MINOOKA, ILLINOIS
PRELIMINARY TIF QUALIFICATION REPORT
DOWNTOWN REDEVELOPMENT PROJECT AREA**

A study to determine whether certain properties within the Village of Minooka qualify as a “*conservation area*” as defined in the Tax Increment Allocation Redevelopment Act of Chapter 65, 5/11-74.4-1, et. seq., as amended of the Illinois Compiled Statutes.

Prepared for: Village of Minooka, Illinois

**Prepared Jointly by: Ryan LLC
and
The Village of Minooka**

September 2023

**VILLAGE OF MINOOKA
DOWNTOWN REDEVELOPMENT PROJECT AREA
PRELIMINARY TIF QUALIFICATION ASSESSMENT**

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EXECUTIVE SUMMARY

Ryan, LLC (Ryan) has been retained by the Village of Minooka, Illinois (the “Village”) to conduct a preliminary analysis of the potential qualification and designation of certain property located in the Village, to be referred herein as the proposed Downtown Redevelopment Project Area (the “RPA” or “TIF District”).

More specifically, Ryan has reviewed the proposed RPA to determine rather it has present conditions that would allow the Village to designate it as a “conservation area”.

The Village is considering the RPA designation as part of its strategy to promote the revitalization of the property and thereby assist the Village in achieving its public policy goal of promoting economic redevelopment. Through undertaking the designation, the Village will help strengthen the RPA as a significant contributor to the Village’s overall economic base.

The RPA is approximately bounded by St. Mary Street on the north; Elgin/Joliet and Eastern Railroad on the west; McEvelly Road and Minooka Community High School Campus on the south; and River’s Edge Drive on the east. The RPA includes approximately 123 tax parcels and approximately 119 structures (excluding detached garages associated with residential structures). The RPA is approximately ninety-seven [97] acres in size.

Based upon the analysis completed to date, Ryan has reached the following conclusions regarding the potential TIF qualification for the land within the area:

1) *The proposed TIF District meets the criteria for a conservation area, as the term is defined under the TIF Act* – Over an extended period of many years the improved properties within the proposed TIF District have declined into a blighted state. This condition prevents, or threatens to prevent, the healthy economic and physical development of properties for the entire area in a manner that the community deems essential to its overall economic health, as well as the continued wellbeing of the Minooka residents.

2) *Current conditions impede redevelopment* – The blighting conditions found within the proposed TIF District present a barrier to the area’s successful redevelopment. Without the use of Village planning and economic development resources to help existing and prospective property owners to mitigate such conditions, the proposed redevelopment activities planned for the improvement of both key parcels, as well as the overall area are not likely to be economically feasible.

3) *Viable redevelopment of the many parcels located within the RPA could produce incremental revenue* –The substantial financial investments that is needed for the area would result in significantly upgrading the properties and that will result in increased valuation that will lead to the generation of incremental revenue to assist existing and perspective investors in its undertaking development projects within the RPA. The application of such incremental revenues, used in combination with other both equity and certain other public economic support, will result in the successful implementation of multiple projects within the TIF District. This success will be extremely beneficial to the existing businesses within the area, the adjacent neighborhoods surrounding TIF District, as well as the Village as a whole.

4) *Pursuit of TIF designation is recommended* – To mitigate the existing conditions that are in blighted condition (thereby promoting the improvement of physical and economic deficiencies within the proposed RPA), and to leverage private sector investment within the area, via the use by the Village of the incremental revenues only to be produced by the successful redevelopment of the RPA, Ryan recommends that the Village pursue the formal TIF designation process for the proposed blighted designation of the RPA. Further, it is believed that such leverage of much needed private sector investment for the proposed RPA would not be possible without the proposed TIF designation.

Because the Village will not consider the redevelopment of residential parcels that would dislocate 10 or more residential units within the proposed TIF district, the Village would not conduct a housing impact study pursuant to the TIF Act.

I. BACKGROUND

In the context of planning for the proposed Redevelopment Project Area, the Village has initiated a study of the area to determine whether it would potentially qualify as a TIF District. Ryan LLC agreed to undertake the study of the proposed RPA or TIF District on the Village's behalf.

The Village of Minooka is an exurban municipality serving a population of 12,758 citizens (according to the 2020 U.S. Census). Founded in 1869, the Village is located in Grundy, Kendall, and Will Counties and is approximately 45 miles from downtown Chicago and 40 miles from Chicago O'Hare International Airport. The Village is situated strategically surrounded by I-80, I-55, and Illinois Route 6, with rail access from the CSX and CN rail lines. The Village covers 9.4 square miles and is generally by I-80 to the north, and the Village of Channahon to the south, east, and west.

Current Land Use. The RPA contains mixed commercial, retail, institutional and residential uses. The area contains one hundred and nineteen (119) structures and one hundred and twenty-three (123) tax parcels (as of the 2022 tax year) comprising approximately ninety-seven (97) acres. The majority of the buildings in the area (approximately 85%) are over thirty-five (35) years in age, and as such, show conservation area conditions associated with age and deterioration, among other adverse conditions.

Overall, as defined and discussed in detail herein in Section II and Section IV, the RPA has conditions present that would permit the Village to designate it as a conservation area, as such term is defined pursuant to the TIF Act.

Ryan recommends that the Village pursue this overall designation in order to declare the RPA as eligible for adoption as a TIF District.

Given the decline of certain properties and the need for certain public improvements in the area, the Village is favorably disposed toward supporting redevelopment efforts; however, the Village is determined that redevelopment takes place through the benefit and guidance of comprehensive economic planning by the Village. Through such a deliberate and coordinated effort, the area is expected to improve. Development barriers, inherent with current market conditions, which impede economic growth are expected to be eliminated in the proposed TIF District.

The Village has determined that redevelopment currently planned for the TIF District may only be feasible with public finance assistance. The Village's creation and utilization of a redevelopment plan pursuant to the Act is intended to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the area ("TIF").

The use of TIF relies upon induced private redevelopment in the RPA creating higher real estate value that would otherwise decline or stagnate without such investment, leading to increased property taxes compared to the previous land-use (or lack of use). In this way

the existing tax base for all tax districts is protected and a portion of future increased taxes are pledged to attract the needed private investment.

General Redevelopment Objectives. The redevelopment of the proposed RPA would further the Village’s overarching land use objectives, which are contained in its *Comprehensive Plan*, zoning ordinance and other land use planning elements. In the *Comprehensive Plan*, the Village has articulated several public policy objectives which would be supported by the Village’s adoption of the proposed RPA as a TIF District (see exhibit below).

Goals	Objectives
Enhance the Historic Downtown.	<ul style="list-style-type: none"> • Enhance Downtown as a pedestrian-oriented activity center that provides ample options for socializing, public gathering, entertainment, and dining. • Attract new businesses that focus on creating experiences, draw foot traffic to the area, and allow locals and visitors to relax and enjoy its unique environments. This includes sit-down restaurants, cafes, and breweries with potential outdoor seating where space is available. • Attract entertainment options, such as a music venue, comedy club, or theater. • Improve traffic circulation and access to parking in the downtown by creating an additional break in the median along Mondamin Street, aligning with the public parking entrance. • Foster “third places” that provide informal opportunities for community gathering outside of home or work. • Incorporate public art to add visual interest and vibrancy to the area. • Increase the width of sidewalks in the downtown to foster a pedestrian-friendly environment and accommodate outside dining. • Decrease speed limits and install stop signs to calm traffic and improve pedestrian comfort.
Incentivize Downtown Business Reinvestment	<ul style="list-style-type: none"> • Develop a façade improvement program to help business owners in upgrading their storefronts while preserving architectural features with historical significance that represent Minooka’s heritage. • Create a guidebook with design guidelines for exterior remodeling that matches the historic character of the

<p>Redevelop the existing disinvested commercial, industrial, and vacant properties along Wapella Street at Wabena Avenue</p> <p>Repurpose the Grain Silos in the Downtown</p>	<p>Downtown and seeks to preserve any historically significant features.</p> <ul style="list-style-type: none"> • Create an attractive walkable environment that builds off Downtown’s character to the north, including outdoor seating, landscaping, and public art. • Improve pedestrian connectivity to Downtown by constructing sidewalks on the western side of Wabena Avenue and a highly visible cross walk at the Wabena Avenue and Wapella Street intersection. • The grain silos continue operation and play an important and historic role in Minooka’s economy. If operations should cease, consideration should be given for the preservation of at least a portion of the silos. • The structures could be repurposed into a wall climbing activity center, immersive art installation, or vertical farming operations. • Preservation could be enhanced with murals or projector screens to host outdoor events.
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Given the gap between the Village’s goals for the area versus the current conditions described in this report, the Village will be able to make a determination that the redevelopment of the proposed RPA would be highly beneficial to the community. With a redevelopment strategy in place, the economic base associated with the RPA would be stabilized and increased – thereby benefiting the community as a whole. Without such a redevelopment strategy, the adverse conditions identified in this report would likely worsen.

General Scope and Methodology. Ryan performed its analysis by conducting a series of meetings and discussions with Village officials, starting in January 2023 and continuing periodically up to the date of this report. The purpose of the meetings was to gather data related to the qualification criteria for properties included in the study area. These meetings were complemented by a series of field surveys for the entire area to evaluate the condition of the proposed RPA; with a further parcel-by-parcel analysis to follow should the Village decide to proceed with the designation process for the proposed TIF District. The field analysis and data collected have been utilized to test the likelihood that the proposed RPA would qualify for TIF designation.

The qualification factors discussed in this report qualify the entire area as a conservation area, in accordance with the TIF Act. During its work, Ryan reported to key Village officials its findings regarding TIF qualification and feasibility prospects for the study area. Based on these findings the Village directed refinements to the proposed TIF Area boundaries and directed Ryan to complete this report and to move forward with the preparation of a Redevelopment Plan and Project for the area. (A map of the proposed TIF District is included as Appendix 1.)

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

It has been determined that the **Village is not required to prepare a Housing Impact Study**, pursuant to the Act. This is because the final boundaries selected by the Village will not include more than ten (10) inhabited residential units that may be subject to removal or relocation during the life of the proposed TIF District.

II. QUALIFICATION CRITERIA

With the assistance of Village staff, Kane, McKenna and Associates examined the proposed TIF District and reviewed information collected for the area to determine the presence or absence of appropriate qualifying factors as listed in the Illinois Tax Increment Allocation Act (ILCS 5/11-74.4-1 et. seq., as amended; hereinafter referred to as the “Act”). The relevant sections of the Act are found below.

The Act sets out specific procedures which must be adhered to in designating a redevelopment project area. By definition, a “redevelopment project area” is:

“an area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.”

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

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

Secondly, the area was examined to determine if a combination of three (3) or more of the following factors were present, each of which is (i) present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area. Per the TIF Act, such an area is not yet a blighted area but because of a combination of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.

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

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

(C) Deterioration. With respect to buildings, defects include but are not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, downspouts, and fascia. With respect to surface improvements,

that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards. All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

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

(F) Excessive Vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

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

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive or unsuitable for the surrounding area.

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

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

(M) "Stagnant" EAV. The total equalized assessed value (EAV) of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years , or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years. The finding is based on the last 5 years for which information is available.

III. EVALUATION METHODOLOGY

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

- 1) Preliminary site surveys of the RPA were undertaken by representatives from Ryan LLC, supplemented with photographic analysis of the sites, which included photo records. Subject to Village approval of proceeding with the designation of the RPA, more detailed site surveys will be completed for each parcel of land within the proposed RPA.
- 2) Ryan conducted preliminary evaluations of exterior structures and associated site improvements, noting such general conditions as deterioration and obsolescence. Additionally, Ryan reviewed the following data: 2017-2022 tax information from Grundy County, parcel tax maps, historical aerial photos, site data, local history (including discussions with Village staff), and an evaluation of area-wide factors that have affected the area's development (e.g., deleterious land-use and layout, etc.).
- 3) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, TIF Act factors applicable to specific structures and site conditions of the parcels.
- 4) The proposed TIF District was examined to assess the applicability of the different factors, required for qualification for TIF designation under the Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The parcels within the proposed TIF District were examined to determine the applicability of the thirteen (13) different blighting factors for qualification for TIF designation under the Act.

IV. QUALIFICATION FINDINGS FOR PROPOSED RPA

Based upon Ryan’s preliminary evaluation of parcels in the proposed RPA and analysis of each of the eligibility factors summarized in Section II, the following factors are found to be present within the proposed RPA in support for the area’s qualification as a “conservation area.” These factors are summarized in the table below.

Summary of TIF-Qualifying Factors

Improved Parcels	13	3	4 <ul style="list-style-type: none"> • Deterioration of Building and Site Improvements • Stagnant or Decline in EAV • Inadequate Utilities • Lack of Community Planning
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**Subject to change. All findings will require additional due diligence for final qualification report*

Findings for the Proposed RPA: Improved Area Factors. The proposed Improved Parcels are found to qualify as a blighted area under the provisions of the Act governing blighted-improved areas.

1) **Deterioration of Structures and Site Improvements.** Per the TIF Act, deterioration can be evidenced in major or secondary building defects. For example, such defects include, but are not limited to, defects in building components such as windows, gutters, and doors.

Various degrees of deterioration were identified throughout the area ranging from minor to extremely severe. With respect to surface improvements, deterioration was found along roadways, driveways, and parking areas including, but not limited to, surface cracking, potholes, depressions, weed growth and loose paving materials. These indicators of deterioration were found distributed throughout the Proposed RPA.

It was also determined that the site improvements and the structures contained the following signs of deterioration:

- Extensively cracked and crumbling asphalt pavement, along with potholes and other settlement in parking lot areas and driveways, requiring re-surfacing
- Weed and vegetation growth in cracked pavement and/or loose pavement material
- Faded and cracked parking space striping and curb caution paint, requiring re-painting

- Crumbling curb and gutter throughout parking areas and approaches, requiring removal and replacement
 - Cracked public walks with weed growth
- Building deterioration was found to consist of cracked or damaged exterior building surfaces including masonry facades in need of tuckpointing, faded and peeling trim paint, deteriorated windows or doors or window/door frames, rusted metal service doors, rusted metal fencing, and damaged gutters or downspouts, for example.

As an example, the property located at 202 West Mondamin Street suffers from both site and building deterioration. The parking lot is mostly gravel and deteriorated with sections of loose pavement material and weed growth throughout. The grain silos themselves are deteriorating with rust throughout. On the back section of one of the silos, a makeshift deck and stairs have fallen into disuse.

Another example of deteriorated site conditions is the building located at 201 West Wapella Street, the former inter urban rail yard. Part of the property has a makeshift gravel drive and parking lot, which has significant weed growth. There are no walkways for pedestrian access. The structure itself is in need of tuckpointing and has several boarded-up windows.

- 2) **“Stagnant” or Declining EAV** – The act states that this factor is present if the total equalized assessed value (EAV) of the Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated. The table below indicates that the total EAV of the Study Area has been increasing at an annual rate that is less than the balance of the municipality for four (4) of the last five (5) calendar years for which information is available.

The information in the table below is preliminary, subject to further information and documentation, and will need to be confirmed based on the Village’s final determined boundaries.

	2022	2021	2020	2019	2018
Study Area Total EAV:	\$8,401,387	\$8,043,252	\$7,687,028	\$7,016,990	\$6,772,162
% Change from Previous Year:	<u>4.5%</u>	<u>4.6%</u>	<u>9.5%</u>	<u>3.6%</u>	<u>6.3%</u>
Village of Minooka	\$469,581,092	\$418,621,465	\$392,433,227	\$357,521,196	\$334,695,479
Balance of Municipality EAV	\$461,179,705	\$410,578,213	\$384,746,199	\$350,504,206	\$327,923,317
Percentage increase/decrease	<u>12.3%</u>	<u>6.7%</u>	<u>9.8%</u>	<u>6.9%</u>	<u>5.6%</u>
CPI All Urban Consumers	<u>6.7%</u>	<u>4.7%</u>	<u>1.2%</u>	<u>1.8%</u>	<u>2.4%</u>

Source: Grundy County and Grundy County Assessor, U.S. Bureau of Labor Statistics
Lagging/Declining values are indicated in **bold font**

- 3) **Inadequate Utilities** – The Act defines “inadequate utilities” as 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.

According to Village staff, much of the Village’s water system is currently undersized cast iron and asbestos concrete. In 2030 the Village is scheduled to connect to Lake Michigan as a replacement water source. According to a report by Strand and Robinson, sections of the water main along East Wapella Street between Osage Street and South Wabena Avenue in the Study Area need to be completely replaced before the Lake Michigan connection to meet hydraulic flow projections. The undersized water main also provides insufficient fire flow ratings, recorded at 500 gallons per minute. Industry standards recommend at least 1500 gallons per minute. As such, additional replacement of water service lines throughout the Study Area is needed to meet both existing fire safety demand and future development requirements.

In addition to water service, the Village is in the process of replacing stormwater and sanitary sewer lines. According to Village staff, the vast majority of the downtown area was constructed without stormwater detention requirements. Any further redevelopment would be hindered by this lack of capacity in the existing systems. The Village is also in the process of assessing the pipe material of its existing sanitary sewer system in order to determine how much will need to be replaced.

Much of the Study Area has existing overhead electric utility poles along North Wabena Avenue, East and West Wapella Street, and the alleyway behind the

commercial structures along East and West Mondamin Street. According to Village staff, these poles should be buried to accommodate Comprehensive Plan goals of creating a more pedestrian friendly and aesthetically appealing downtown area.

One of the Village's goals outlined in the Comprehensive Plan is creating safe and efficient access for all modes of transportation. In May of 2020, the Village adopted the "Complete Streets" policy to help establish the Village as a bike and pedestrian friendly community. The Comprehensive Plan specifically notes that connectivity between neighborhoods and the downtown is a goal, indicating that the Village should "create an attractive walkable environment that builds off downtown's character..." According to Village staff, several infrastructure components need to be improved in the Study Area to meet this goal. Specific to pedestrian access, a sidewalk and pedestrian crossing gate is needed along the west side of Wabena Avenue from Mondamin Street to Wapella Street, sidewalk connections are needed along the south side of Mondamin Street, and a pedestrian bridge should be added connecting Summit Park to Mondamin Street. Specific to bike connectivity, the bike path needs to be extended from the tracks to Wapella Street, and further from Veterans Park to the east end of Mondamin Street.

- 4) **Lack of Community Planning** – The Act defines "lack of community planning" as an area that was developed prior to or without the benefit 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.

The Village's first Comprehensive Plan was adopted in 2005. In 2021, the Village adopted its latest Comprehensive Plan, which states that "with a considerable amount of available land for development, the Village has recently experienced a resurgence in residential development. Indeed, the Village has seen a significant growth in population of more than two hundred and twenty one percent (221%) – more than doubling in size – in the period from 2000 to 2020. Structures that predate this population boom, particularly in the older downtown core, were built to different standards than the modern planning and zoning codes call for.

Planning and zoning standards have evolved over time to meet this new demand, most recently with amendments to the Village's Zoning regulations in December 2022. Combined with the Comprehensive Plan, these updates have created several instances throughout the Study Area where evidence of Lack of Community Planning is clear. Of the one hundred and nineteen (119) structures in the Study Area, eight (8) or nearly seven percent (7%) are existing non-conforming uses. A significant portion of the structures, more than ninety-four percent (94%), were built prior to the first Comprehensive Plan was adopted in 2005. More than eighty-five percent (85%) of the one hundred and twenty (120) structures in the Study

Area, or 102 structures, are over 35 years of age. Nearly fifty-seven (57%), or 68 structures, are over fifty (50) years old, and nearly thirty-two (32%) of the structures are more than 100 years old. All of the structures over 35 years old range in age from 36 to 153 years old.

The 2021 Comprehensive Plan also identifies traffic flow and access to parking in the downtown as significant challenges. The Comprehensive Plan indicates that “the existing downtown public parking lot is difficult to reach for cars traveling west on Mondamin Street or north on Wabena Avenue due to the current configuration of the median and one-way travel within the parking lot.”

According to Village staff, the alignment of the railroad crossing along West Wabena Avenue between Mondamin Street and Wapella Street in the downtown is a significant planning deficiency. Cross-signalization during busy periods can create significant traffic backups and delays. New strategies should be explored to mitigate these delays and the impact on downtown commercial businesses.

V. OVERALL SUMMARY OF ADDITIONAL FINDINGS; GENERAL ASSESSMENT OF QUALIFICATION; NEXT STEPS

The following is a summary of relevant qualification findings as it relates to the Village potentially designating the study area as a TIF District.

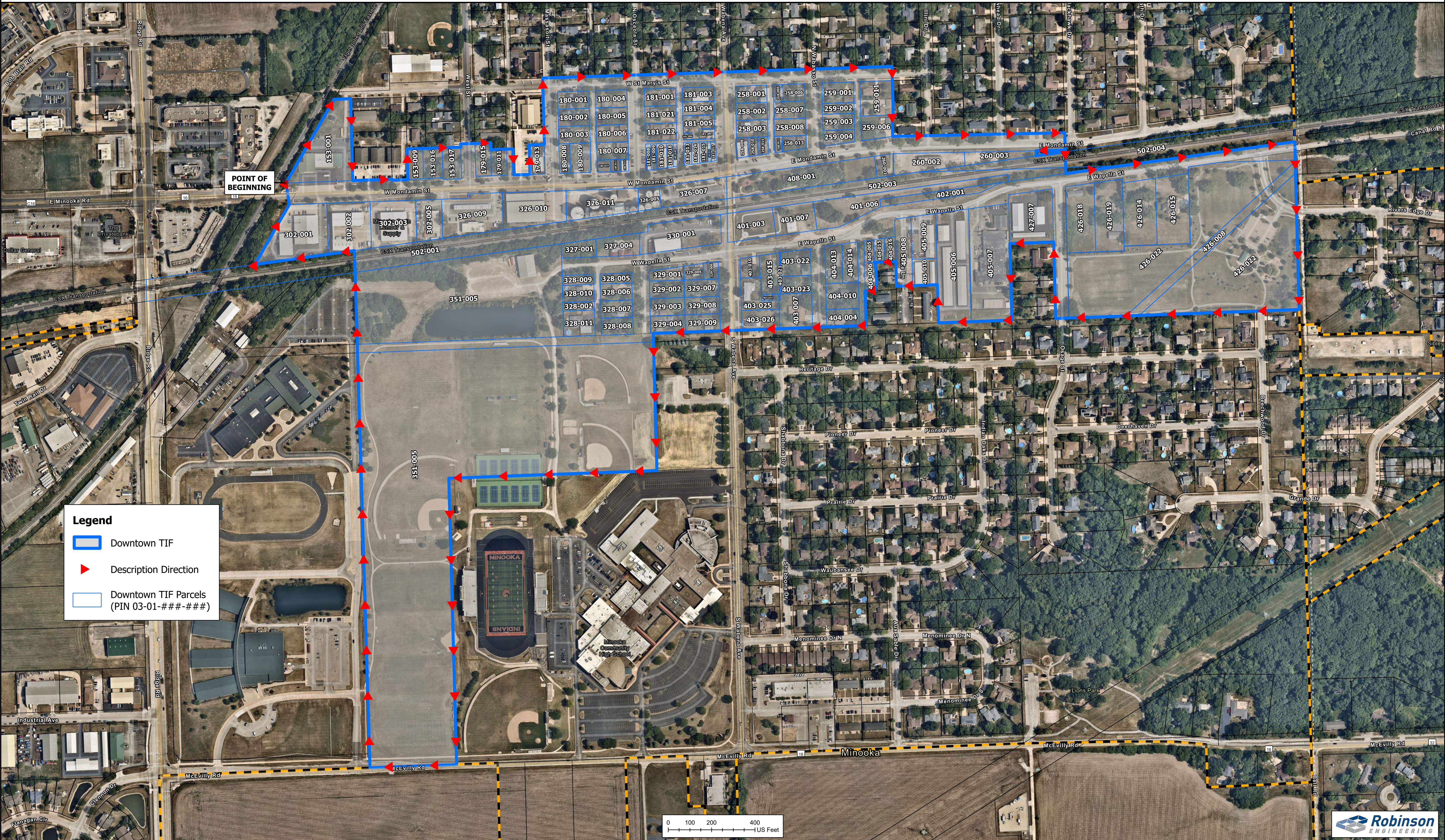
- The area is contiguous and is greater than 1½ acres in size.
- The proposed RPA will qualify as a blighted-improved area. The blighted factors present throughout the RPA as documented herein, are present to a meaningful extent and are evenly distributed throughout the RPA. A more detailed analysis of the qualification findings is outlined in Section V of this report.
- All property in the area would substantially benefit by the proposed redevelopment project improvements.
- The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area; and
- The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

In the judgment of Ryan, these preliminary findings support the case for the Village to initiate a formal process to consider the area as a TIF District.

APPENDIX 1

Proposed TIF District Boundary Map

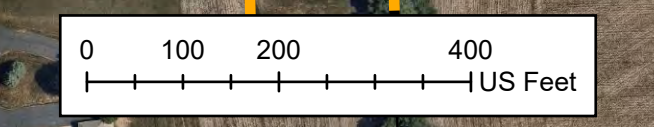
VILLAGE OF MINOOKA DOWNTOWN TIF DISTRICT



POINT OF BEGINNING

Legend

- Downtown TIF
- Description Direction
- Downtown TIF Parcels (PIN 03-01-###-###)



APPENDIX 2

List of Parcels in Proposed TIF District

Minooka Downtown TIF PIN List

03-01-153-001
03-01-302-001
03-01-302-002
03-01-302-003
03-01-302-005
03-01-326-009
03-01-326-010
03-01-326-002
03-01-326-008
03-01-326-011
03-01-326-005
03-01-326-007
03-01-408-001
03-01-260-001
03-01-260-002
03-01-260-003
03-01-351-005
03-01-327-001
03-01-327-004
03-01-330-001
03-01-328-009
03-01-328-010
03-01-328-002
03-01-328-011
03-01-328-005
03-01-328-006
03-01-328-007
03-01-328-008
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03-01-329-002
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03-01-329-004
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