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**VILLAGE OF MINOOKA  
DOWNTOWN TIF REDEVELOPMENT PLAN AND PROJECT**

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**Jointly Prepared By:**  
**Village of Minooka, Illinois**  
**And**  
**Ryan, LLC**

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**September 2023**

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## LIST OF EXHIBITS

### EXHIBITS

Exhibit 1	-	Legal Description, General Description, Tax Parcels
Exhibit 2	-	Boundary Map
Exhibit 3	-	Present Land Use Map
Exhibit 4	-	Future Land Use Map
Exhibit 5	-	TIF Qualification/Designation Report

## **I. INTRODUCTION**

The Village of Minooka (the “Village”) is a 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.

The Redevelopment Project Area (the “RPA”) discussed in this Downtown Minooka Redevelopment Plan and Project (the “Plan”) generally straddles both the north and south sides of East and West Mondamin Street including areas located within a few blocks of each side of this roadway and referred to generally as the downtown area of the Village of Minooka.

The Village is considering various redevelopment options for the proposed redevelopment project area. The Village intends to attract and encourage mixed use development to build upon the successes of the downtown. Proximity to high quality transportation options and roadways can increase opportunities for new businesses, while improved streetscaping and pedestrian paths can support the existing commercial character of the downtown. Redevelopment efforts are intended to improve the aesthetic character of this area and to provide for residential uses and commercial/retail services for the community.

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.

Conditions of deterioration, lack of community planning, and inadequate utilities are evident throughout the area and have been documented pursuant to site visits and Village records. In addition, as a consequence of the lack of coordinated development, the RPA’s equalized assessed valuation (EAV) for the area has lagged behind the balance of the Village’s EAV for five (5) of the last five (5) years in which data has been available.

The RPA has experienced decline in attractiveness for commercial and retail reuse, in part, due to the ages of its structures. Other issues include lack of retail facilities, vehicular traffic and pedestrian movement challenges, and a lack of buffering and loading provisions. The combination of these factors tends to limit the opportunities for modern commercial, retail and mixed-use redevelopment of the RPA.

The RPA is suitable for redevelopment for mixed uses including residential, commercial and retail. The RPA's best opportunity for redevelopment is related to its central location in the downtown area, as well as proximity to major transportation routes. The Village desires to create the proposed Downtown TIF District in order to address lag in EAV and other adverse conditions in the wider area by facilitating additional development and redevelopment in and around the Village's downtown area, to help achieve some of the more current planning objectives of the Village's most recent 2021 Comprehensive Plan (the "Comprehensive Plan"), and to facilitate needed infrastructure improvements within the larger area. The Village has undertaken this initiative to redevelop this larger strategic area within the Village and, in doing so, stabilize and expand benefits to the community and affected taxing districts.

### **The Redevelopment Plan and Project**

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

The designation of the larger central area as a RPA will allow the Village to address RPA deficiencies including, but not limited to, the following:

- Establishing a pattern of land-use activities that will increase efficiency and economic relationships, especially as such uses complement adjacent retail and residential and other Village redevelopments;
- Entering into redevelopment agreements in order to include the redevelopment of property and/or to induce new development to locate within the RPA;
- Coordinating and providing adequate parking for all redevelopments;
- Improving area appearance through landscape, streetscape and signage programs;
- Coordinating land assembly to provide sites for more modern redevelopment plans; and
- Providing infrastructure that is adequate in relation to redevelopment plans.

A map of the RPA boundaries is included in Exhibit 2 and is a part of this Plan. The area, on the whole, would not reasonably be anticipated to be developed in a coordinated manner without the adoption of a Plan. The Village, with the assistance of Ryan has prepared this Plan to use tax

increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Plan makes possible the implementation of a comprehensive program for the economic redevelopment of the proposed Downtown Minooka TIF District. By means of public investment, the RPA will become a more viable area in attracting private investment. The public investment will set the stage for the redevelopment of the area with private capital. This in turn will lead to operation of workable retail, mixed-use residential, and commercial uses within the RPA.

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

Through this Plan, the Village will serve as the central force for marshalling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Ultimately, the implementation of the Plan should create a stabilized and expanded tax base, the creation of new businesses, and the creation of new employment opportunities within the Village as a result of new private development in the RPA.

### **Summary**

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

It is found and declared by the Village that the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA, for the payment of redevelopment project costs, is of future benefit to those taxing districts. The reason for the use of incremental tax revenues is that these tax districts, whose jurisdictions are included in the RPA, would not derive the benefits of a significantly increased assessment base without the Village addressing the coordination of redevelopment.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Plan pursuant to 65 ILCS Section 5/11-74.4.3(n)(5) of the TIF Act, that this Redevelopment Plan will not result in the displacement of ten (10) or more inhabited residential units. Therefore, this Redevelopment Plan does not include a Housing Impact Study as is required under the act.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA.

Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by utilizing tax increment financing.

## **II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION**

The Redevelopment Project Area legal description is attached in Exhibit 1.



### III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

The Village has established certain goals, objectives and strategies which would determine the kinds of activities to be undertaken within the RPA. An important underlying document is the Comprehensive Plan which, as an element of the planning process, describe the overall vision for the Village and are the foundation for Village initiatives within the Village’s downtown area and throughout the study area. This planning document influences all other Village planning processes including those related to the RPA. Table 1 below summarizes goals and objectives in the Comprehensive Plan that are applicable to the RPA.

*Table 1. 2021 Comprehensive Plan Goals and Objectives Relevant to Redevelopment of the RPA*

Goals	Objectives
Enhance the Historic Downtown.	<ul style="list-style-type: none"> <li>• Enhance Downtown as a pedestrian-oriented activity center that provides ample options for socializing, public gathering, entertainment, and dining.</li> <li>• 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.</li> <li>• Attract entertainment options, such as a music venue, comedy club, or theater.</li> <li>• 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.</li> <li>• Foster “third places” that provide informal opportunities for community gathering outside of home or work.</li> <li>• Incorporate public art to add visual interest and vibrancy to the area.</li> <li>• Increase the width of sidewalks in the downtown to foster a pedestrian-friendly environment and accommodate outside dining.</li> <li>• Decrease speed limits and install stop signs to calm traffic and improve pedestrian comfort.</li> </ul>
Incentivize Downtown Business Reinvestment	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Create a guidebook with design guidelines for exterior remodeling that matches the historic character of the Downtown and seeks to preserve any historically significant features.</li> </ul>

<p>Redevelop the existing disinvested commercial, industrial, and vacant properties along Wapella Street at Wabena Avenue</p>	<ul style="list-style-type: none"> <li>• Create an attractive walkable environment that builds off Downtown’s character to the north, including outdoor seating, landscaping, and public art.</li> <li>• 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.</li> </ul>
<p>Repurpose the Grain Silos in the Downtown</p>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• The structures could be repurposed into a wall climbing activity center, immersive art installation, or vertical farming operations.</li> <li>• Preservation could be enhanced with murals or projector screens to host outdoor events.</li> </ul>

Implementation of this Plan will facilitate the accomplishment of these, and other goals described in the Village’s Comprehensive Plan. It is further expected that the “redevelopment projects” as defined in the TIF Act will return the RPA to economically productive use; thus, accomplishing the Village’s general goals stated below regarding enhancing and strengthening the Village’s tax base.

**General Goals of the Village**

- 1) To strengthen the property tax base of the Village and overlapping tax districts.
- 2) To encourage positive and feasible redevelopment of vacant sites and/or underutilized facilities and areas.
- 3) To provide for implementation of economic development and redevelopment strategies that benefits the Village and its residents.
- 4) To create new jobs and retain existing jobs for Village and area residents.
- 5) To coordinate all redevelopment within the Village in a comprehensive manner, avoiding land use conflicts and negative community impacts with attracted users.
- 6) To provide public infrastructure improvements within the Village to promote redevelopment efforts, where necessary.

**Specific Objectives for the RPA**

- 1) Increase the Village’s ’s property tax and sales tax base.

- 2) Improve existing infrastructure including sidewalks, crosswalks, signage, lighting, drainage, roadway, and streetscape.
- 3) Provide for the necessary site preparation, grading, and excavation of property located within the RPA as a means to promote more modern land development uses.
- 4) Promote the redevelopment of property in and around the RPA.

### **Redevelopment Objectives**

The RPA designation will allow the Village to:

- a) Assist in coordinating redevelopment activities within the RPA in order to provide a positive marketplace signal;
- b) Reduce or eliminate negative factors present within the RPA;
- c) Accomplish redevelopment over a reasonable time period;
- d) Provide for high quality development within the RPA;
- e) Provide for a coordinated, attractive overall appearance of the RPA; and
- f) Provide relocation assistance, where appropriate.

The implementation of the Plan will serve to improve the physical appearance of the RPA and contribute to its economic development. The implementation of the RPA will provide new residential, commercial shopping/dining, and/or employment opportunities for community residents.

#### **IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA**

##### **A. Qualification Report**

The RPA's qualification under the TIF Act was evaluated by representatives of Ryan from December, 2022 through the date of this report. Analysis was aided by certain reports and data obtained from the Village and other sources. Only information which would directly aid in the determination of eligibility for a redevelopment project area was utilized. The reported results of this evaluation are attached as Exhibit 3 of this Plan.

##### **B. Findings**

As found in Exhibit 5 of this Plan, the RPA has suffered from certain impediments to redevelopment. The area has been burdened with a lack of significant private investment and/or development. As a result, the RPA is not likely to experience significant development and growth without the use of Village resources.

Factors which constitute evidence of the property as a "conservation area" and which impair sound growth in the RPA are: (i) lagging EAV; (ii) deterioration of structures or site improvements; (iii) inadequate utilities; and (iv) lack of community planning.

## **V. ASSESSMENT OF FISCAL IMPACT ON AFFECTED TAXING DISTRICTS**

It is anticipated that the implementation of this Plan will have a minimal financial impact on most of the affected taxing districts. In fact, the action taken by the Village to stabilize and encourage growth of its tax base through the implementation of this Plan will have a positive impact on all of the affected taxing districts by arresting inflation adjusted declines in assessed valuations.

Given that there is the potential for new development, the Village may permit new or replacement residential development to occur within the RPA. As such, there could be an equal or increased burden placed on the area's school districts and library district. To the extent that such development does occur, and school age children and new library patrons result from new community arrivals, the elementary, high school and library taxing districts could potentially be affected. The Village has made allowances in this Plan for revenue distributions to such taxing districts pursuant to the guidelines provided by the TIF Act to compensate the districts at levels dictated by the precise increase in students.

Though strategies will be encouraged to promote growth via private investment within the area, specific objectives are geared to stabilize the RPA's existing strengths and revitalize the RPA's redevelopment potential. Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient surplus funds (as long as those funds are not already obligated to the TIF), to assist affected taxing districts in paying the costs for the identified and acknowledged increased services.

Any surplus special tax allocation funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the Village, after all TIF eligible costs, either expended or incurred, as an obligation by the Village, have been duly accounted for through administration of the special tax allocation fund to be established by the Village as provided by the TIF Act. The exception to this provision will be to the extent that the Village utilizes TIF funding to assist in the redevelopment of residential units. In such cases, the Village will provide for the cost incurred by eligible school districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the TIF Act and for the cost incurred by the library district in the manner prescribed 65 ILCS Section 5/11-74.4-3(q)(7.7) of the TIF Act.

## **VI. HOUSING IMPACT STUDY**

The RPA was studied to determine if a housing impact study would need to be conducted pursuant to the TIF Act. A housing impact study is not required to be completed because the Village will certify that it will not displace ten (10) or more residential units. If, later, the Village does decide that it is necessary to dislocate ten (10) or more residential units, then the Village must complete a housing impact study and amend the Redevelopment Plan herein.

## **VII. REDEVELOPMENT PROJECT**

### **A. Redevelopment Activities**

The Village will implement a coordinated program of actions allowed under the TIF Act, including, but not limited to, the following actions:

Land Assembly: Property within the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. The Village may also cover any relocation costs related to land assembly activities.

Site Preparation, Clearance, and Demolition: Property within the RPA may be improved by site clearance, excavation, regrading, environmental remediation, or demolition.

Public Improvements: Public improvements within the RPA may be provided or repaired to support the Plan. Examples of such public improvements may include but are not limited to: (i) public utilities and infrastructure including roadways, sidewalks, water mains, sanitary sewer systems and storm sewer systems; (ii) public parking facilities; (iii) storm water management and detention facilities; and (iv) landscaping, lighting, traffic signalization; signage; and other improvements to the streetscape. Relocation of utilities or infrastructure may also be funded as determined by the Village. In the event the Village undertakes public improvements that are located outside of the boundaries of the Downtown TIF District and which are essential to the preparation of the RPA for development in accordance with the Plan, the Village may use incremental tax revenues generated by the Downtown TIF District to fund such public improvements, as allowed by Section 4(f) of the TIF Act.

Rehabilitation and Construction: Rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village Code provisions. Improvements may include commercial signage upgrades, exterior and facade related work as well as interior related work.

Interest Rate Write-Down: Entering into agreements with property owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation Fund of the RPA, in accordance with the TIF Act.

Job Training: Assisting facilities and enterprises located within the RPA in providing job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to; federal programs, state programs, applicable local vocational educational programs including community college sponsored programs and other federal, state, county or non-profit operated programs that are available or will be developed and initiated over time.

**B. General Land Use Plan**

Existing land uses consist largely of commercial, industrial, mixed-use, recreational, institutional and residential. Existing land uses are shown in Exhibit 4, attached hereto.

Proposed land uses in the RPA are to consist of commercial, retail, mixed-use, residential, recreational, uses. Intended land uses will generally conform to the Village's Comprehensive Plan. Exhibit 5, attached hereto and made a part of this Plan, designates the proposed general land uses in the RPA.

**C. Additional Design and Control Standards**

The appropriate design controls, including for any Planned Unit Developments, as set forth in the Village's Zoning Ordinance, as amended, shall apply to the RPA.

**D. Eligible Redevelopment Project Costs**

Redevelopment project costs mean and include the sum of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the TIF Act, and any such costs incidental to this Plan. Private investments, which supplement municipal Redevelopment Project Costs, are expected to substantially exceed such redevelopment project costs.

Eligible costs permitted under the TIF Act which may be pertinent to this Plan include:

1. *Professional Services* - Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, "redevelopment project costs" shall not include lobbying expenses;
  - 1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
2. *Marketing* - The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
3. *Property Assembly Costs* - Including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, 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;

4. *Rehabilitation Costs* - Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
5. *Public Works and Improvements* - Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91<sup>st</sup> General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
6. *Job Training* - Costs of job training and retraining projects including the costs of ‘welfare to work’ programs implemented by businesses located within the redevelopment project area;
7. *Financing Incentives* - 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 pursuant to the TIF Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
8. *Capital Costs* - To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital (and additional student tuition) 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;
9. *School-related Costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district’s increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs

the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the TIF Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

- a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the TIF Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
  - (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this TIF Act;
  - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this TIF Act; and
  - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this TIF Act.
- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the TIF Act since the designation of the redevelopment project area by the most recently available

per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

- (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this TIF Act;
- (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this TIF Act; and
- (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the TIF Act.

- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply. Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the TIF Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

10. *Library Costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this TIF Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this TIF Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. *Relocation Costs* - to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
12. *Payment in Lieu of Taxes* - Those estimated tax revenues from real property in a redevelopment project area derived from real property that has been acquired by a municipality which according to the redevelopment project or plan is to be used for a private use which taxing districts would have received had a municipality not acquired the real property and adopted tax increment allocation financing and which would result from levies made after the time of the adoption of tax increment allocation financing to the time the current equalized value of real property in the redevelopment project area exceeds the total initial equalized value of real property in said area.
13. *Job Training* - Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to

be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;

14. *Interest Costs* – incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the TIF Act;
  - b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer pertaining to the redevelopment project during that year;
  - c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
  - d) the total of such interest payments paid pursuant to the TIF Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the TIF Act;
  - e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);
  - f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the TIF Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the TIF Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If

the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants.

The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. *Day Care* - If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, “low-income families” means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

The TIF Act prohibits certain costs, including the following:

*Construction of Privately-owned Buildings* - Unless explicitly stated herein the costs of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

*Retail Displacement* - After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project

area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;

*Historic Building Demolition* - No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. "Historic Resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a Special Service Area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown in the below Table 3.

**Table 3. Redevelopment Project Cost Estimates**

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1. Land Acquisition and Assembly Costs and Relocation Costs	\$ 750,000
2. Demolition, Site Preparation, Environmental Cleanup and Related Costs	\$ 1,200,000
3. Public Improvements including, but not limited to, water, storm, sanitary sewer, the service of public facilities, and road improvements, including such utility improvements that are not located within the boundaries of the Downtown TIF District, but which are essential to the preparation of the RPA for development in accordance with this Plan	\$ 7,000,000
4. Rehabilitation/Façade Improvements	\$ 500,000
5. Interest Costs Pursuant to the TIF Act	\$ 1,400,000
6. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	\$ 300,000
7. Job Training	\$ 150,000
8. Estimated School District Costs, Library District Costs, and Taxing District Capital Costs pursuant to the TIF Act	\$ 700,000
<b>TOTAL ESTIMATED</b>	<b>\$ 12,000,000</b>

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Notes:

(1) All project cost estimates are in 2023 dollars. Costs may be adjusted for inflation per the TIF Act.

(2) In addition to the costs identified in the exhibit above, any bonds, notes or other obligations issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, notes, or other obligations, and (c) capitalized interest and reasonably required reserves.

(3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the TIF Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall Total Estimated TIF Budget amount outlined above and all as provided for in the TIF Act.

(4) The Village may utilize incremental revenues from contiguous redevelopment project areas to pay for redevelopment project costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

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**E. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Statute**

Funds necessary to pay for public improvements and other project costs eligible under the TIF Act are to be derived principally from property tax increment revenues, and proceeds from municipal obligations, if any. Any such obligations would be retired primarily with tax increment revenues and interest earned on surplus revenue available, but not immediately needed, for the Plan. The Village may utilize incremental revenues from contiguous redevelopment project areas to pay for redevelopment project costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

Any publicly funded “redevelopment project costs” as defined in the TIF Act are subject to (a) approval by the Village; (b) having specific cost categories as set forth in the TIF Act; and (c) pursuant to the Village’s incentive policy.

The tax revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs, shall be derived from the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2022 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

**F. Nature and Term of Obligations to be Issued**

The Village may issue obligations secured by the tax increment special tax allocation fund established for the RPA pursuant to the TIF Act or such other funds as are available to the Village by virtue of its powers pursuant to the Illinois State Statutes.

The date for retirement of any and all obligations issued by the Village to finance redevelopment project costs pursuant to this TIF Plan and the TIF Act shall not be later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the TIF Act, is to be made with respect to ad valorem taxes levied in the 23<sup>rd</sup> calendar year, after the year in which the ordinance approving the RPA was adopted.

**G. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area**

The most recent estimate of equalized assessed valuation (“EAV”) for tax year 2022 of the property within the RPA is approximately \$8,401,387. This is only an estimate and the certified EAV of the RPA will be determined by the County after adoption of the Village’s TIF ordinances.

**H. Anticipated Equalized Assessed Valuation (EAV)**

Upon completion of the anticipated private development of the RPA over a twenty-three-year period, it is estimated that the equalized assessed valuation of the property within the Redevelopment Project Area will range from approximately \$13,000,000 to \$15,000,000.

## **VIII. SCHEDULING OF REDEVELOPMENT PROJECT**

### **A. Redevelopment Project**

An implementation strategy will be employed with full consideration given to the availability of both public and private funding.

Redevelopment projects will begin as soon as the specific private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements.

Depending upon the scope of the development as well as the actual uses, those redevelopment activities described in Section VII may be included in each phase.

### **B. Commitment to Fair Employment Practices and Affirmative Action**

As part of any Redevelopment Agreement entered into by the Village and any private developers, both parties will agree to establish and implement, to the extent allowed by law, an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village's policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical disabilities. These nondiscriminatory practices will apply to all areas of employment, including hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, all entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment.

Finally, the entities will, to the extent allowed by law, utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

**C. Completion of Redevelopment Project**

This Plan shall be completed by not later than December 31<sup>st</sup> of the year in which the payment to the municipal treasurer pursuant to the TIF Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year that the ordinance approving the RPA is adopted.

**IX. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT**

This Plan may be amended pursuant to the provisions of the TIF Act.

**EXHIBIT 1**  
**LEGAL DESCRIPTION**  
**GENERAL DESCRIPTION**  
**PARCEL LIST**

# Downtown Tax Increment Finance District Village of Minooka, Illinois

Those parts of Section 1, Township 34 North, Range 8 East of the Third Principal Meridian, Grundy County, Illinois being more particularly described as follows:

Beginning at the southwest corner of Lot 1 in Minooka Fire Protection District Subdivision (being a subdivision recorded December 16, 1975, as Document Number 247119, Grundy County, Illinois);

Thence northeasterly along the northwest line of said Lot 1, to the north line of said Lot 1;

Thence easterly along said north line to the east line of said Lot 1;

Thence southerly along said east line to the south line of said Lot 1, also the south line of Lot 3 in Young's Subdivision (being a subdivision recorded September 23, 1976, as Document Number 245931, Grundy County, Illinois);

Thence easterly along the south line of said Lot 3 to the east line of said Young's Subdivision, also the west line of Block 5 in Gardner's Second Addition to Minooka Subdivision (being a subdivision recorded June 5, 1860, in Plat Book A, Page 49, Grundy County, Illinois);

Thence southerly along said west line, to the south line of said Block 5;

Thence easterly along said south line, to the west line of the east half of Lot 10 in said Block 5;

Thence northerly along said west line, and the west line of the east half of Lot 9 in said Block 5, to the north line of said Lot 9;

Thence easterly along said north line, the easterly prolongation of the north line of said Lot 9, and the north line of Lot 2 in said Block 5, to the east line of said Block 5;

Thence northerly along said east line, to the westerly prolongation of the south line of the north 65.00 feet of Lot 8 in Block 3 of Gardner's Addition to Minooka Subdivision (being a subdivision recorded August 17, 1858, in Plat Book A, Page 25, Grundy County, Illinois);

Thence easterly along said westerly prolongation and the south line of the north 65.00 feet of said Lot 8, to the east line of the west half of said Lot 8;

Thence southerly along said east line and the east line of the west half of Lot 9 in said Block 3, to the north line of the south 64.00 feet of said Lot 9;

Thence easterly along said north line and the easterly prolongation thereof, to the west line of St. Mary's Church Planned Unit Development Subdivision (being a subdivision recorded February 7, 2017, as Document Number 567892, Grundy County, Illinois);

Thence southerly along said west line, to the south line of said St. Mary's Church Planned Unit Development Subdivision;9/13/20239/13/2023

# Downtown Tax Increment Finance District Village of Minooka, Illinois

Thence easterly along said south line, to the west line of the east 70.00 feet of Lot 1 in Block 3 of said Gardner's Addition Subdivision;

Thence northerly along said west line, and the west line of the east 70.00 feet of Lot 2 in said Block 3, to the north line of Lot 2 in said Block 3;

Thence easterly along said north line, to the east line of said Block 3;

Thence northerly along said east line, the east line of said St. Mary's Church Planned Unit Development Subdivision, and the northerly prolongation of the east line of said St. Mary's Church Planned Unit Development Subdivision, to the westerly prolongation of the south line of Block 1 in said Gardner's Addition Subdivision;

Thence easterly along said westerly prolongation, the south line of said Block 1, the easterly prolongation of the south line of said Block 1, the south line of Block 11 in said Gardner's Second Addition Subdivision, the easterly prolongation of the south line of said Block 11, the south line of Block 12 in said Gardner's Second Addition Subdivision, the easterly prolongation of the south line of said Block 12, and the south line of Block 13 in said Gardner's Second Addition Subdivision, to the southeast corner of said Block 13;

Thence southerly to the northeast corner of Sublot A in Block 1 of East Acres Subdivision (being a subdivision recorded January 25, 1967, as Document Number 206470, in Book D of Plats, Page 71, Grundy County, Illinois);

Thence southerly along the east line of said Sublot A, to the south line of said Sublot A;

Thence westerly along said south line, to the west line of said East Acres Subdivision;

Thence southerly along said west line, to the south line of Block 1, in said East Acres Subdivision;

Thence easterly along said south line, the south line of Block 3 in East Acres Subdivision Unit No. 2 (being a subdivision recorded September 10, 1975, as Document Number 240334, in Book E of Plats, Page 51, Grundy County, Illinois), and the south line of Lot 1 in East Acres Subdivision Unit No. 3 (being a subdivision recorded April 18, 1977, as Document Number 248851, Grundy County, Illinois), to the southeast corner of said Lot 1;

Thence southerly on the southerly prolongation of the east line of said Lot 1, to the south line of Mondamin Street;

Thence westerly along said south line, to the northeast corner of Outlot 2 in said East Acres Subdivision Unit No. 2;



# Downtown Tax Increment Finance District Village of Minooka, Illinois

Thence southerly along the east line of said Outlot 2, to the northwesterly right of way line of the Rock Island Railroad as identified in said East Acres Subdivision Unit No. 2 (also known as the Chessie, Seaboard Transportation Railroad (CSXT Railroad));

Thence northeasterly along said northwesterly right of way line, to said southerly prolongation of the east line of Lot 1 in East Acres Subdivision Unit No. 3;

Thence southerly on said southerly prolongation of the east line of said Lot 1, to the southeasterly right of way line of the Rock Island Railroad as identified in said East Acres Subdivision Unit No. 3;

Thence northeasterly along said southeasterly right of way line, to the east line of the Southeast Quarter of the Northeast Quarter of said Section 1;

Thence southerly along the said east line, and the east line of the Northeast Quarter of the Southeast Quarter of said Section 1, to the north line of Lot 12 in Aux Sable Acres East Subdivision Addition No. 1 (being a subdivision recorded July 22, 1987, as Document Number 290039, Grundy County, Illinois);

Thence westerly along said north line, and the westerly prolongation of the north line of said Lot 12, to the west line of Osage Street, 60.00 feet wide, in said Aux Sable Acres East Subdivision Addition No. 1;

Thence northerly along said west line, to the south line of the north 37.00 feet of Lot 30, in said Aux Sable Acres East Subdivision Addition No. 1;

Thence westerly along said south line, to the west line of said Aux Sable Acres East Subdivision Addition No. 1, also the west line of the East Half of the Southeast Quarter of said Section 1;

Thence southerly along said west lines, to the south line of parcel of land described in Special Warranty Deed recorded June 28, 2016, as Document Number 562714, Grundy County, Illinois;

Thence westerly along said south line and the south line of parcel of land described as Parcel 1 in Warranty Deed recorded May 2, 2014, as Document Number 546399, Grundy County, Illinois, to the west line of parcel of land described as Parcel 1 in said Document Number 546399;

Thence northerly along said west line, to the north line of parcel of land described in Trustee's Deed recorded February 3, 2016, as Document Number 559689, Grundy County, Illinois;

Thence westerly along said north line and the westerly prolongation thereof, to the east line of Block 5 in the Original Town of Minooka Subdivision (being a subdivision recorded August 11, 1857, in Plat Book A of Plats, Page 23, Grundy County, Illinois);

Thence northerly along said east line, to the south line of parcel of land described in Trustee's Deed recorded February 3, 2016, as Document Number 559679, Grundy County, Illinois;

# Downtown Tax Increment Finance District Village of Minooka, Illinois

Thence westerly along said south line and the south line of parcel of land described in Warranty Deed recorded February 21, 2023, as Document Number 618151, Grundy County, Illinois, to the east line of parcel of land described in Warranty Deed recorded July 1, 2016, as Document Number 562803, Grundy County, Illinois;

Thence southerly along the easterly lines of said parcel of land to the north line of Lot 2, in said Block 5;

Thence westerly along said north line, to the west line of said Lot 2;

Thence southerly along said west line, and the southerly prolongation of the west line of said Lot 2, to the south line of said Original Town of Minooka Subdivision;

Thence westerly along said south line, to the northerly prolongation of the eastern most east line of land described in Trustee's Deed recorded September 23, 1991, as Document Number 310632, Grundy, County, Illinois;

Thence southerly along said northerly prolongation, and the eastern most east line of parcel of land described in Trustee's Deed recorded September 23, 1991, as Document Number 310632, Grundy County, Illinois, 633.29 feet, more or less, to a south line of said parcel of land;

Thence westerly 960.82 feet, more or less, along said south line to an east line of said parcel of land;

Thence southerly 1320.00 feet, more or less, along said east line, to the south line of the Southwest Quarter of said Section 1;

Thence westerly along said south line, to the west line of parcel of land described in Trustee's Deed recorded September 23, 1991, as Document Number 310632, Grundy County, Illinois;

Thence northerly along said west line, and the northerly prolongation thereof, to the southeasterly line of Minooka Commercial Development Subdivision (being a subdivision recorded April 18, 1977, as Document Number 248850, Grundy County, Illinois);

Thence southwesterly along said southeasterly line, to the northwesterly line of said Minooka Commercial Development Subdivision;

Thence northeasterly along said northwesterly line, to the northwest corner of Lot 4 in said Minooka Commercial Development Subdivision;

Thence northwesterly to the Point of Beginning.

DOWNTOWN MINOOKA TIF GENERAL BOUNDARY DESCRIPTION:

The Downtown Minooka TIF District consists of an area generally located along West Mondamin Street, which runs from east to west in the community and bisects the Village's downtown area, and is bounded by West St. Mary's Street to the north and Heritage Drive to the south.

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  
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03-01-328-011  
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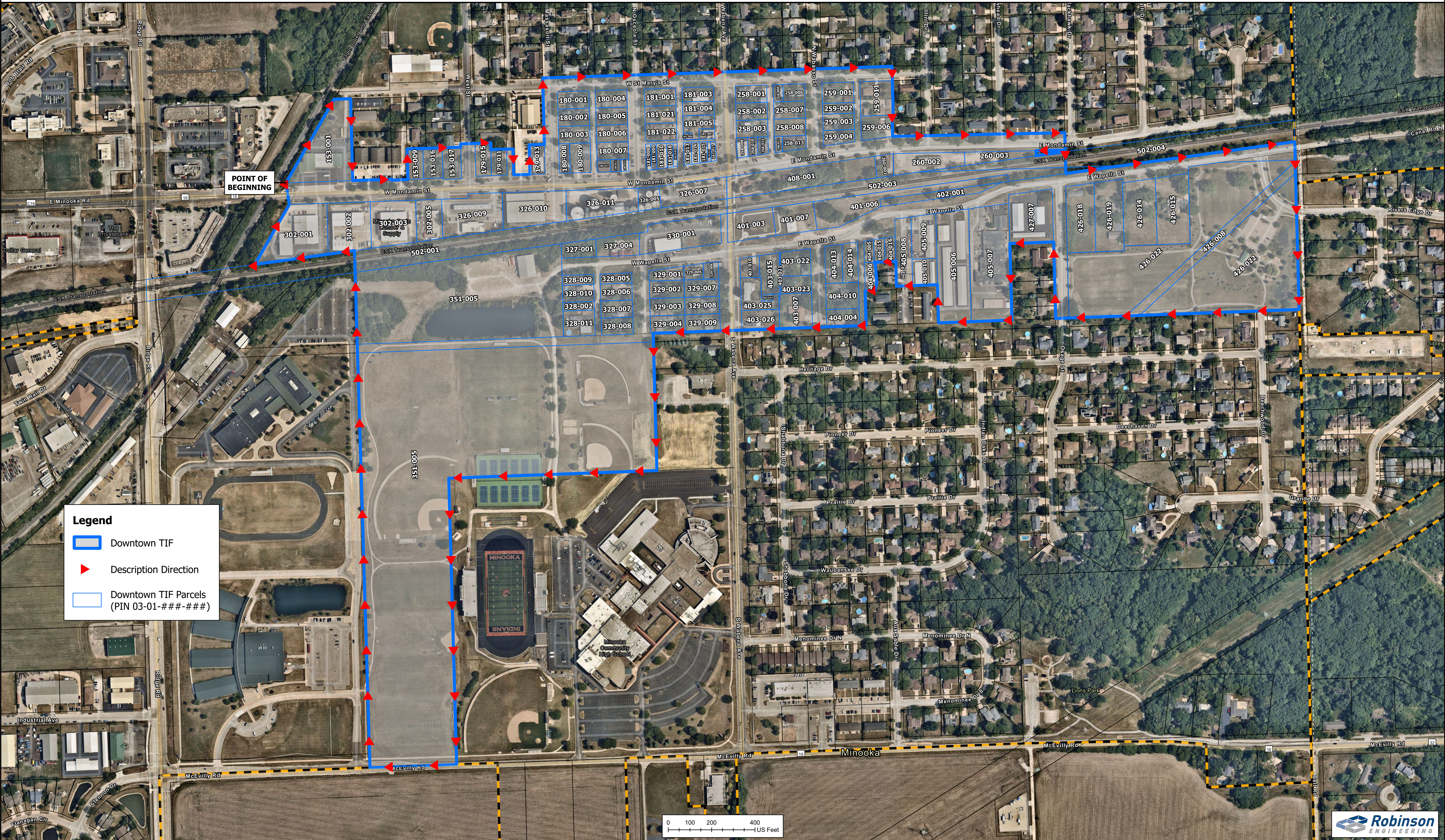
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**EXHIBIT 2**  
**BOUNDARY MAP**



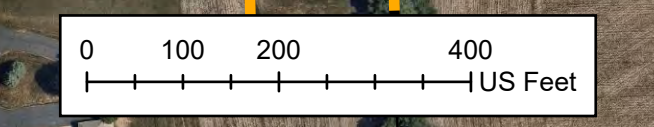
# VILLAGE OF MINOOKA DOWNTOWN TIF DISTRICT



**POINT OF BEGINNING**

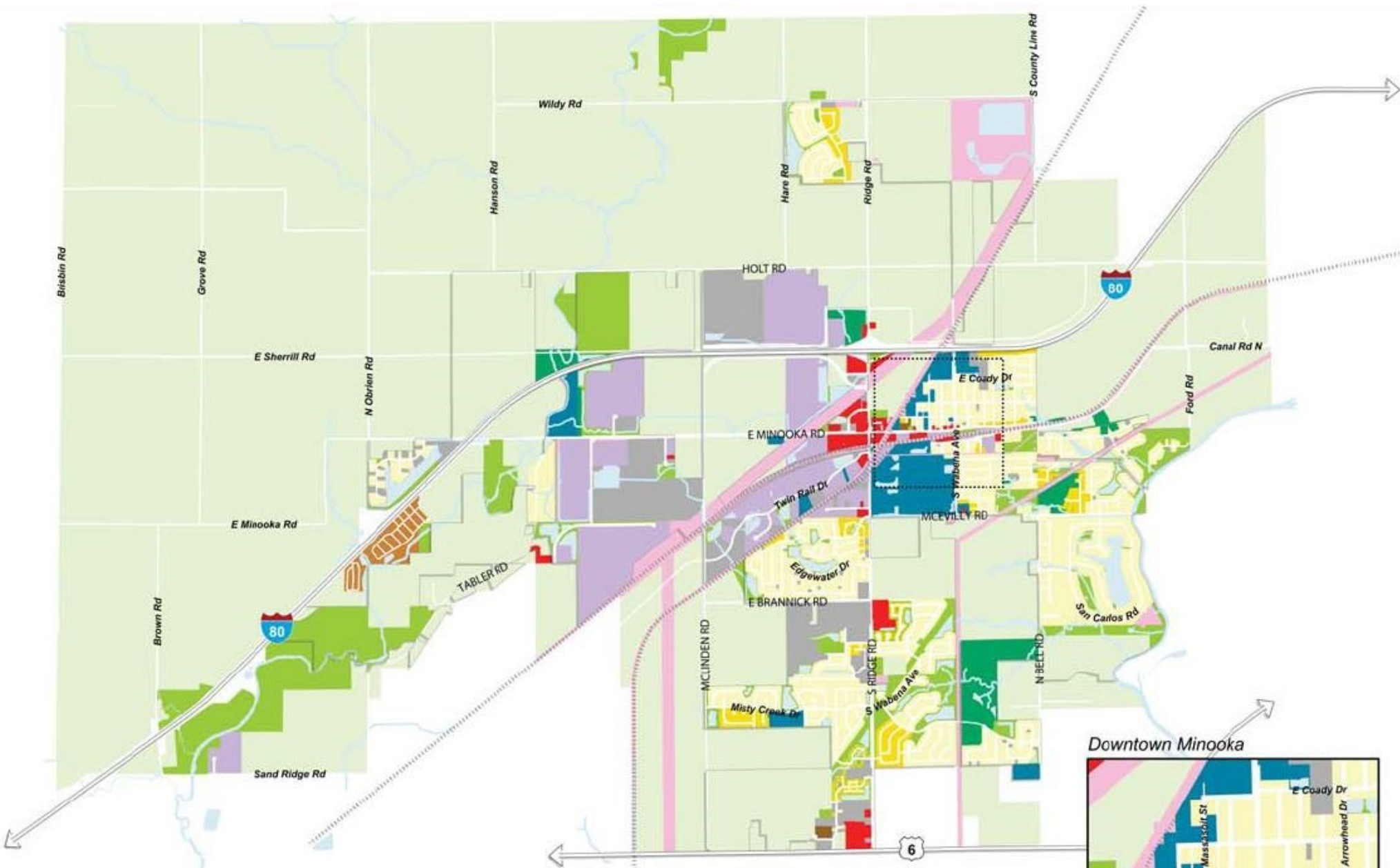
**Legend**

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



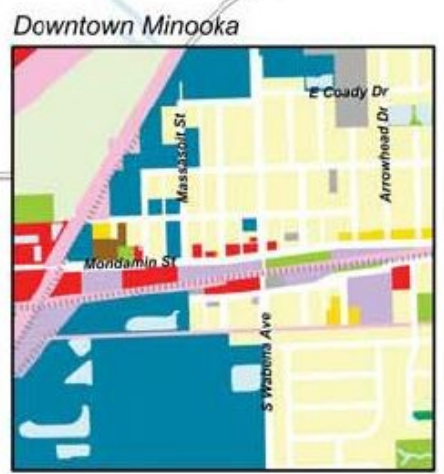


**EXHIBIT 3**  
**CURRENT LAND USE MAP**

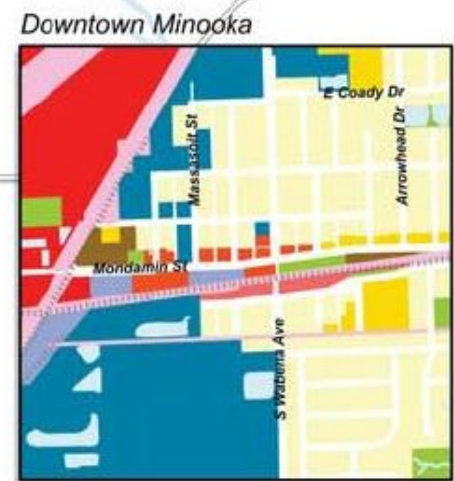
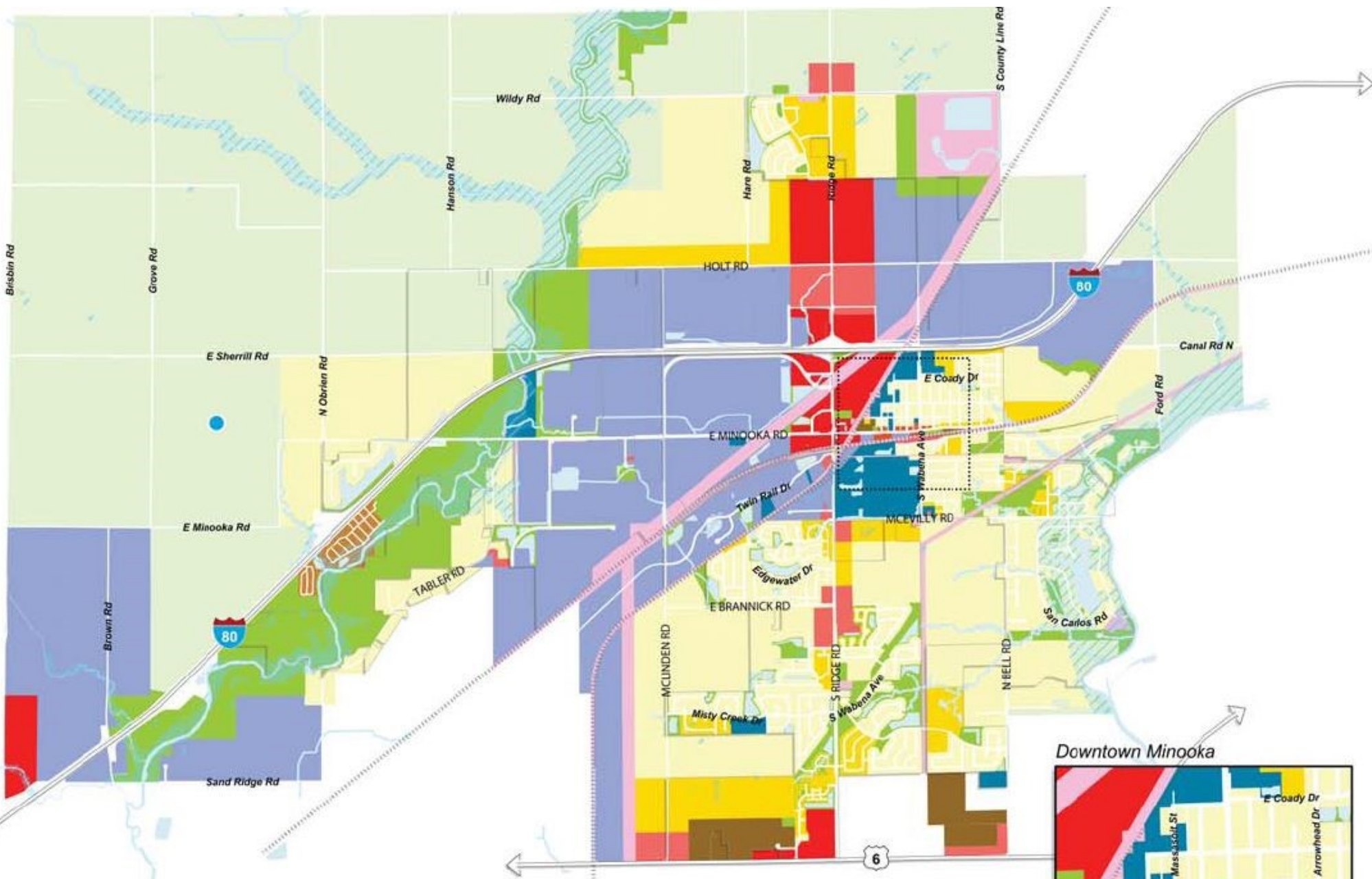


**Existing Land Use**

- |                        |                    |                    |
|------------------------|--------------------|--------------------|
| Single-Family Detached | Commercial         | Utility & Railroad |
| Single-Family Attached | Public/Semi-Public | Industrial         |
| Multifamily            | Parks & Open Space | Vacant             |
| Mobile Home            | Agriculture        | Undeveloped        |



**EXHIBIT 4**  
**FUTURE LAND USE MAP**



### Land Use Plan

- Single-Family Detached Neighborhood
- Single-Family Attached Neighborhood
- Multifamily Neighborhood
- Mobile Home/Prefabricated Home
- Downtown
- Neighborhood Commercial
- Commercial Corridor
- Industrial/Business Park
- Public-/Semi-Public
- Parks & Open Space
- Agriculture
- Utilities & Railroad
- Flood Hazard Area
- Future Village Retention Pond

**EXHIBIT 5**

**TIF QUALIFICATION/DESIGNATION REPORT**