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KENDALL COUNTY, IL

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**THE VILLAGE OF OSWEGO
KENDALL AND WILL COUNTIES, ILLINOIS**

**ORDINANCE NO. 16-52
AN ORDINANCE APPROVING A REDEVELOPMENT PLAN AND PROJECT FOR
MAIN STREET/WASHINGTON STREET REDEVELOPMENT PROJECT AREA**

**ORDINANCE NO. 16-53
AN ORDINANCE DESIGNATING THE MAIN STREET/WASHINGTON STREET
REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT
ALLOCATION REDEVELOPMENT ACT**

**ORDINANCE NO. 16-54
AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE
MAIN STREET/WASHINGTON STREET REDEVELOPMENT PROJECT AREA**

**CERTIFIED COPY OF MINUTES OF A REGULAR MEETING OF THE OSWEGO VILLAGE
PRESIDENT AND BOARD OF TRUSTEES ON SEPTEMBER 6, 2016.**

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF OSWEGO**

This 6th day of September, 2016

Prepared and Return to:
Village of Oswego
100 Parkers Mill
Oswego, IL 60543



Tina Touchette,
Village Clerk

100 Parkers Mill • Oswego, IL. 60543 • (630) 554-3259
Website: www.oswegoil.org

September 21, 2016

Via: First Class Mail

Ms. Debbie Gillette
Kendall County Clerk
111 West Fox Street
Yorkville, Illinois 60560

STATE OF ILLINOIS
COUNTY OF KENDALL
- FILED -
SEP 22 2016

Debbie Gillette COUNTY CLERK
KENDALL COUNTY

Re: Village of Oswego – Main Street / Washington Street Redevelopment Project Area

Dear Clerk Gillette:

On September 6, 2016, the Village of Oswego passed ordinances necessary to approve and create the Main Street / Washington Street Redevelopment Project Area and adopt the use of tax increment allocation financing. In accordance with 65 ILCS 5/11-74.4-4, please find enclosed certified ordinances approving a redevelopment plan and project, designating a redevelopment project area, and adopting tax increment allocation financing for Oswego's Main Street / Washington Street Redevelopment Project Area. A legal description and map of the redevelopment project area are attached to the enclosed ordinances.

The year of the most recently ascertained equalized assessed value (2015) is the year that the county clerk should use for determining the total initial equalized assessed value of the redevelopment project area consistent with 65 ILCS 5/11-74.4-9(a). A list of the parcel or tax identification number of each parcel of property included in the redevelopment project area is attached.

Using the enclosed envelope, please return date stamped copies of the three ordinances.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Tina Touchette

Tina Touchette
Village Clerk
Village of Oswego

Enclosures: Certified TIF Ordinances (3)
Certified September 6, 2016 Minutes
List of parcel or tax identification numbers

cc: Dan Di Santo, Village Administrator (via e-mail)
Rod Zenner, Community Development Director (via e-mail)
Mary Thompson, Kane, McKenna and Associates (via e-mail)
Gregory W. Jones, Ancel Glink, P.C. (via e-mail)

**THE VILLAGE OF OSWEGO
KENDALL AND WILL COUNTIES, ILLINOIS**

ORDINANCE NO. 16 - 52

**AN ORDINANCE APPROVING A
REDEVELOPMENT PLAN AND PROJECT FOR
MAIN STREET / WASHINGTON STREET REDEVELOPMENT PROJECT AREA**

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF OSWEGO**

This 6th day of September, 2016

Prepared and Return to:
Village of Oswego
100 Parkers Mill
Oswego, IL 60543

Published in pamphlet form by the authority of the President
and Board of Trustees of the Village of Oswego on September 7th, 2016
by Authority of the Board of Trustees

ORDINANCE NO. 16 - 52

BE IT ORDAINED by the President and Board of Trustees of Oswego, Kendall and Will Counties, Illinois, THAT:

**AN ORDINANCE APPROVING A
REDEVELOPMENT PLAN AND PROJECT FOR
MAIN STREET / WASHINGTON STREET REDEVELOPMENT PROJECT AREA**

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

It is desirable and in the best interest of the citizens of the Village of Oswego ("*Village*") to use tax increment allocation financing to promote redevelopment activities in an area to be designated the Main Street / Washington Street Redevelopment Project Area ("*RPA*"), pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended ("*Act*"). The RPA constitutes in the aggregate more than one and one-half acres.

Pursuant to Section 11-74.4-5 of the Act, the Village's Corporate Authorities scheduled and convened a public hearing on August 16, 2016 ("*Public Hearing*") to consider the RPA plan and project and the designation of the RPA as a redevelopment project area under the Act. Notice of the Public Hearing was given in accordance with Section 11-74.4-5 of the Act to Interested Parties, affected taxing districts, and to the Department of Commerce and Economic Opportunity of the State of Illinois on June 8, 2016, by publication on July 21, 2016 and July 28, 2016, to residential addresses within 750' outside the RPA on June 22, 2016, and to taxpayers within the RPA, affected taxing districts, and Interested Parties on July 25, 2016.

The firm of Kane, McKenna and Associates, Inc., conducted an eligibility survey of the RPA plan and project, and completed its report ("*Report*") on May 3, 2016. The Report finds the RPA qualifies as a "redevelopment project area" as defined in the TIF Act, which survey and findings have been presented to the Corporate Authorities. The Report has been on file and available for public inspection in the offices of the Village Clerk.

The Corporate Authorities have reviewed the information concerning such factors presented at the Public Hearing and have reviewed other studies and are generally informed of the conditions in the proposed RPA that could cause the RPA to be a conservation area as defined in the Act.

The Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed RPA to determine whether private development would take place in the proposed RPA as a whole without the adoption of the proposed redevelopment plan and project. The Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real property and improvements thereon in the proposed RPA would be substantially benefited by the proposed RPA improvements. The Corporate Authorities have reviewed the proposed plan and project and also the existing comprehensive plan for the Village to determine whether the proposed RPA plan and project conform to the existing comprehensive plan of the Village.

Section 2. FINDINGS.

The Corporate Authorities hereby find that the following facts have been established by the preponderance of the evidence:

a. The RPA is legally described in *Exhibit A* attached to and, by this reference, made a part of this Ordinance. The general street location for the RPA is described in *Exhibit B* attached to and, by this reference, made a part of this Ordinance. The map of the RPA is depicted on *Exhibit C* attached to and, by this reference, made a part of this Ordinance.

b. There exist conditions that cause the RPA to be subject to designation as a redevelopment project area under the Act and to be classified as a “conservation area” as defined in the Act.

c. The proposed RPA on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the RPA plan and project.

d. The RPA plan and project conform to the existing comprehensive plan for the development of the Village as a whole, and is consistent with the zoning designation for parcels within the RPA as reflected on the Village’s zoning map.

e. As set forth in the RPA plan and project, it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the RPA plan and project shall be retired no later than December 31st of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to the ad valorem taxes levied in the twenty-third calendar year after the RPA is designated.

f. The parcels of real property in the proposed RPA are contiguous, and only those contiguous parcels of real property and their respective improvements that will be substantially benefited by the proposed RPA plan and project improvements are included in the proposed Area.

Section 3. PLAN AND PROJECT APPROVED.

The RPA Plan and Project, prepared by Kane, McKenna and Associates, Inc., dated August 2016, shall be and is hereby adopted and approved in substantially the form of *Exhibit D* attached to and, by this reference, made a part of this Ordinance.

Section 4. INVALIDITY OF ANY SECTION.

If any section, paragraph, or provision of this Ordinance is held invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision will not affect any of the remaining provisions of this Ordinance.

Section 5. SUPERSEDER.

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

Section 6. EFFECTIVE DATE.

This Ordinance shall be in full force and effect upon its passage, approval and publication in the manner required by law.

PASSED AND ADOPTED by the President and Board of Trustees of the Village of Oswego, Kendall and Will Counties, Illinois, this 6th day of September, 2016

RYAN KAUFFMAN	<u>AYE</u>	JUDY SOLLINGER	<u>AYE</u>
KARIN MCCARTHY-LANGE	<u>AYE</u>	LUIS PEREZ	<u>AYE</u>
PAM PARR	<u>AYE</u>	JOE WEST	<u>AYE</u>
GAIL JOHNSON	<u>AYE</u>		

APPROVED by me, Gail E. Johnson, as President of the Village of Oswego, Kendall and Will Counties, Illinois, this 6th day of September, 2016



GAIL E. JOHNSON, VILLAGE PRESIDENT

ATTEST:



Tina Touchette, Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Oswego, Kendall and Will Counties, Illinois (the "*Village*"), and that as such official I am the keeper of the records and files of the President and Village Board of the Village (the "*Corporate Authorities*").

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 6th day of September, 2016, insofar as same relates to the adoption of an ordinance entitled:

**AN ORDINANCE APPROVING A
REDEVELOPMENT PLAN AND PROJECT FOR
MAIN STREET / WASHINGTON STREET REDEVELOPMENT PROJECT AREA**

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village, this 7th day of September, 2016.


Village Clerk



EXHIBIT A
Legal Description

THAT PART OF SECTION 17, THE EAST HALF OF SECTION 18 AND THE NORTH HALF OF SECTION 20 IN TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KENDALL COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 31 (AS WIDENED PER RIGHT-OF-WAY PLAT RECORDED AUGUST 6, 2004 AS DOCUMENT NO. 200400021964) AND THE NORTHWESTERLY EXTENSION OF THE SOUTHERLY LINE OF HERREN'S RIVERVIEW ADDITION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SAID SECTION 17, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 27, 1925 IN PLAT BOOK 11, PAGES 37 AND 38; THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION, SAID SOUTHERLY LINE AND SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON THE WESTERLY BANK OF THE FOX RIVER; THENCE SOUTHEASTERLY ALONG A LINE TO THE NORTHWESTERLY CORNER OF LOT 6 IN REGENCY ESTATES, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SAID SECTION 17, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 1978 AS DOCUMENT NO. 78-7162, SAID NORTHWESTERLY CORNER ALSO BEING A POINT ON THE EASTERLY BANK OF THE FOX RIVER; THENCE SOUTHWESTERLY ALONG SAID EASTERLY BANK TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF LOT 1 IN PARKES ADDITION TO THE VILLAGE OF OSWEGO, BEING A SUBDIVISION IN THE WEST HALF OF SAID SECTION 17, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 11, 1856 IN DEED BOOK "R", PAGE 132; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE TO THE SOUTHEASTERLY CORNER OF SAID LOT 1, SAID SOUTHEASTERLY CORNER ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ADAMS STREET; THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH STREET; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 25 (A.K.A. MADISON STREET); THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHEASTERLY CORNER OF LOT 1 IN BLOCK 1 IN LOUCK'S ADDITION TO PARKES ADDITION TO THE VILLAGE OF OSWEGO, BEING A SUBDIVISION IN THE WEST HALF OF SAID SECTION 17, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 1857 IN DEED BOOK "T", PAGE 177; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, 15.56 FEET AS PER WARRANTY DEED RECORDED JULY 8, 2002 AS DOCUMENT NO. 200200015623 TO A POINT ON THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN SAID DOCUMENT NO. 200200015623; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE 167.88 FEET (PER SAID DOCUMENT NO. 200200015623) TO A POINT ON THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID DOCUMENT NO. 200200015623; THENCE SOUTHERLY ALONG SAID WESTERLY LINE 154.65 FEET (PER SAID DOCUMENT NO. 200200015623) TO A POINT ON THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID DOCUMENT NO. 200200015623; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ILLINOIS ROUTE 25 (AND AS WIDENED PER RIGHT-OF-WAY PLAT RECORDED JUNE 13, 2008 AS DOCUMENT NO. 200800014476); THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 8 IN JOHNSTON'S THIRD SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST AND SOUTHWEST QUARTER OF SAID SECTION 17, ACCORDING TO THE PLAT THEREOF

RECORDED MAY 11, 1954 AS DOCUMENT NO. 108684; THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION TO THE NORTHWESTERLY CORNER OF SAID LOT 8, SAID NORTHWESTERLY CORNER BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ILLINOIS ROUTE 25; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 34 (A K.A. CHICAGO ROAD); THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF JACKSON PLACE; THENCE SOUTHERLY ALONG SAID NORTHWESTERLY EXTENSION AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHWESTERLY CORNER OF LOT 12 IN BLOCK 10 IN PARKES ADDITION TO OSWEGO, BEING A SUBDIVISION IN THE SOUTH HALF OF SAID SECTION 17, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 1904 IN PLAT BOOK 5, PAGE 14; THENCE SOUTHWESTERLY ALONG A LINE TO THE NORTHEASTERLY CORNER OF LOT 2 IN BLOCK 1 IN LOUCK'S AND STAFFORD'S ADDITION TO OSWEGO, BEING A SUBDIVISION IN THE SOUTH HALF OF SAID SECTION 17, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1846 IN DEED BOOK "D", PAGE 17; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINES OF SAID LOT 2 AND LOT 3 IN SAID BLOCK 1 AND ALONG THE SOUTHWESTERLY EXTENSION THEREOF TO THE NORTHEASTERLY CORNER OF LOT 6 IN SAID BLOCK 1; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINES OF SAID LOT 6 AND 7 IN SAID BLOCK 1 AND ALONG THE SOUTHWESTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MONROE STREET; THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHWESTERLY LINE OF LOT 13 IN BLOCK 2 OF SAID LOUCK'S AND STAFFORD'S ADDITION TO OSWEGO, SAID POINT BEING 105 FEET SOUTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 13 AS MEASURED ON SAID NORTHWESTERLY LINE; THENCE SOUTHEASTERLY ALONG A LINE TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 13, SAID POINT BEING 141.50 FEET WESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT 13 AS MEASURED ALONG SAID SOUTHERLY LINE; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO THE NORTHEASTERLY CORNER OF LOT 11 IN SAID BLOCK 2; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 11 TO A POINT ON THE CENTER LINE OF THE 16.5 FOOT VACATED ALLEY IN SAID BLOCK 2; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 5 IN SAID BLOCK 2; THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND NORTHERLY LINE TO A POINT ON THE WESTERLY LINE OF THE NORTHEASTERLY 118 FEET OF SAID LOT 5; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE AND SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE ASHLAND STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE CENTER LINE OF THE 16.5 FOOT VACATED ALLEY IN BLOCK 3 OF SAID LOUCK'S AND STAFFORD'S ADDITION TO OSWEGO; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE TO THE NORTHEASTERLY CORNER OF LOT 10 IN SAID BLOCK 3 IN LOUCK'S ADDITION TO LOUCK'S AND STAFFORD'S ADDITION TO OSWEGO, BEING A SUBDIVISION IN SAID SECTION 17, ACCORDING TO THE PLAT THEREOF RECORDED MAY 28, 1857 IN DEED BOOK "R", PAGE 426; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINES OF SAID LOT 10 AND LOT 11 IN SAID BLOCK 3 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE SOUTHEASTERLY ALONG A LINE TO A POINT ON THE

SOUTHERLY RIGHT-OF-WAY LINE OF SAID FRANKLIN STREET, SAID POINT BEING 264 FEET NORTHEASTERLY OF THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE WITH THE EASTERLY RIGHT-OF-WAY LINE OF POLK STREET AS MEASURED ON SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY ALONG A LINE BEING PERPENDICULAR TO SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON A LINE BEING 132 FEET SOUTHERLY OF AND PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE 462 FEET TO A POINT ON A LINE BEING PERPENDICULAR TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET; THENCE SOUTHEASTERLY ALONG SAID PERPENDICULAR LINE TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71 AS WIDENED PER DOCUMENT NO. 20140002923, RECORDED MARCH 4, 2014, THENCE SOUTHEASTERLY ALONG A LINE BEING PERPENDICULAR TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71 AS WIDENED PER SAID DOCUMENT NO. 20140002923; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF CALUMET STREET; THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WILMETTE AVENUE; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SOUTHWESTERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET (A K A. PLAINFIELD ROAD); THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE A POINT ON THE SOUTHERLY LINE OF LOT 13 IN DYGERT'S ADDITION TO OSWEGO, BEING A SUBDIVISION THE SOUTHWEST QUARTER OF SAID SECTION 17 AND THE NORTHWEST QUARTER OF SAID SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1857 IN DEED BOOK "R", PAGE 427; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE OF SAID LOT 13 TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 13 AND ALONG THE WESTERLY LINES OF LOTS 12, 11 AND 10 IN SAID DYGERT'S ADDITION TO OSWEGO AND ALONG THE NORTHWESTERLY EXTENSION OF SAID WESTERLY LINE OF LOT 10 TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF FARO COURT; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THE 16.5 FOOT PUBLIC ALLEY IN BLOCK 4 OF SAID LOUCK'S AND STAFFORD'S ADDITION TO OSWEGO, THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE AND NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ASHLAND STREET; THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VAN BUREN STREET; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHEASTERLY CORNER OF LOT 1 IN BLOCK 6 OF SAID LOUCK'S AND STAFFORD'S ADDITION TO OSWEGO; THENCE NORTHWESTERLY ALONG A LINE TO THE NORTHEASTERLY CORNER OF LOT 1 IN BLOCK 9 OF THE VILLAGE OF OSWEGO, BEING A SUBDIVISION THE WEST HALF OF SAID SECTION 17, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1842 IN DEED BOOK "A", PAGE 284 AND 285, SAID NORTHEASTERLY CORNER ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WASHINGTON STREET (A.K.A ILLINOIS ROUTE 34); THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE

TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 66 FEET OF LOTS 2 AND 3 IN SAID BLOCK 9; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF THE NORTHWESTERLY 66 FEET AND THE SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHERLY LINE OF THE 16.5 FOOT PUBLIC ALLEY IN SAID BLOCK 9; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH MADISON STREET; THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE CENTER LINE OF A NORTHWESTERLY-SOUTHEASTERLY VACATED 16.5 FOOT ALLEY IN BLOCK 15 OF SAID VILLAGE OF OSWEGO SUBDIVISION; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND CENTER LINE TO A POINT ON THE WESTERLY LINE OF A NORTHEASTERLY-SOUTHWESTERLY 16.5 FOOT PUBLIC ALLEY IN SAID BLOCK 15; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF VAN BUREN STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF TYLER STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE CENTER LINE OF A NORTHEASTERLY-SOUTHWESTERLY VACATED 16.5 FOOT ALLEY IN BLOCK 19 OF SAID VILLAGE OF OSWEGO SUBDIVISION; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE AND SOUTHWESTERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF BENTON STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF ADAMS STREET; THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHERLY LINE OF THE NORTHERLY 30.9 FEET OF LOT 1 IN BLOCK 4 IN LOUCK'S AND JUDSON'S ADDITION TO OSWEGO, BEING A SUBDIVISION THE SOUTHWEST QUARTER OF SAID SECTION 17, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1846 IN DEED BOOK "D", PAGE 78, THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION, SAID SOUTHERLY LINE AND ALONG THE NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ILLINOIS RAILNET RAILWAY (F.K.A. THE BURLINGTON NORTHERN AND SANTA FE RAILWAY); THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHWESTERLY EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE (50 FOOT RIGHT-OF-WAY) OF WILSON STREET (F.K.A. ROSE HILL STREET); THENCE NORTHWESTERLY ALONG SAID NORTHWESTERLY EXTENSION TO A POINT ON THE EASTERLY BANK OF THE FOX RIVER; THENCE NORTHEASTERLY ALONG SAID EASTERLY BANK OF THE FOX RIVER TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 1 IN BLOCK 4 IN LOUCK'S AND JUDSON'S ADDITION TO OSWEGO; THENCE NORTHWESTERLY ALONG SAID NORTHWESTERLY EXTENSION TO A POINT ON THE SOUTHEASTERLY BANK OF ISLAND NUMBER 117 IN THE FOX RIVER, COMMONLY KNOWN AS "IDW 117"; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY BANK OF SAID ISLAND NUMBER 117 TO A POINT ON THE CORPORATE LINE OF THE VILLAGE OF OSWEGO; THENCE NORTHERLY ALONG SAID CORPORATE LINE TO A POINT ON THE WESTERLY BANK OF THE FOX RIVER; THENCE NORTHEASTERLY ALONG SAID WESTERLY BANK TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 1 IN OWNER'S SECOND SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 18, ACCORDING TO THE PLAT THEREOF RECORDED MARCH

15, 1954 AS DOCUMENT NO. 108140; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND ALONG SAID NORTHERLY LINE TO THE NORTHWESTERLY CORNER OF SAID LOT 1, SAID NORTHWESTERLY CORNER ALSO BEING THE MOST NORTHERLY NORTHEASTERLY CORNER OF LOT 51 IN THE HIGHLANDS SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 18, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1955 AS DOCUMENT NO. 112231; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 51 TO THE SOUTHEASTERLY CORNER OF LOT 211 IN OSWEGO VILLAGE SQUARE – UNIT 1, BEING A SUBDIVISION IN THE EAST HALF OF SAID SECTION 18, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 1996 AS DOCUMENT NO. 9611237, THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 211 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTHWESTERLY RIGHT-OF-WAY LINE AND WESTERLY RIGHT-OF-WAY LINE OF SAID WASHINGTON STREET AS DEDICATED AND DEPICTED IN SAID OSWEGO VILLAGE SQUARE – UNIT 1, TO A POINT ON THE SOUTHERLY LINE OF RIVER RUN SUBDIVISION UNIT 1, BEING A SUBDIVISION IN THE NORTH HALF OF SAID SECTION 18 AND NORTHWEST QUARTER OF SAID SECTION 17, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 2000 AS DOCUMENT NO. 20000542; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 31, THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

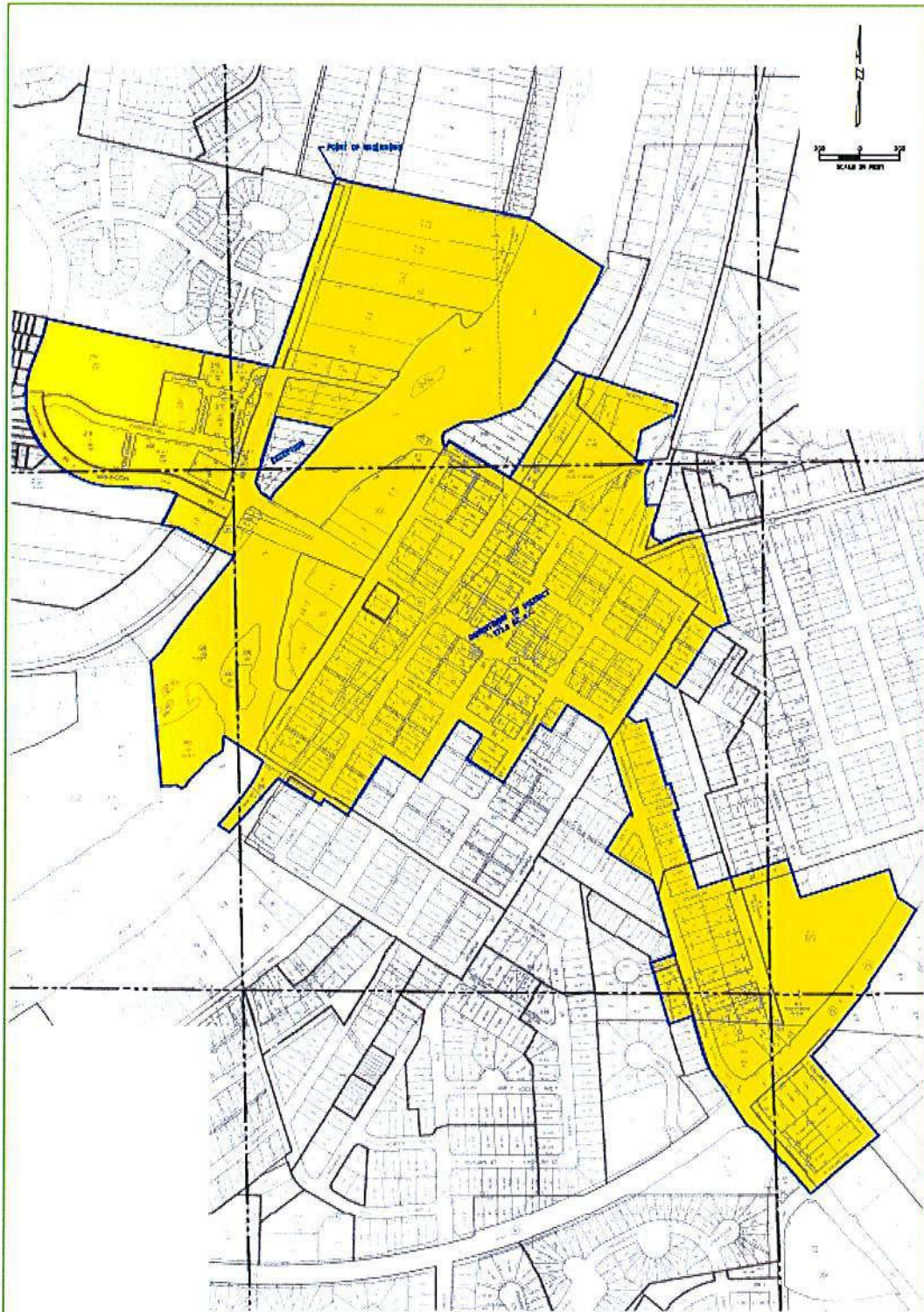
EXCEPTING THEREFROM, LOTS 5 THRU 11 INCLUSIVE IN CHARLES JOHNSON'S SECOND SUB LOT DIVISION, BEING A SUBDIVISION IN THE WEST HALF OF SAID SECTION 17, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 31 (EXCEPT THAT PART OF SAID LOTS 5 THRU 11 ACQUIRED FOR ILLINOIS ROUTE 31 AND ILLINOIS ROUTE 34).

EXHIBIT B
General Street Description

The Main Street/Washington Street TIF Redevelopment Project Area has irregular boundaries and is generally bounded by parcels that are north, south, east and west of Washington Street and parcels that are east and west of Main and Harrison Streets.

EXHIBIT C

Map of Redevelopment Project Area



CHRISTOPHER B. BUECKE ENGINEERING, LTD.
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 Rosemont, Illinois 60018
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DOWNTOWN TB DISTRICT
 BY
VILLAGE OF OSAGE, ILLINOIS
 PREPARED FOR
VILLAGE OF OSAGE

NO.	DATE	DESCRIPTION
1.00	08/15/18	PRELIMINARY
2.00	08/15/18	REVISED
3.00	08/15/18	REVISED
4.00	08/15/18	REVISED
5.00	08/15/18	REVISED

EXHIBIT D
RPA Plan and Project

(see attached)



**VILLAGE OF OSWEGO
REDEVELOPMENT PLAN AND PROJECT
MAIN STREET/WASHINGTON STREET**

“Redevelopment Plan” means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a “blighted area” or “conservation area” or combination thereof of or an “industrial park conservation area,” and thereby to enhance the tax bases of the taxing districts which extend into the project area as set forth in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended.

*Prepared by the Village of Oswego, Illinois
in conjunction with
Kane, McKenna and Associates, Inc.*

August, 2016

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I. INTRODUCTION

The Village of Oswego (the "Village") is located in Kendall County, Illinois, approximately fifty (50) miles southwest of the City of Chicago's "Loop". The Village generally lies adjacent to the municipalities of Plainfield, Naperville, and Aurora. The Village was incorporated in 1852 and had grown to 30,355 people in the year 2015, according to the U.S. Census American Community Survey 2010-2014.

The Village of Oswego encourages controlled growth within the community through the use of the Village's Comprehensive Plan and Zoning map, which are intended to guide Oswego's evolution and development in the future. In terms of redevelopment, the Village intends to attract and encourage mixed use development for the area described below. The Village adopted the 2015 Comprehensive Plan, in addition to the 2015 Strategic Plan, which includes all the properties that are included within the proposed RPA.

The area discussed in this Plan (the "Redevelopment Project Area" or "RPA") has irregular boundaries and is generally bounded by parcels that are north, south, east and west of Washington Street and parcels that are east and west of Main and Harrison Streets. The proposed RPA is legally described in a subsequent section. A boundary map of the proposed RPA is included as part of Exhibit 2.

The proposed RPA is approximately [+/- two hundred twenty-five (225) acres] and currently contains commercial, industrial, residential, and institutional uses. The proposed RPA contains approximately two hundred five (207) tax parcels (as of the 2015 Tax Levy Year).

Conditions of age, deleterious land use or layout, lack of community planning, deterioration, obsolescence are evidenced throughout the area and have been documented pursuant to site visits and Village and County data. Also, but to a lesser extent, the proposed RPA exhibits inadequate utilities.

The proposed RPA exhibits limitations for mixed use redevelopment due to several factors, including but not limited to; the current ingress / egress to the proposed RPA, the age of its structures and costs associated to retool and reconstruct the properties, related obsolescence, and lack of coordinated planning. Other sources of potential concern regarding the proposed RPA include the need for a coordinated development plan, rehabilitation and or reconstruction of structures, potential signalization, coordinated signage and appropriate buffering between and among uses. These factors taken in combination tend to limit the opportunities for redevelopment of the proposed RPA.

The proposed RPA is suitable for redevelopment for mixed uses including commercial, retail, hotel, office, institutional and residential. The proposed RPA's best opportunity for redevelopment is related to its proximity to neighboring businesses and major arterial roads along with expressed current market interest, which is conditioned upon public assistance. The Village has undertaken an initiative, through the Comprehensive Plan, and the designation of the proposed RPA, to redevelop strategic areas including the proposed RPA within the Village and, in doing so, stabilize and expand benefits to the community and affected taxing districts. Structuring the proposed RPA redevelopment as mixed use, including residential uses, is consistent with such planning efforts.

The proposed RPA will focus primarily on Downtown Oswego as referred to in the Village's Comprehensive Plan. According to the Oswego Comprehensive Plan (2015) creating a Downtown Zoning District, enhancing Washington and Harrison Street, preserving the historic character of Main Street and the creation of Riverfront Downtown will transform the area and encourage new development. The creation of this TIF district will help fund infrastructure improvements and any necessary public improvements as well as private development assistance.

The Redevelopment Plan

The Village recognizes the need for implementation of a strategy to revitalize existing properties within the boundaries of the proposed RPA and to stimulate and enhance private development within the area. Business attraction and expansion are key components of the strategy. The needed private and public investment in the proposed RPA may only be possible if tax increment financing (TIF) is adopted pursuant to the terms of the Tax Increment Allocation Redevelopment Act (the "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 including poor ingress / egress to the properties, the deleterious layout of structures within the proposed RPA and the inferior mix of uses which may have precluded concentrated private investment in the past will be eliminated through the implementation of the proposed RPA and the revised Comprehensive Plan. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts, which encompass the proposed RPA in the form of a significantly expanded tax base.

The Village's "vision" is to establish the area as a Riverfront Downtown that combines the best of the old and the new, drawing visitors from Oswego as well as neighboring communities. The historic charm of Main Street will be strengthened with new development that brings more shops and residents to the heart of Downtown. One of the main goals is to showcase the unique system of connected Riverfront parks and islands that will demonstrate their commitment to great public open spaces and the preservation of natural areas. Attractive gateways and wayfinding signage will make it easy to reach Downtown and the Riverfront from the major routes into Oswego.

The designation of the area as a Redevelopment Project Area will allow the Village to address RPA deficiencies including (but not limited to):

- Establishing a pattern of land use activities that will increase efficiency and economic relationships, especially as such uses complement adjacent retail, 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, design guidelines, streetscape, and signage programs;
- Coordinating land assembly in order to provide sites featuring more modern redevelopment plans; and
- Providing infrastructure and infrastructure improvements that support redevelopment.

A map of the proposed RPA boundaries is included in Exhibit 2 and is a part of this Redevelopment Plan and Project. The area on the whole would not reasonably be anticipated to be developed in a coordinated manner without the adoption of a Redevelopment Plan and Project. The Village, with the assistance of Kane, McKenna and Associates, Inc. ("KMA") has prepared this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the proposed area. By means of public investment, the proposed RPA will become a more viable area that will attract more private investment. The additional public investment will set the stage for the redevelopment of the area with private capital. It is anticipated that the proposed RPA in conjunction with the revised Comprehensive Plan will lead to the implementation of new viable mixed-uses, including commercial, office, institutional, residential and retail as well as the rehabilitation of existing structures within the proposed RPA.

Pursuant to the Act, the proposed RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the proposed RPA is not less in the aggregate than 1 ½ acres.

Through this Redevelopment Plan and Project, 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 this redevelopment plan will create a stabilized and expanded tax base, the creation of new development opportunities, enhanced retention of existing businesses, and the creation of new employment opportunities within the Village as a result of new private development in the proposed RPA.

Summary

It is found and declared by the Village, through legislative actions as required by the 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 proposed 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 and 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 in order to achieve development goals. Without the development focus and resources provided under the 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 Redevelopment Project Area for the payment of redevelopment project costs is of benefit to those taxing districts. The reason for the use of incremental tax revenues is that these taxing districts whose jurisdictions include the Redevelopment Project Area would not derive the benefits of an 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 Redevelopment Plan and Project pursuant to 65 ILCS Section 5/11-74.4.3(n)(5) of the Act, that this Redevelopment Plan and Project will not result in the displacement of ten (10) or more inhabited residential units. Therefore, this Plan and Project does not include a housing impact study as is required under the Act. As it stands right now, the proposed TIF area contains more than 75 residential units and as such, will require a Public Meeting.

The budget is described as the Estimated Project Costs in Section 7 of this Proposed RPA Plan. The Village may direct incremental revenues from the proposed RPA to any contiguous RPA for redevelopment activities conformant with the provisions of the TIF Statute and it may also receive incremental revenues from any contiguous RPA in order to further the redevelopment activities described in this Plan.

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

Redevelopment of the proposed 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 I.

III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

The following goals and objectives are presented for the proposed RPA in accordance with the Village's Comprehensive Plan (including any amendments thereto). The Redevelopment Plan and Project also conform to the Village's comprehensive planning process.

General Goals of the Village

- 1) To provide for implementation of economic development and redevelopment strategies that benefit the Village and its residents.
- 2) To encourage positive and feasible redevelopment of underutilized facilities.
- 3) To strengthen the property tax base of the Village and overlapping tax districts.
- 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 redevelopment projects.
- 6) To create a cooperative partnership between Village and proposed developers, and users.
- 7) To provide public infrastructure improvements within the proposed RPA to promote redevelopment efforts, where necessary.

General Redevelopment Objectives for the RPA

- 1) Assist in coordinating redevelopment activities within the RPA in order to provide a positive marketplace signal;
- 2) Reduce or eliminate negative factors present within the area associated with the potential onset of blight;
- 3) Accomplish redevelopment over a reasonable time period;
- 4) Provide for high quality development within the RPA; and
- 5) Provide for an attractive overall appearance of the area.

Specific Objectives for the proposed RPA

- 1) Promote the redevelopment of property within and adjacent to the proposed RPA. This includes directing new retail growth to existing Retail Hubs and limiting new residential development to specific districts.
- 2) Improve existing infrastructure including stormwater, sewer, water, sidewalks, crosswalks, streets, street-lighting, and streetscape.
- 3) Provide for the necessary site preparation, grading, and excavation of property located within the proposed RPA as a means to promote more modern land development uses.
- 4) Increase the Village's property tax and sales tax base.
- 5) Identify economically viable reuse opportunities for existing parcels in the proposed RPA in a manner to promote mixed use development.
- 6) Provide relocation assistance, where appropriate.
- 7) Utilize specific site design guidelines for the RPA to ensure good planning principles.

Measuring Results

The implementation of the Redevelopment Project will serve to improve the physical appearance of the RPA and contribute to the economic development of the area. If these objectives are achieved in the RPA then new employment opportunities for community and Village residents is possible.

To track success in meeting RPA-specific objectives, the Village may wish to consider establishing certain performance measures to monitor the success of projects undertaken within the RPA.

The Government Finance Officers Association recommends that municipalities adopting TIF districts evaluate "real" performance against projected performance by using metrics such as job creation or tax revenue generation. Table 3 identifies the types of performance measures the Village may consider to track the performance of projects within the RPA. Section VI of this Plan discusses the types of projects that the Village may pursue within the RPA, with the caveat that specific projects at this point are only conceptual in nature.

TIF Performance Measures

Measure	Examples
Input	Public investment Private investment Acres of land assembled for TIF
Output/Workload	Jobs created or retained Number of streetscaping fixtures installed Commercial space created (square feet)
Efficiency	Leverage ratio (private investment / public investment) Cost per square foot of commercial space Public subsidies per job created/retained
Effectiveness	Change in assessed value (AV) in TIF versus AV in rest of Village Change in AV within TIF before and after TIF creation Municipal sales taxes before and after TIF creation
Risk	Debt coverage ratio Credit ratings of anchor tenants Tenant diversification (e.g., percent of total TIF EAV attributable to top 10 tenants in commercial development)

Source: *An Elected Official's Guide to Tax Increment Financing*, Government Finance Officers Association.

The implementation of the Redevelopment Project will serve to improve the physical appearance of the proposed RPA and contribute to its economic development. The implementation of the proposed RPA will provide new commercial opportunities for community residents.

IV. ASSESSMENT OF FISCAL IMPACT ON AFFECTED TAXING DISTRICTS

It is anticipated that the implementation of this Redevelopment Plan and Project 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 Redevelopment Plan and Project will have a positive impact on the affected taxing districts by arresting inflation- adjusted declines in assessed valuations.

Though strategies will be encouraged to promote growth via private investment within the area, specific objectives are geared to stabilize the proposed RPA's existing strengths and revitalize the proposed RPA's redevelopment potential. In the event that the Village achieves success in attracting private investment that results 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 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 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 and library districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the Act.

V. TIF QUALIFICATION FACTORS EXISTING IN THE REDEVELOPMENT PROJECT AREA

Findings

The proposed RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies as a TIF district under Illinois law, using the following factors: age, deleterious land use or layout, lack of community planning, inadequate utilities and obsolescence. Additionally, there are other factors that exist in the proposed RPA to a lesser extent that include vacancies, and inadequate utilities. Refer to the TIF Qualification/Designation Report, (Exhibit 4) which is attached as part of this plan.

Eligibility Survey

The proposed RPA was evaluated beginning in December of 2015 and continuing to the date of this report by representatives of Kane McKenna and Associates. Analysis was aided by certain reports obtained from the Village, County and other sources. In KMA's evaluation, only information was recorded which would directly aid in the determination of eligibility for a TIF district.

VI. REDEVELOPMENT PROJECT

A. Redevelopment Plan and Project Objectives

The Village proposes to realize its goals and objectives of encouraging the development of the proposed RPA and encouraging private investment through public finance techniques including, but not limited to, Tax Increment Financing:

- 1) By implementing a plan that provides for the retention and expansion of existing businesses, and the attraction of users to redevelop underutilized land and buildings within the proposed RPA.
- 2) By constructing public improvements which may include (if necessary):
 - i. Street and sidewalk improvements (including new street construction and widening of current streets)
 - ii. Utility improvements (including, but not limited to, water, stormwater management, and sanitary sewer projects consisting of construction and rehabilitation)
 - iii. Signalization, traffic control and lighting
 - iv. Off-street parking (if applicable)
 - v. Urban design components
 - vi. Landscaping and beautification
- 3) By entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of interest rate subsidy as allowed under the Act.
- 4) By providing for environmental remediation, if needed, site assembly, site preparation, clearance, and demolition, including grading and excavation.
- 5) By the redevelopment of existing building inventory through necessary rehabilitation and improvement of structures.
- 6) Exploration and review of job training programs in coordination with any Village, federal, state, and county programs.

B. Redevelopment Activities

Pursuant to the foregoing objectives, the Village will implement a coordinated program of actions, including, but not limited to, acquisition, site preparation, environmental remediation, demolition, provision of public infrastructure, and related public improvements, and rehabilitation of structures, if necessary.

Site Preparation, Clearance, and Demolition

Property within the proposed RPA may be acquired and improved through the use of site clearance, excavation, or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

Environmental Remediation

Property within the proposed RPA may require remediation of various types of contamination, in order to use property for commercial, mixed-use, and residential redevelopment.

Land Assembly and Relocation

Certain properties in the proposed RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. Relocation activities may also be undertaken by the Village.

Public Improvements

The Village may, but is not required to provide, public improvements in the proposed RPA to enhance the immediate area and support the Redevelopment Plan and Project. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public streets and utilities, including extension of water mains, as well as sanitary and storm sewer systems; and
- Beautification, identification markers, landscaping, lighting, street, sidewalks, and signage of public right-of-ways.

Rehabilitation/Taxing District Capital Costs

The Village may provide for the rehabilitation of certain structures within the proposed RPA in order to provide for the redevelopment of the area and conformance with the Village's Comprehensive Plan and zoning and code provisions. Improvements may include exterior and facade-related work as well as interior related work. Certain taxing district capital costs may also be funded pursuant to the Act.

Interest Rate Write-Down

The Village may enter into agreements with owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on an annual basis out of the Special Tax Allocation fund of the proposed RPA, in accordance with the Act.

School Tuition/Library Costs

The Village may provide for the payment of school tuition and/or library district costs pursuant to the Act.

Job Training

The Village may assist facilities and enterprises located within the proposed RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs;
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

C. General Land Use Plan

Existing land use in the proposed RPA generally consists of a mix of institutional, industrial, residential, and commercial uses. Exhibit 3, attached hereto and made a part of this Plan, designates general land uses in the proposed RPA that include mixed use, commercial, retail, light industrial and institutional uses. The land uses conform to the Comprehensive Plan of the Village of Oswego.

D. Additional Design and Control Standards for Community Development in the Village of Oswego

The appropriate design controls, as set forth in the Village's Comprehensive Land Use Plan, shall apply to the proposed RPA.

E. Estimated Redevelopment Project Costs

Under the Act, redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred as well as any such costs incidental to the Plan. (Private investments, which supplement "Redevelopment Project Costs," are expected to substantially exceed such redevelopment project costs.) Eligible costs permitted by the Act and pertaining to this Plan include:

- (1) *Professional Service Costs* – Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), 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 3 years. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;
 - The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
 - 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 project area or approved a redevelopment plan;
 - In addition, redevelopment project costs shall *not* include lobbying expenses;
- (2) *Property Assembly Costs* – Costs including but not limited to acquisition of land and other property (real or personal) or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

- (3) *Improvements to Public or Private Buildings* – Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes¹ or LEED-certified construction elements or construction elements with an equivalent certification per the TIF Act;
- (4) *Public Works* – 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 November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the 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;
- (5) *Job Training* – Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
- (6) *Financing Costs* – 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 hereunder including (a) interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months thereafter and (b) reasonable reserves related thereto;
- (7) *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 costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan;

¹ Green Globes is an environmental assessment and certification program for commercial buildings, operated by the Green Buildings Initiative.

- (8) *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 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.²

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 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. Certain library district costs may also be paid as provided for in the Act;

- (9) *Relocation Costs* – To the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of the Act;
- (10) *Payment in Lieu of Taxes*;

² The calculation is 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 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 the 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 the 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 the 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 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, 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 the Act; (ii) for elementary school districts, 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 the 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 Act. (C) For any school district in a municipality with a population in excess of 1,000,000, additional provisions apply.

- (11) *Other Job Training* – Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;
- (12) *Developer Interest Cost* – Interest cost 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 Act;
 - (B) Such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard 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 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 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 Act;
 - (E) The cost limits set forth in subparagraphs (B) and (D) of paragraph 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. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D); and
 - (F) Instead of the eligible costs provided by subparagraphs (B) and (D), as modified by this subparagraph, and notwithstanding any other provisions of the 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 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).³

The TIF Act prohibits certain costs. Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost. In addition, the statute prohibits costs related to retail development that results in the closing of nearby facilities of the same retailers. Specifically, none of the redevelopment project costs enumerated in the Act shall be eligible redevelopment project costs 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.⁴

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 on the next page. Adjustments to these cost items may be made without amendment to the Redevelopment Plan, as allowed by the TIF Act.

³ 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) of paragraph (11) 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.

⁴ 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, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

**VILLAGE OF OSWEGO
PROPOSED MAIN STREET/WASHINGTON TIF
ESTIMATED PROJECT COSTS**

<u>Program Actions/Improvements</u>	<u>Estimated Costs (A)</u>
1. Land Acquisition, Assembly Costs, Demolition, and Relocation Costs	\$3,500,000
2. Site Preparation (including related geo-technical costs), Environmental Cleanup, and Related Costs	2,750,000
3. Utility Improvements including, but not limited to, water, storm, sanitary sewer, the service of public facilities, and road improvements	7,000,000
4. Rehabilitation/Public facilities including but not limited to parking improvements and Taxing District Capital Costs pursuant to the Act	4,250,000
5. Interest Costs Pursuant to the Act	2,000,000
6. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	2,000,000
7. Job Training	500,000
8. Statutory School and Library District Payments	<u>2,000,000</u>
 TOTAL ESTIMATED PROJECT COSTS	 \$24,000,000

(A) All project cost estimates are in year 2016 dollars. In addition to the above stated costs, any bonds issued to finance a phase of the Project may include an amount sufficient to pay customary and reasonable charges associated with the issuance of such obligations as well as to provide for capitalized interest and reasonably required reserves. Adjustments to the estimated line item costs above are expected. 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 Act. The totals of 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 Proposed RPA, provided the total amount of payment for Eligible Redevelopment Project Costs shall not exceed the overall budget amount outlined above. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

F. 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 Act are to be derived solely from property tax increment revenues, proceeds from municipal obligations to be retired solely with tax increment revenues, and interest earned on resources available but not immediately needed for the Redevelopment Plan and Project.

“Redevelopment Project Costs” specifically contemplate those eligible costs set forth in the Act and do not contemplate the preponderance of the costs to redevelop the proposed RPA. The majority of development costs will be privately financed, and TIF or other public sources are to be used, subject only to approval by the Village Board and only to leverage and commit private redevelopment activity.

The tax increment revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs shall be 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 proposed RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the proposed RPA in the 2014 tax year.

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.

The Redevelopment Project Area would not reasonably be expected to be developed in a coordinated manner without the use of the incremental revenues provided by the Act.

G. 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 Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its power pursuant to the Illinois State Constitution.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three (23) years and in any event will not be later than December 31st of the year in which the payment to the Village Treasurer as provided in the Act, is made with respect to ad valorem taxes levied in the 23rd calendar year of the tax year in which the ordinance approving the RPA was adopted. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan and Project. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues

and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

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

The most recent estimate of equalized assessed valuation (EAV) for 2015 of the property within the proposed RPA is approximately 7,571,485. The Boundary Map, Exhibit 2, shows the location of the proposed RPA.

I. Anticipated Equalized Assessed Valuation (EAV)

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the Redevelopment Project Area will be approximately **31,000,000 to 34,000,000**.

VII. DESCRIPTION AND 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. It is anticipated that a phased redevelopment will be undertaken.

The Redevelopment Project may begin with Public Project or as soon as the 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, the following activities may be included in each phase:

Land Assembly and Relocation: Certain properties in the proposed RPA may be acquired and assembled into an appropriate redevelopment site. Relocation activities may also be undertaken pursuant to the requirements of the Act and Village policies.

Demolition and Site Preparation: Existing improvements may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition may be necessary for future projects. Additionally, the redevelopment plan contemplates site preparation, or other requirements necessary to prepare the proposed RPA for desired redevelopment projects.

Landscaping/Urban Design Components/Streetscaping: The Village may fund certain landscaping and design projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.

Environmental Remediation: Property within the proposed RPA may require remediation of various types of contamination, in order to re-use property for commercial, mixed-use, and residential redevelopment.

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The provision of necessary detention or retention ponds may also be undertaken by the Village.

Roadway/Street/Parking Improvements: Widening of existing road improvements and/or vacation of roads may be undertaken by the Village. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the general public.

Utility services may also be provided or relocated in order to accommodate the renovation or expansion of property.

Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the proposed RPA and enhance its redevelopment may be constructed.

Public Safety Related Infrastructure: Certain public safety improvements including, but not limited to, public signage, public facilities, site lighting, and streetlights may be constructed or implemented.

Rehabilitation/Taxing District Capital Costs: The Village may fund certain rehabilitation costs or certain taxing district capital improvements as provided for under the Act.

Interest Costs Coverage: The Village may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the proposed RPA as allowed under the Act.

Professional Services: The Village may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The Village may reimburse itself from annual tax increment revenue if available.

School Tuition Costs: The Village may fund library costs and school tuition costs pursuant to the Act.

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 will agree to establish and implement 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 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, sexual orientation, or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, sexual orientation, 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 educational 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, any public/private 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, with specific attention to minority and/or female individuals.

Finally, the entities will 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 and Retirement of Obligations to Finance Redevelopment costs

This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed not later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after which the ordinance approving the proposed RPA is adopted.

VIII. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT

This Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

EXHIBIT 1
LEGAL DESCRIPTION

LEGAL DESCRIPTION (OSWEGO DOWNTOWN TIF):

THAT PART OF SECTION 17, THE EAST HALF OF SECTION 18 AND THE NORTH HALF OF SECTION 20 IN TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KENDALL COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 31 (AS WIDENED PER RIGHT-OF-WAY PLAT RECORDED AUGUST 6, 2004 AS DOCUMENT NO. 200400021964) AND THE NORTHWESTERLY EXTENSION OF THE SOUTHERLY LINE OF HERREN'S RIVERVIEW ADDITION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SAID SECTION 17, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 27, 1925 IN PLAT BOOK 11, PAGES 37 AND 38; THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION, SAID SOUTHERLY LINE AND SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON THE WESTERLY BANK OF THE FOX RIVER; THENCE SOUTHEASTERLY ALONG A LINE TO THE NORTHWESTERLY CORNER OF LOT 6 IN REGENCY ESTATES, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SAID SECTION 17, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 1978 AS DOCUMENT NO. 78-7162, SAID NORTHWESTERLY CORNER ALSO BEING A POINT ON THE EASTERLY BANK OF THE FOX RIVER; THENCE SOUTHWESTERLY ALONG SAID EASTERLY BANK TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF LOT 1 IN PARKES ADDITION TO THE VILLAGE OF OSWEGO, BEING A SUBDIVISION IN THE WEST HALF OF SAID SECTION 17, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 11, 1856 IN DEED BOOK "R", PAGE 132; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE TO THE SOUTHEASTERLY CORNER OF SAID LOT 1, SAID SOUTHEASTERLY CORNER ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ADAMS STREET; THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH STREET; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 25 (A.K.A. MADISON STREET); THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE

NORTHEASTERLY CORNER OF LOT 1 IN BLOCK 1 IN LOUCK'S ADDITION TO PARKES ADDITION TO THE VILLAGE OF OSWEGO, BEING A SUBDIVISION IN THE WEST HALF OF SAID SECTION 17, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 1857 IN DEED BOOK "T", PAGE 177; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, 15.56 FEET AS PER WARRANTY DEED RECORDED JULY 8, 2002 AS DOCUMENT NO. 200200015623 TO A POINT ON THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN SAID DOCUMENT NO. 200200015623; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE 167.88 FEET (PER SAID DOCUMENT NO. 200200015623) TO A POINT ON THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID DOCUMENT NO. 200200015623; THENCE SOUTHERLY ALONG SAID WESTERLY LINE 154.65 FEET (PER SAID DOCUMENT NO. 200200015623) TO A POINT ON THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID DOCUMENT NO. 200200015623; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ILLINOIS ROUTE 25 (AND AS WIDENED PER RIGHT-OF-WAY PLAT RECORDED JUNE 13, 2008 AS DOCUMENT NO. 200800014476); THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 8 IN JOHNSTON'S THIRD SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST AND SOUTHWEST QUARTER OF SAID SECTION 17, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1954 AS DOCUMENT NO. 108684; THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION TO THE NORTHWESTERLY CORNER OF SAID LOT 8, SAID NORTHWESTERLY CORNER BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ILLINOIS ROUTE 25, THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 34 (A.K.A. CHICAGO ROAD); THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF JACKSON PLACE; THENCE SOUTHERLY ALONG SAID NORTHWESTERLY EXTENSION AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHWESTERLY CORNER OF LOT 12 IN BLOCK 10 IN PARKES ADDITION TO OSWEGO, BEING A SUBDIVISION IN THE SOUTH HALF OF SAID SECTION 17, ACCORDING TO THE PLAT THEREOF

RECORDED NOVEMBER 30, 1904 IN PLAT BOOK 5, PAGE 14; THENCE SOUTHWESTERLY ALONG A LINE TO THE NORTHEASTERLY CORNER OF LOT 2 IN BLOCK 1 IN LOUCK'S AND STAFFORD'S ADDITION TO OSWEGO, BEING A SUBDIVISION IN THE SOUTH HALF OF SAID SECTION 17, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1846 IN DEED BOOK "D", PAGE 17; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINES OF SAID LOT 2 AND LOT 3 IN SAID BLOCK 1 AND ALONG THE SOUTHWESTERLY EXTENSION THEREOF TO THE NORTHEASTERLY CORNER OF LOT 6 IN SAID BLOCK 1; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINES OF SAID LOT 6 AND 7 IN SAID BLOCK 1 AND ALONG THE SOUTHWESTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MONROE STREET; THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHWESTERLY LINE OF LOT 13 IN BLOCK 2 OF SAID LOUCK'S AND STAFFORD'S ADDITION TO OSWEGO, SAID POINT BEING 105 FEET SOUTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 13 AS MEASURED ON SAID NORTHWESTERLY LINE; THENCE SOUTHEASTERLY ALONG A LINE TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 13, SAID POINT BEING 141.50 FEET WESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT 13 AS MEASURED ALONG SAID SOUTHERLY LINE; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO THE NORTHEASTERLY CORNER OF LOT 11 IN SAID BLOCK 2; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 11 TO A POINT ON THE CENTER LINE OF THE 16.5 FOOT VACATED ALLEY IN SAID BLOCK 2, THENCE SOUTHEASTERLY ALONG SAID CENTER LINE TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 5 IN SAID BLOCK 2; THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND NORTHERLY LINE TO A POINT ON THE WESTERLY LINE OF THE NORTHEASTERLY 118 FEET OF SAID LOT 5; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE AND SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE ASHLAND STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE CENTER LINE OF THE 16.5 FOOT VACATED ALLEY IN BLOCK 3 OF

SAID LOUCK'S AND STAFFORD'S ADDITION TO OSWEGO; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE TO THE NORTHEASTERLY CORNER OF LOT 10 IN SAID BLOCK 3 IN LOUCK'S ADDITION TO LOUCK'S AND STAFFORD'S ADDITION TO OSWEGO, BEING A SUBDIVISION IN SAID SECTION 17, ACCORDING TO THE PLAT THEREOF RECORDED MAY 28, 1857 IN DEED BOOK "R", PAGE 426, THENCE SOUTHEASTERLY ALONG THE EASTERLY LINES OF SAID LOT 10 AND LOT 11 IN SAID BLOCK 3 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF WAY LINE OF JACKSON STREET; THENCE SOUTHEASTERLY ALONG A LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FRANKLIN STREET, SAID POINT BEING 284 FEET NORTHEASTERLY OF THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE WITH THE EASTERLY RIGHT-OF-WAY LINE OF POLK STREET AS MEASURED ON SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY ALONG A LINE BEING PERPENDICULAR TO SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON A LINE BEING 132 FEET SOUTHERLY OF AND PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE 462 FEET TO A POINT ON A LINE BEING PERPENDICULAR TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET; THENCE SOUTHEASTERLY ALONG SAID PERPENDICULAR LINE TO A POINT ON THE NORTHWESTERLY RIGHT-OF WAY LINE OF ILLINOIS ROUTE 71 AS WIDENED PER DOCUMENT NO. 20140002923, RECORDED MARCH 4, 2014, THENCE SOUTHEASTERLY ALONG A LINE BEING PERPENDICULAR TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 71 AS WIDENED PER SAID DOCUMENT NO. 20140002923; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF CALUMET STREET, THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WILMETTE AVENUE, THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SOUTHWESTERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET (A.K.A. PLAINFIELD ROAD), THENCE NORTHWESTERLY ALONG

SAID WESTERLY RIGHT-OF-WAY LINE TO THE A POINT ON THE SOUTHERLY LINE OF LOT 13 IN DYGERT'S ADDITION TO OSWEGO, BEING A SUBDIVISION THE SOUTHWEST QUARTER OF SAID SECTION 17 AND THE NORTHWEST QUARTER OF SAID SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1857 IN DEED BOOK "R", PAGE 427; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE OF SAID LOT 13 TO THE SOUTHWESTERLY CORNER THEREOF, THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 13 AND ALONG THE WESTERLY LINES OF LOTS 12, 11 AND 10 IN SAID DYGERT'S ADDITION TO OSWEGO AND ALONG THE NORTHWESTERLY EXTENSION OF SAID WESTERLY LINE OF LOT 10 TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF FARO COURT; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THE 16.5 FOOT PUBLIC ALLEY IN BLOCK 4 OF SAID LOUCK'S AND STAFFORD'S ADDITION TO OSWEGO, THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE AND NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ASHLAND STREET; THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VAN BUREN STREET; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHEASTERLY CORNER OF LOT 1 IN BLOCK 6 OF SAID LOUCK'S AND STAFFORD'S ADDITION TO OSWEGO; THENCE NORTHWESTERLY ALONG A LINE TO THE NORTHEASTERLY CORNER OF LOT 1 IN BLOCK 9 OF THE VILLAGE OF OSWEGO, BEING A SUBDIVISION THE WEST HALF OF SAID SECTION 17, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1842 IN DEED BOOK "A", PAGE 284 AND 285, SAID NORTHEASTERLY CORNER ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WASHINGTON STREET (A K A. ILLINOIS ROUTE 34); THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE

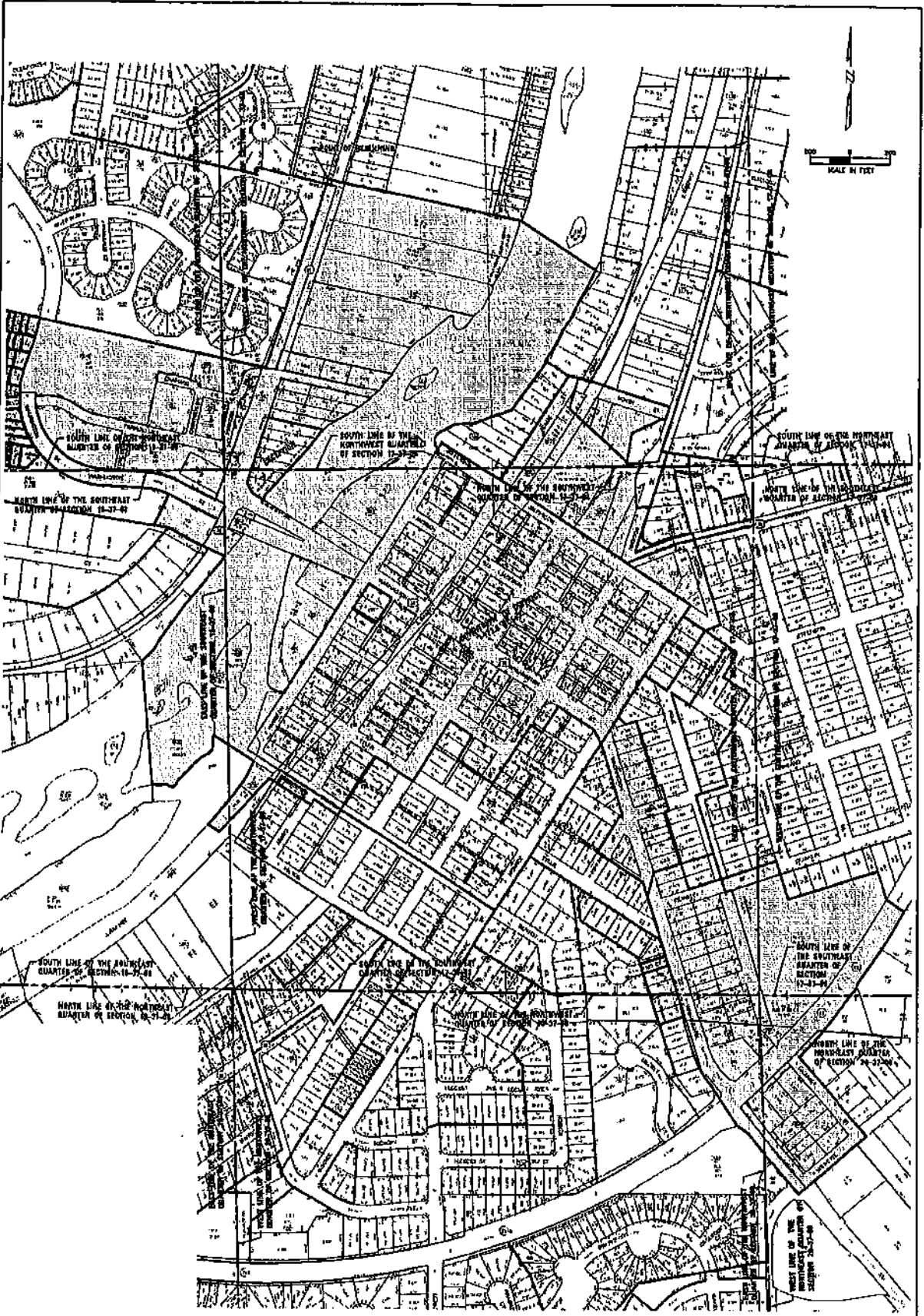
SOUTHEASTERLY LINE OF THE NORTHWESTERLY 66 FEET OF LOTS 2 AND 3 IN SAID BLOCK 9; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF THE NORTHWESTERLY 66 FEET AND THE SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHERLY LINE OF THE 16.5 FOOT PUBLIC ALLEY IN SAID BLOCK 9; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH MADISON STREET; THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE CENTER LINE OF A NORTHWESTERLY-SOUTHEASTERLY VACATED 16.5 FOOT ALLEY IN BLOCK 15 OF SAID VILLAGE OF OSWEGO SUBDIVISION, THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND CENTER LINE TO A POINT ON THE WESTERLY LINE OF A NORTHEASTERLY-SOUTHWESTERLY 16.5 FOOT PUBLIC ALLEY IN SAID BLOCK 15; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF VAN BUREN STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET, THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF TYLER STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE CENTER LINE OF A NORTHEASTERLY-SOUTHWESTERLY VACATED 16.5 FOOT ALLEY IN BLOCK 19 OF SAID VILLAGE OF OSWEGO SUBDIVISION; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE AND SOUTHWESTERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF BENTON STREET, THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF ADAMS STREET; THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHERLY LINE OF THE NORTHERLY 30.9 FEET OF LOT 1 IN BLOCK 4 IN LOUCK'S AND JUDSON'S ADDITION TO OSWEGO, BEING A SUBDIVISION THE SOUTHWEST QUARTER OF SAID SECTION 17, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1846 IN DEED BOOK "D", PAGE 78,

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION, SAID SOUTHERLY LINE AND ALONG THE NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ILLINOIS RAILNET RAILWAY (F.K.A. THE BURLINGTON NORTHERN AND SANTA FE RAILWAY); THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHWESTERLY EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE (50 FOOT RIGHT-OF-WAY) OF WILSON STREET (F.K.A. ROSE HILL STREET), THENCE NORTHWESTERLY ALONG SAID NORTHWESTERLY EXTENSION TO A POINT ON THE EASTERLY BANK OF THE FOX RIVER; THENCE NORTHEASTERLY ALONG SAID EASTERLY BANK OF THE FOX RIVER TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 1 IN BLOCK 4 IN LOUCK'S AND JUDSON'S ADDITION TO OSWEGO, THENCE NORTHWESTERLY ALONG SAID NORTHWESTERLY EXTENSION TO A POINT ON THE SOUTHEASTERLY BANK OF ISLAND NUMBER 117 IN THE FOX RIVER, COMMONLY KNOWN AS "IDW 117"; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY BANK OF SAID ISLAND NUMBER 117 TO A POINT ON THE CORPORATE LINE OF THE VILLAGE OF OSWEGO; THENCE NORTHERLY ALONG SAID CORPORATE LINE TO A POINT ON THE WESTERLY BANK OF THE FOX RIVER, THENCE NORTHEASTERLY ALONG SAID WESTERLY BANK TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 1 IN OWNER'S SECOND SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 18, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1954 AS DOCUMENT NO. 108140; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND ALONG SAID NORTHERLY LINE TO THE NORTHWESTERLY CORNER OF SAID LOT 1, SAID NORTHWESTERLY CORNER ALSO BEING THE MOST NORTHERLY NORTHEASTERLY CORNER OF LOT 51 IN THE HIGHLANDS SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 18, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1955 AS DOCUMENT NO. 112231, THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 51 TO THE SOUTHEASTERLY CORNER OF LOT 211 IN OSWEGO VILLAGE SQUARE - UNIT 1, BEING A SUBDIVISION IN THE EAST HALF OF SAID SECTION 18, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 1996 AS DOCUMENT NO.

9611237, THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 211 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTHWESTERLY RIGHT-OF-WAY LINE AND WESTERLY RIGHT-OF-WAY LINE OF SAID WASHINGTON STREET AS DEDICATED AND DEPICTED IN SAID OSWEGO VILLAGE SQUARE – UNIT 1, TO A POINT ON THE SOUTHERLY LINE OF RIVER RUN SUBDIVISION UNIT 1, BEING A SUBDIVISION IN THE NORTH HALF OF SAID SECTION 18 AND NORTHWEST QUARTER OF SAID SECTION 17, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 2000 AS DOCUMENT NO. 20000542; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 31; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING

EXCEPTING THEREFROM, LOTS 5 THRU 11 INCLUSIVE IN CHARLES JOHNSON'S SECOND SUB LOT DIVISION, BEING A SUBDIVISION IN THE WEST HALF OF SAID SECTION 17, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 31 (EXCEPT THAT PART OF SAID LOTS 5 THRU 11 ACQUIRED FOR ILLINOIS ROUTE 31 AND ILLINOIS ROUTE 34).

EXHIBIT 2
BOUNDARY MAP



CHRISTOPHER B. BURKE ENGINEERING, LTD.
 9275 West Higgins Road, Suite 400
 Rosemont, Illinois 60018
 (847) 823-8600

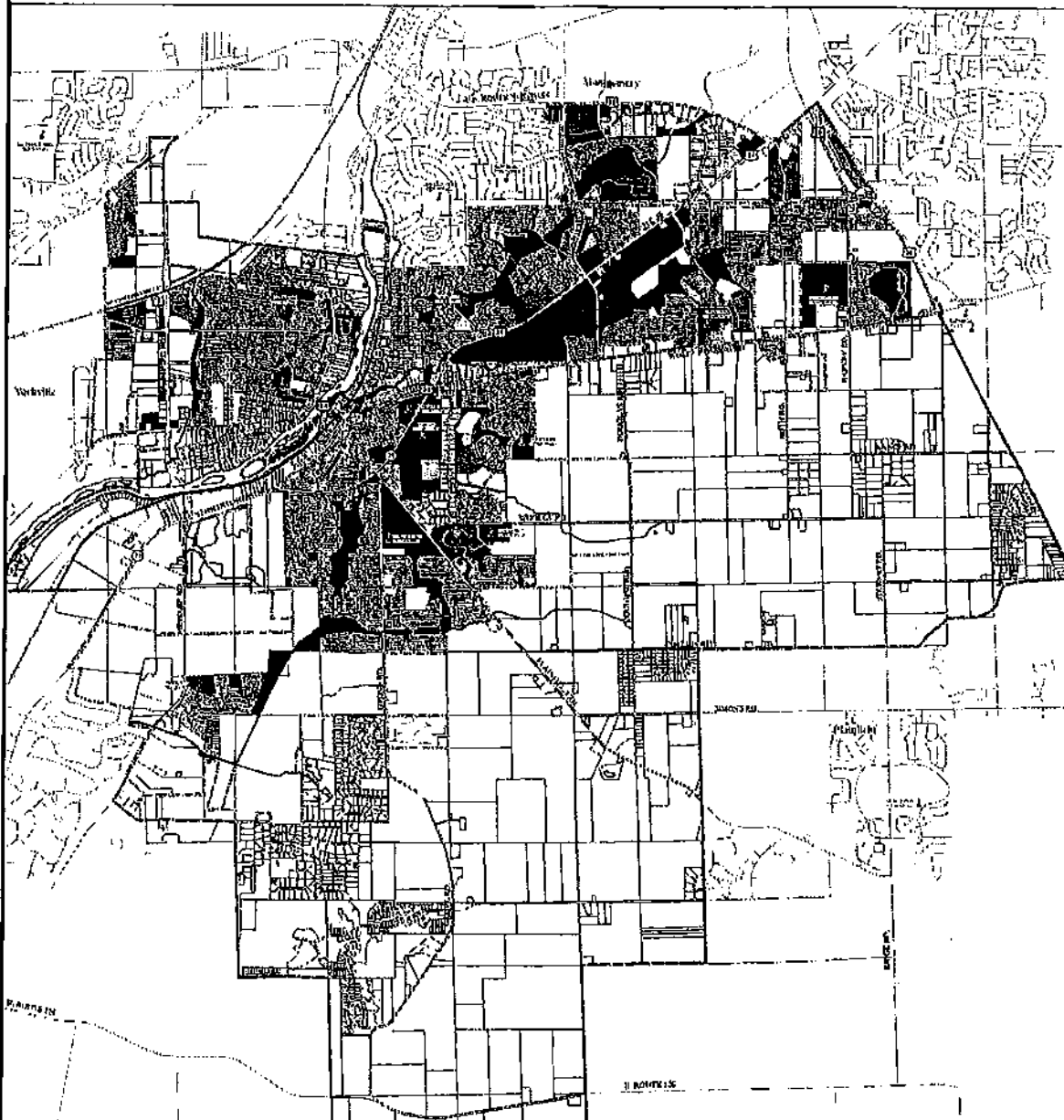
DOWNTOWN YIF DISTRICT
 IN
VILLAGE OF OSWEGO, ILLINOIS
 PREPARED FOR
VILLAGE OF OSWEGO

REVISION: 01-20-2014, 04-10-2014, 06-20-2014

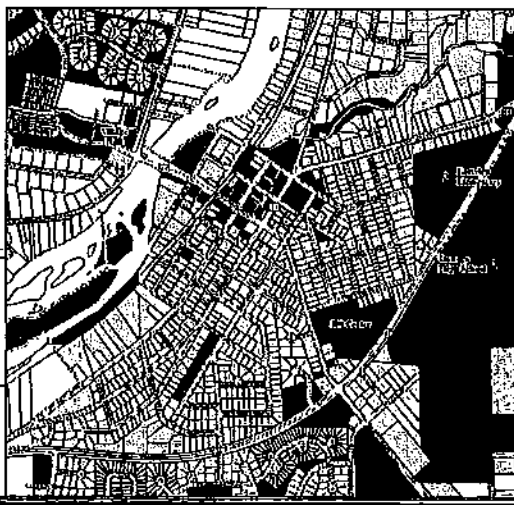
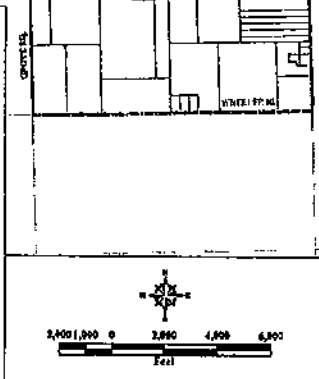
CALC.	JDC	PROJECT NO.
CHKD.	PJT	100411
ENGR.	JM	SHEET 2 OF 1
SCALE	1"=100'	DRAWING NO.
DATE	03-28-2014	ENR100411A

EXHIBIT 3
LAND USE MAP

Existing Land Use



- Existing Land Use**
- Cemetery
 - Commercial
 - Duplex
 - Golf Course, Open Space, Park
 - Governmental, Institutional
 - Light Industrial
 - Multi-Family Residential
 - Office
 - Parking Lot, Utility
 - Religious
 - Residential
 - Senior Housing
 - Townhome
 - Vacant/Leaving Development
 - Corporate Boundary
 - Boundary Agreement



Village of Oswego
Community Development
201 Fulton St.
Oswego, N.Y. 13620
Phone: 315-338-3111
Fax: 315-338-3344
Website: www.oswego.org
Email: info@oswego.org

This report was prepared for the Village of Oswego, New York, by the Village of Oswego, New York, and is not to be used for any other purpose. The Village of Oswego, New York, is not responsible for the accuracy of the data and/or the results of the analysis. The Village of Oswego, New York, is not responsible for the accuracy of the data and/or the results of the analysis. The Village of Oswego, New York, is not responsible for the accuracy of the data and/or the results of the analysis.

EXHIBIT 4

TIF QUALIFICATION/DESIGNATION REPORT



***VILLAGE OF OSWEGO, ILLINOIS
PROPOSED MAIN STREET/WASHINGTON TIF
REDEVELOPMENT PROJECT AREA
TIF QUALIFICATION REPORT***

A study to determine whether certain properties within the Village of Oswego qualify as a conservation area as set forth in the definition in the Real Property Tax Increment Allocation Redevelopment Act of Chapter 65, 5/11-74.4-1, et. seq., as amended of the Illinois Compiled Statutes.

*Prepared by the Village of Oswego, Illinois
In conjunction with
Kane, McKenna and Associates, Inc.*

August, 2016

**Village of Oswego
TIF Qualification Report
Proposed Main Street/Washington TIF Redevelopment Project Area**

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EXECUTIVE SUMMARY

Kane, McKenna and Associates, Inc. (KMA) has been retained by the Village of Oswego (the "Village") to conduct an analysis of the qualification of an area that would result in the establishment of the Main Street/Washington Street (U.S. Highway 34) Tax Increment Finance (TIF) District. The Village is pursuing the creation of the proposed TIF District to promote the revitalization of under-utilized properties located within the Village and the overall improvement of the Downtown area.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the potential qualification of the TIF District:

1) *Conservation Area* – The proposed TIF District qualifies as a "Conservation Area" as defined under the Tax Increment Finance ("TIF") Act. Overall, because of certain factors identified in this report, the area is in danger of declining toward a blighted condition. This condition prevents, or threatens to prevent, the healthy economic and physical development of properties in a manner that the community deems essential to its overall economic health. Since the majority of structures (65%) are over 35 years old, the TIF District meets the statutory criteria as a Conservation Area TIF.

2) *Current conditions impede redevelopment* – The existence of certain conditions found within the proposed TIF District present a barrier to the area's successful redevelopment. This is because the factors negatively impact coordinated and substantial private sector investment in the overall TIF District. Without the use of Village planning and economic development resources to mitigate such factors, potential redevelopment projects (along with other activities that require private sector investment) are not likely to be economically feasible.

3) *Viable redevelopment sites could produce incremental revenue* – Within the proposed TIF District, there are several parcels which potentially could be redeveloped and thereby produce incremental property tax revenue. Such revenue, used in combination with other Village resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the TIF District.

4) *TIF designation recommended* – To mitigate Conservation Area conditions, promote private sector investment, and foster the economic viability of the proposed TIF District, KMA recommends that the Village proceed with the formal TIF designation process for the entire area.

The Village will certify that it will not remove more than ten (10) housing units from the proposed TIF. As such, no housing impact study will be undertaken.

I. INTRODUCTION AND BACKGROUND

The purpose of this report is to provide a summary of factors that qualify property generally described herein as a "conservation area" based on improved land qualification factors found in the Tax Increment Allocation Redevelopment Act. The area under study is generally described herein as the proposed Main Street/Washington TIF Redevelopment Project Area (the "RPA" or "TIF District") of the Village of Oswego, Illinois. The study seeks to determine the eligibility of this area for status as a TIF District pursuant to the Tax Increment Allocation Redevelopment Act, Illinois Compiled Statutes, Chapter 65, 5/11-74.4-1, et. seq., as amended (the "Act").

The Act has been established to assist Illinois municipalities "promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas". (65 ILCS 5/11-74.4-2(b).

In the context of planning for the proposed RPA within the boundaries described in the map attached hereto as Exhibit 1 (the "RPA"), the Village of Oswego (the "Village") has authorized the study of the RPA within the boundaries described in the map attached hereto to determine whether it qualifies for consideration as a Tax Increment Financing District (the "TIF"). Kane, McKenna and Associates, Inc. ("KMA"), has agreed to undertake the study of the RPA.

The Act authorizes the use of tax increment revenues derived from the tax rates of various taxing districts in the proposed RPA for the payment of redevelopment project costs. For redevelopment eligibility under this legislation (in connection to this Report), the subject area must contain conditions that warrant its designation as a "conservation area", as such terms are fully defined herein. The following sections of this Report will describe physical and economic conditions that have been found to conform to the provisions of the Act.

The proposed Main Street/Washington TIF RPA area discussed in this Report (the "Redevelopment Project Area" or "RPA") is generally described as follows:

The proposed RPA has irregular boundaries and is generally bounded by parcels that are north, south, east and west of Washington Street and parcels that are east and west of Main and Harrison Streets. The proposed RPA is legally described in a subsequent section.

A map of the RPA is attached as Exhibit A to this Report.

Surveys of building conditions and site characteristics of, and related data collection for, the area were undertaken by Kane, McKenna and Associates, Inc. ("KMA") between December 2015 and continued to the date of this report. Additionally, discussions related to the Village's revised (2015) Comprehensive Plan process, the 2009 Downtown Plan, and interviews with Village staff concerning planning efforts were also utilized to aid in KMA's analysis of the area.

The RPA is mainly comprised of improved land. The RPA is located primarily in the Village's central business district and has developed in a piece meal fashion and uncoordinated manner over time. The majority of the parcels within the RPA include structures that are 35 years old or greater, and exhibit various degrees of deterioration and obsolescence. New private investment in the proposed RPA has been deterred due to limitations related to traffic coordination and an inconsistent mix of land uses that result in inappropriate, conflicting uses. The proposed RPA has an inconsistent use of parcels that include scattered residential properties, automotive repair shops, restaurants, large vacant commercial type facilities, public facilities and manufacturing companies. These uses conflict with the proposed land uses for commercial, residential, retail and light industrial uses. Additionally, many of the current uses do not coordinate with the commercial, retail and residential areas that are adjacent to the RPA. For these and other redevelopment related reasons, the Village has targeted this area as a major objective for Village redevelopment efforts.

Based upon information from the Village's engineers, the entire proposed RPA is in need of major infrastructure improvements. In particular, the area's sewer and water system is antiquated and in need of upgrading as well as certain designated street improvements. In order to accommodate new or increased uses within the area, upgrades of infrastructure services including some internal roadways, may also be needed. The western portion of the proposed area roadways, walkways and ingress and egress also need improvement to coordinate with the improvements of this type in the remaining portions of the RDA if new mixed-use commercial, retail and light industrial developments are to occur. The Village believes that a TIF District designation will be essential as part of the strategy to address these issues.

KMA, on behalf of the Village, has evaluated the proposed RPA for examination of factors and conditions that justify its further consideration for designation of a TIF District. KMA has determined through this examination that sufficient evidence exists to recommend that the Village proceed with this designation process, including the creation and adoption of a Redevelopment Plan and Project as permitted by the Act.

The Village will certify that it will not remove more than ten (10) housing units from the proposed TIF. As such, no housing impact study will be undertaken.

Objectives

Several objectives support the overall goal of area-wide revitalization of the RPA. These include:

1. Encourage mixed-use commercial and retail development by facilitating the assembly, preparation and marketing of improved and vacant sites, and assisting private developers in the assemblage of suitable sites that meet modern development needs;
2. Direct major new retail growth to existing Retail Hubs and limiting new residential development to specific districts;
3. Foster the replacement, repair, and/or improvement of infrastructure, where needed, including streets, curbs, gutters and underground water and sanitary systems in order to facilitate the construction of new mixed-use development;
4. Support the goals and objectives of the Village relating to sales tax generation and job creation.
5. Develop the area in relationship to the traffic system for improved accessibility to the area.
6. Coordinate redevelopment efforts with adjacent uses thus improving the surrounding environment.

General Economic Goals for the RPA

Actively market and provide incentives to attract new development and residents to Oswego. The Downtown plan recommends the following “Development Principles” to achieve the RPA goals.

- Mixed use development should be accommodated in the Downtown Core and Secondary Core, and should maintain the street wall.
- Retail and restaurant activity should have adequate access and visibility from Main and Washington Street (U.S. Highway 34) and should be complimented with a sidewalk network that encourages movement between businesses.
- Existing structures of historic value and/or high quality should be preserved and enhanced, blending effectively with new infill development.
- New residential development should include both upper-floor residential units in the Downtown and Secondary Core, with additional mid-rise/townhouse housing opportunities surrounding the Secondary Core, all of which will provide support to local businesses.

- The Downtown should have clearly defined extents, beyond which single-family neighborhoods are enhanced and buffered from Downtown-related activity.
- Public/Institutional uses within the Downtown should remain.
- To the extent feasible, pedestrian crossings of Washington Street (U.S. Highway 34) should be enhanced to encourage pedestrian movement along Main Street while maintaining pedestrian and vehicular safety along U.S. Route 34.
- On-street parking should be maintained on Main Street, maximized on Jefferson and Jackson Streets, and provided on Van Buren and Harrison Streets.
- Adams Street, west of Washington Street (U.S. Highway 34) should be considered for a limited access-way or vacation of the public right-of-way.
- Wayfinding signage should draw visitors into the Downtown from the broader area, utilizing a consistent Downtown “brand” that can also be used in advertising and marketing efforts.

Source: Village of Oswego 2009 Downtown Framework Plan

Given the Village's goals as well as the conditions described in this report, the Village has made a determination that it is highly desirable to promote the redevelopment of the proposed RPA. Without an implementation plan for redevelopment, Village officials believe adverse conditions will worsen. The Village intends to create and implement such a plan in order to restore, stabilize, and increase the economic base associated with the TIF District, which will not only benefit the community as a whole but also generate additional tax revenues to support municipal services.

The Village has further determined that redevelopment currently planned for the TIF District is feasible only with public finance assistance. The creation and utilization of a TIF redevelopment plan is intended by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the TIF District and to improve the base and job creation within the Village.

The use of TIF relies upon induced private redevelopment in the RPA to create higher real estate values that would otherwise decline without such investment. By so doing, it would result in increased property taxes compared to the previous land use (and/or lack of use). In this way, the existing tax base for all tax districts would be protected and a portion of future increased taxes pledged to attract the requisite private investment.

Current Land Use. Land uses include commercial, residential and institutional properties. Despite its advantageous location, certain parcels in the area are underutilized and face challenges due to piecemeal development patterns. Road improvements along State Route 71, Washington Street (U.S. Highway 34), and Main Street that are currently underway offer

opportunities to coordinate redevelopment and to improve area valuations. This proposed TIF District would provide the Village with the possibility of bringing new development to an area that has become underutilized.

The proposed TIF District suffers from a variety of economic development impediments, as identified in the TIF Act. Namely the proposed RPA suffers from deterioration, obsolescence and lagging or declining equalized assessed valuations (EAV). Section V of this report identifies other impediments to redevelopment.

Refer to Appendix I of the TIF Plan which provides a detailed map of the proposed TIF.

General Scope and Methodology. KMA formally began its analysis by conducting a series of meetings and discussions with Village staff, starting in October 2015 and continuing periodically up to the date of this report's issuance. The purpose of the meetings was to establish boundaries for the TIF District and to gather data related to the qualification criteria for properties included in the TIF District. These meetings were complemented by a series of field surveys for the entire area to evaluate the condition of the proposed TIF.

For the purpose of the study, properties within the proposed TIF District were examined in the context of the TIF Act governing improved areas (separate provisions of the Act address non-improved or vacant areas). The qualification factors discussed in this report qualify the area as a Conservation Area, as the term is defined pursuant to the TIF Act.

During the course of its work, KMA reported to key Village staff its findings regarding TIF qualification and feasibility prospects for the area under study. Based on these findings the Village (a) made refinements to the TIF District boundaries and (b) directed KMA to complete this report and to move forward with the preparation of a Redevelopment Plan and Project for the TIF District.

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

II. QUALIFICATION CRITERIA USED

With the assistance of Village staff, Kane, McKenna and Associates, Inc. assessed the proposed TIF District to determine the presence or absence of qualifying factors listed in the TIF Act. The relevant sections of the Act are found below.

The Act sets out specific procedures which must be adhered to in designating a TIF District/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 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, KMA performed a two-step assessment to determine if the proposed TIF District would qualify as a Conservation Area. First, KMA analyzed the threshold factor of age to determine if 50% or more of structures were 35 years of age or older.

If a proposed Conservation Area meets the age threshold, then the following factors are to be examined to determine TIF qualification:

If a *Conservation Area*, industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of three (3) or more of the following factors, 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:

(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 including, but 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 are 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) Lagging or Declining 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 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.

III. THE RPA

The proposed TIF District contains approximately 207 tax parcels located within the boundaries of the area.

The TIF District contains improved land designated primarily for commercial, industrial, residential, mixed-use and institutional purposes. The area's potential for redevelopment is challenged due to the fact that certain structures are older, some have been converted to other uses, and the area's overall uncoordinated appearance, due to multiple land uses and largely historic piecemeal development patterns. In particular, the area has been impacted by the general economic downturn in the commercial real estate market throughout the Chicago metropolitan area, including the Village of Oswego and Kendall County. Redevelopment options for the area are being considered by the Village.

IV. METHODOLOGY OF EVALUATION

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

- 1) Site surveys of the TIF District were undertaken by representatives from Kane, McKenna and Associates, Inc., supplemented with photographic analysis of the sites. Site surveys were completed for each parcel within the proposed TIF District.
- 2) KMA performed EAV trend analysis to ascertain whether EAV growth in the proposed TIF District underperformed relative to EAV growth in the balance of the Village.
- 3) KMA conducted evaluations of exterior structures and associated site improvements, noting such conditions as deterioration, and obsolescence. Additionally, KMA reviewed the following data: 2008-2015 (most recent to date) tax information from Kendall County, parcel tax maps, site data, local history (discussions with Village staff), and an evaluation of area-wide factors that have affected the area's development (e.g., deterioration, obsolescence, etc.).
- 4) Existing structures and site conditions were initially surveyed only in the context of checking against statutory criteria detailed in the TIF Act and as applied to structures and site conditions on the parcels.
- 5) The 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. Land within the TIF District was examined to determine the applicability of the thirteen (13) different Conservation Area factors for qualification for TIF designation under the Act.

V. TIF QUALIFICATION FACTORS

Based upon KMA’s evaluation of parcels in the proposed TIF District and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the proposed TIF District as a Conservation Area. The factors are summarized in Exhibit 2 below. These factors are found to be clearly present and reasonably distributed throughout the TIF District, as required under the Act.

Exhibit 2
Summary of Conservation Area Findings

Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in Proposed TIF District
13	3	6 <ul style="list-style-type: none"> • Obsolescence • Lack of Community Planning • Lagging or Declining EAV • Deterioration • Inadequate Utilities • Deleterious Layout

Note: In addition to 6 qualifying factors above, the proposed TIF District meets the statutory age threshold that 50% or more of the structures are of 35 years or older.

Finding as a Conservation Area. The TIF District is found to qualify as a Conservation Area under the statutory criteria set forth in the TIF Act. As indicated in Section II, KMA performed a two-step assessment, first finding that 50% or more of structures within the Conservation Area were over 35 years of age. Based upon County Assessor and site survey data, 84 of 130 structures (65%) are over 35 years in age.

Conservation Area Factors. As a second step, KMA reviewed the criteria needed to qualify an area as a Conservation Area, finding that seven factors were present:

- 1) Obsolescence. The Act states that obsolescence is the condition or process of falling into disuse or structures that have become ill-suited for their original use. The area exhibits both economic and functional obsolescence. Properties along and in the vicinity of Main Street, Washington Street (U.S. Highway 34) and Madison Street evidence conversions from initially residential uses to commercial or mixed uses. The need for parking, access/egress, storage or buffering to adjacent uses are present due to the conversions and limitations of lot sizes.

Due in part because of the area's older area (by definition being an area where 50% or more of the structures exceed 35 years in age), certain buildings within the proposed TIF District are no longer adequate for their original user or require upgrades in order to be competitive.

The RPA as a whole has factors that contribute to functional obsolescence such as overall building age (as mentioned 65% of the structures are over 35 years old), deterioration, limited lot depth, and the need for coordinated signage, streetscape, and internal circulation, including both pedestrian and vehicle use.

Many of the commercial structures exhibit design features or components that are outdated in relation to market conditions. Signage, façade and exterior treatments, and site improvements in many cases are "dated" and appear outmoded in relation to newer properties. Deterioration of site improvements or building components also contribute to the outmoded or "tired" appearance of many structures and facilities.

Declines in valuation support the economic obsolescence found in the RPA, indicating that both the age and the condition of the properties have resulted in an absolute decline of value from tax year 2009 to tax year 2015.

Overall, the lack of continued maintenance of properties, limited national/regional tenants, and the presence of older buildings have resulted in fewer opportunities for area retailers/commercial establishments to remain competitive in comparison to alternative locations.

- 2) Lack of Community Planning. The Act states that if the proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan the factor is present. 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.

Both sides of Harrison Street, Main Street and Madison Street frontage include multiple land uses; including a number of single family homes interspersed with commercial/retail uses and conversions of residential to commercial uses. Some parcels include multiple structures and internal circulation between uses is limited.

As stated above, buffering to adjacent single family uses is mixed, and loading/unloading functions are also varied from use to use both along the business "core" and in adjacent areas. Existing uses reflect piece meal or uncoordinated development patterns. There is little continuity (in streetscape, signage, etc.) to differentiate the area from the neighboring areas.

Much of the development that has occurred within the RPA took place in an era prior to modern community planning techniques, and/or occurred under a lack of comprehensive and coordinated planning.

Lacking until recently has been effective and sustained economic development plans and strategies intended to address the coordinated redevelopment of the entire RPA. This is not to say that improvements did not take place over the years, but that they were implemented without the guidance of a master plan directed toward long-term benefit for the RPA. A lack of such efforts has contributed to the evolution of blighted factors currently present within the RPA.

The lack of coordinated development has left parcels that are inadequate in size and shape for contemporary development. This is evidenced by the narrow lots that the area's buildings sit on, the lack of parking for the area's businesses, the lack of adequate exterior access and the lack of buffering between uses.

- 3) Lagging or Declining EAV. This factor is present if the total equalized assessed value (EAV) of the proposed 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 EAV has declined for three (3) out of the last five (5) calendar years and has lagged Consumer Price Index (CPI) for four (4) of the last five (5) years. Please refer to Exhibit 3 below.

Exhibit 3
EAV Trends for Proposed TIF District

	2015	2014	2013	2012	2011	2010
Total EAV for TIF District	7,571,485	\$7,168,214	\$7,397,632	\$7,710,027	\$7,534,858	\$7,958,662
EAV Annual % Change:	5.63%	-1.95%	-4.05%	2.32%	-5.33%	Base Year
Village Wide EAV: (Excluding the TIF)	782,841,868	\$746,521,305	\$744,930,605	\$779,490,106	\$836,708,892	\$889,906,116
Balance of Village EAV EAV	775,270,383	\$739,267,741	\$737,532,973	\$771,780,079	\$829,174,034	\$881,947,454
Annual% of Change:	4.86%	0.24%	-4.44%	-6.92%	-5.98%	Base Year
CPI-Urban Consumers	0.10%	1.60%	1.50%	2.10%	3.20%	1.60%

Source: Kendall County and U.S. Bureau of Labor Statistics

- 4) Deterioration. The Act defines deterioration as the physical decline of surface improvements, primary building components, and secondary buildings components such as doors, windows, porches or gutters. With respect to surface improvements, deterioration is determined by the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas (including but not limited to surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces).

Deterioration is primarily observed among the surface improvements. Parking lots adjacent to both vacant and occupied structures have widespread cracking as well as potholes and depressions. Because parking lots constitute a large percentage of overall land use in the RPA, the poorly maintained lots, in combination with the lack of buffering discussed above, have a negative aesthetic impact on the area. Approximately forty-six percent (46%) of the tax parcels evidenced deteriorated conditions.

Secondary evidence of deterioration was observed among certain buildings, such as the vacant properties identified above and in the rear portions of occupied buildings.

- 5) Inadequate Utilities. This factor is present if underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electric 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.

Based upon review by the Village's engineer and Village staff, the following inadequate characteristics of the RPA's infrastructure are identified:

- Portions of the water main would need to be installed to connect with the existing water main and allow the entire TIF district to be served with potable water and fire protection service.
- The sewer system is antiquated and is currently undersized; as a result a new storm sewer collection system would be required to serve a majority of the RPA.
- Certain existing utilities may also require relocation as part of any redevelopment plan.
- Numerous curb cuts and driveways connect to arterial streets and coordination of these approaches will be needed to reduce conflicts and improve traffic flow.
- Curb and gutter improvements are required in some areas of the RPA.

- 6) Deleterious Land Use or Layout. The acts states that deleterious land use and layout occurs with the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses are considered to be noxious, offensive or unsuitable for the surrounding area.

As a whole the RPA has sufficient available parking space. However, existing parking is concentrated in municipal parking facilities in close radius to parks and residential units. Many businesses lack their own off-street parking and rely on public parking facilities to attract customers and clients. In many cases the parking is not adjacent or near the businesses.

Where public off-street parking does exist in close proximity to businesses, that parking is situated in positions with limited visual access to potential patrons. Noticeable public off-street parking is available, but many stores have not or cannot be re-oriented to where customers can enter within a few feet of where their vehicle is parked.

Also, traffic patterns and conditions are determinants in relation to deleterious land use and layout. Traffic issues in the RPA which contribute to this factor are management of traffic flow and volumes along Washington Street (U.S. Highway 34) at Madison Street, and Washington Street (U.S. Highway 34) at Main Street/Harrison Street/Adams Street. Daily challenges at the aforementioned intersections are created given that traffic is not separated from traffic for residential areas, and deficiencies in traffic related signage are causes for safety concerns in connection to pedestrian, general traffic, and especially truck traffic throughout the central area of the RPA.

Another factor is the ongoing issue of single-family homes within and on the fringes of the RPA which are in close proximity to commercial and institutional uses. In most instances, there is little buffer between such conflicting land-uses on parcels now zoned by the Village for retail and commercial uses.

Merchants and service providers operating in many of the structures are reliant on restricted on-street parking, or off-street parking facilities to serve the needs of customers and clients. This puts them at a competitive disadvantage with their counterparts in retail malls and business parks.

The majority of the area's buildings lack adequate loading and unloading provisions and as stated earlier, adequate off-street parking provisions. As a result, loading and unloading is primarily conducted with total or partial blocking of streets or driveways. Often, there is no significant buffer between commercial concerns and residential areas. Parking for employers and business patrons may be forced onto the neighboring residential side streets or on other off site alternatives.

VI. SUMMARY OF FINDINGS / GENERAL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to the Village's potential designation of the proposed TIF District.

1. The area is contiguous and is greater than 1½ acres in size;
2. The proposed RPA will qualify as a Conservation Area. Further, the Conservation Area factors found in the RPA are present to a meaningful extent and are distributed throughout the area. A more detailed analysis of the qualification findings is outlined in Section V of this report;
3. All property in the area would substantially benefit by the proposed redevelopment project improvements;
4. 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
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

In the judgment of KMA, these findings provide the Village with sufficient justification to consider designation of the TIF District.

The improved portions of the proposed RPA are found to be a "conservation area" due to the presence to a meaningful extent of the factors described in the previous section. For these reasons, the conditions identified will qualify the RPA for such a designation under the Act.

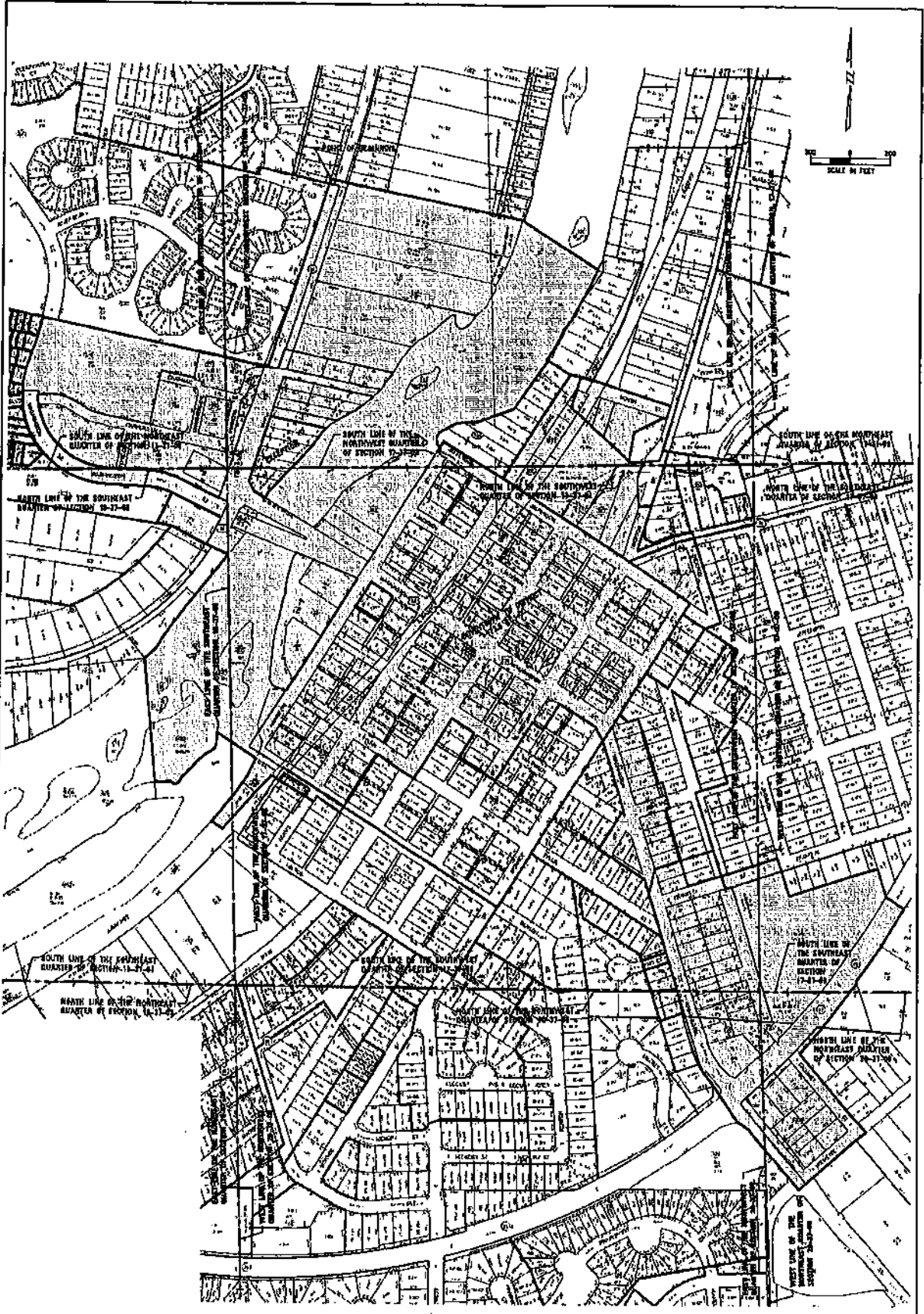
The TIF findings described in this report pertain to those properties located within the boundaries shown in Exhibit A. The following conservation area qualification factors are distributed throughout the area for the improved portion of the RPA: age, deleterious land use or layout, lack of community planning, obsolescence, inadequate utilities and excessive vacancies.

The proposed RPA, as it exists today, has conditions that impede its successful redevelopment. There is a need for actions and activities to promote its economic redevelopment, and to eliminate blighting conditions evident today throughout the RPA.

Without the benefits available through designation as a RPA, the presence of factors outlined above threaten to hinder existing private investments and reduce the potential for sound growth and the existing and future tax base for the area's taxing bodies. Designation of the proposed RPA as a TIF District by the Village would be consistent with the overall intent of the TIF Act. It is recommended, therefore, that the Village proceed with the TIF designation process and enact a Redevelopment Plan and Project Area for the proposed RPA.

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EXHIBIT A
RPA BOUNDARY MAP



DOWNTOWN TIF DISTRICT
 IN
 VILLAGE OF OSWEGO, ILLINOIS
 PREPARED FOR
 VILLAGE OF OSWEGO

SECTION 42-35-36A, 43-37-38A, 44-39-39A, 45-41-39A		
DATE	BY	PROJECT NO.
REV.	BY	180141
SCALE	DATE	SHEET 1 OF 1
SCALE: 1"=100'	DRAWING NO.	
DATE: 02-28-2018	ENGINEER	ENR180141A

EXHIBIT B
PARCEL LIST

Proposed 2016 Oswego
Downtown TIF
PIN

03-17-152-003	03-17-309-003	03-17-329-002	03-17-337-014	03-20-203-003
03-17-152-004	03-17-309-004	03-17-329-003	03-17-337-015	03-20-203-004
03-17-152-005	03-17-309-005	03-17-329-004	03-17-351-001	03-20-203-005
03-17-152-006	03-17-309-006	03-17-331-001	03-17-351-003	03-20-203-008
03-17-152-007	03-17-309-007	03-17-331-003	03-17-351-004	03-20-203-006
03-17-152-008	03-17-309-008	03-17-331-004	03-17-352-002	03-20-203-009
03-17-152-009	03-17-309-009	03-17-331-005	03-17-352-003	03-20-203-010
03-17-152-010	03-17-309-010	03-17-331-006	03-17-352-008	03-20-203-011
03-17-153-001	03-17-309-011	03-17-331-007	03-17-354-006	03-17-357-001
03-17-153-002	03-17-309-012	03-17-332-001	03-17-354-007	03-17-155-001
03-17-153-003	03-17-309-013	03-17-332-002	03-17-356-001	03-17-154-001
03-17-157-001	03-17-309-014	03-17-332-003	03-17-376-015	
03-17-158-001	03-17-309-015	03-17-332-004	03-17-378-005	
03-17-159-001	03-17-309-016	03-17-332-005	03-17-378-006	
03-17-159-002	03-17-310-001	03-17-332-006	03-17-378-007	
03-17-178-001	03-17-310-002	03-17-332-007	03-17-378-008	
03-17-178-002	03-17-310-003	03-17-332-008	03-17-378-014	
03-17-180-002	03-17-310-006	03-17-333-001	03-17-382-001	
03-17-302-001	03-17-310-007	03-17-333-002	03-17-382-002	
03-17-302-002	03-17-310-009	03-17-333-003	03-17-383-001	
03-17-302-003	03-17-310-010	03-17-333-004	03-17-383-002	
03-17-303-003	03-17-310-011	03-17-334-001	03-17-383-003	
03-17-303-004	03-17-310-012	03-17-334-002	03-17-383-004	
03-17-303-006	03-17-311-002	03-17-334-003	03-17-383-005	
03-17-303-007	03-17-311-003	03-17-336-001	03-17-386-026	
03-17-303-008	03-17-311-004	03-17-336-002	03-17-387-001	
03-17-303-009	03-17-311-005	03-17-336-003	03-17-387-002	
03-17-304-001	03-17-311-006	03-17-336-004	03-17-455-015	
03-17-304-002	03-17-312-001	03-17-336-005	03-18-275-001	
03-17-305-001	03-17-312-002	03-17-336-006	03-18-276-001	
03-17-305-002	03-17-313-001	03-17-336-007	03-18-276-002	
03-17-305-003	03-17-313-002	03-17-336-008	03-18-277-001	
03-17-305-004	03-17-313-003	03-17-336-009	03-18-278-001	
03-17-305-005	03-17-313-004	03-17-336-010	03-18-426-009	
03-17-305-006	03-17-313-005	03-17-336-011	03-18-429-001	
03-17-305-007	03-17-313-006	03-17-336-012	03-18-430-001	
03-17-305-008	03-17-314-001	03-17-336-013	03-18-431-001	
03-17-305-009	03-17-314-002	03-17-336-014	03-18-432-001	
03-17-305-010	03-17-326-001	03-17-336-017	03-18-458-001	
03-17-307-007	03-17-327-008	03-17-337-001	03-18-458-002	
03-17-307-008	03-17-327-010	03-17-337-002	03-18-480-001	
03-17-307-009	03-17-327-011	03-17-337-003	03-20-128-006	
03-17-308-003	03-17-327-012	03-17-337-004	03-20-128-008	
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03-17-308-007	03-17-327-016	03-17-337-011	03-20-128-013	
03-17-309-001	03-17-327-017	03-17-337-012	03-20-201-001	
03-17-309-002	03-17-329-001	03-17-337-013	03-20-201-002	