



# Village of Maple Park

302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151

Village Hall: 815-827-3309

Fax: 815-827-4040

Website: <http://www.villageofmaplepark.com>

## FINANCE AND PR&D COMMITTEE

### AGENDA

**TUESDAY, JULY 28, 2020**

**MAPLE PARK CIVIC CENTER**

**302 WILLOW STREET, MAPLE PARK**

**7:00 P.M.**

#### **1. CALL TO ORDER**

#### **2. ROLL CALL / ESTABLISHMENT OF QUORUM**

**3. PUBLIC COMMENTS** - *Any resident wishing to address the Committee may do so according to the guidelines set forth in the "Rules for Public Comments at Public Meetings" handout. Please complete a speaker request form and submit it to the Village Clerk. You may also do so by submitting an email to [villageclerk@villageofmaplepark.com](mailto:villageclerk@villageofmaplepark.com) in advance of the meeting. The Village Clerk will read such comments during the Public Comment portion of the meeting.*

#### **4. APPROVAL OF MEETING MINUTES**

- June 23, 2020

#### **5. 19025 EAST COUNTY LINE ROAD**

- a) Text Amendment Adding Non-Resident Sewer Rates
- b) Request to Consider the Number of Sanitary Sewer Connections

#### **6. FIVE-YEAR CAPITAL PLAN**

- a) Review and Recommendation

#### **7. FY 2021 REVENUE AND BUDGET REVIEW**

- a) Financial Overview of Revenues and Expenditures
- b) Consideration of Full-Time Village Administrator Position
- c) Increase in Police Officer Hours

#### **8. TIF DISTRICT**

- a) Policy – Review and Recommendation
- b) Municipal Advisory – Review and Recommendation

## **9. ADJOURNMENT**



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## FINANCE AND PR&D COMMITTEE MEETING MINUTES TUESDAY, JUNE 23, 2020

### Join Zoom Video Conference Meeting:

<https://us02web.zoom.us/j/89196046578?pwd=R0lNcUZhOFUxSEZ6UFFQTnZ5bEJ3dz09>

**Meeting ID:** 891 9604 6578

**Password:** 798730

**Mobile Call in Option:** 1-312-626-6799

### 1. CALL TO ORDER

Finance Chair Higgins called the meeting to order at 7:02p.m.

### 2. ROLL CALL / ESTABLISHMENT OF QUORUM

Committee Chair Higgins asked for a roll call. Trustee Fahnestock, Trustee Ward, Trustee Higgins answered present, Trustee Rebone was absent. Also present were Village Administrator Dawn Wucki-Rossbach, Village Engineer Jeremy Lin, and Village Clerk Terri D'Amato.

### 3. PUBLIC COMMENTS - *Any resident wishing to address the Board may also do so by submitting an email to [villageclerk@villageofmaplepark.com](mailto:villageclerk@villageofmaplepark.com) in advance of the meeting. The Village will read such comments during the Public Comment portion of the meeting.*

None heard.

### 4. APPROVAL OF MEETING MINUTES

- April 21, 2020
- May 26, 2020

**Motion by Trustee Fahnestock with 2<sup>nd</sup> by Trustee Ward to approve as read.  
Motion carried by voice vote.**

## **5. 2020 KANE COUNTY GRAND VICTORIA RIVERBOAT FUND GRANT AWARD ACKNOWLEDGEMENT AND GAP FUNDING REQUEST**

- Risk and Resilience Assessment/Emergency Response Plan

Administrator Wucki-Rossbach reported that the grant fund request was \$20,000 but the village received \$17,500. Still felt the village could move forward with the project to fund the grant, and suggested moving \$2,500 from the Water fund to bring the project to the full cost. A resolution showing the use of the funds along with the Grant Agreement will be presented to the board for approval.

**Motion by Trustee Fahnestock with 2<sup>nd</sup> by Trustee Ward to move forward with the grant project, moving \$2,500 from the Water fund to the Risk and Resilience Assessment/Emergency Response Plan to fund the project in its entirety. Motion carried by voice vote.**

## **6. OTHER ITEMS**

- Status of the Tax Increment Finance (TIF) District Policy

Discussion on the TIF district included:

- Setting Goals/Objectives
- Definitions
- Defining Eligible Projects
- Facades in Town
- General Improvement of the TIF Area

Administrator Wucki-Rossbach will set a date to meet with Attorney Buick and monitors to meet and discuss those issues brought up. A TIF Joint Review Board meeting has been set for July 7, 2020 at 5:00p.m. before the regular Village Board meeting of the same date.

## **7. ADJOURNMENT**

Having no further business before the committee, motion by Trustee Fahnestock with 2<sup>nd</sup> by Trustee Ward to adjourn meeting. Motion carried by voice vote. Meeting adjourned at 7:26p.m.

Respectfully submitted,

Terri D'Amato  
Village Clerk





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## MEMORANDUM

**TO:** Finance Committee

**FROM:** Village Administrator Dawn Wucki-Rossbach 

**DATE:** July 23, 2020

**SUBJECT:** **19025 EAST COUNTY LINE ROAD – CONNECTION TO MUNICIPAL SANITARY SEWER**

### **BACKGROUND**

In late May 2020 during a sink hole repair around the Village's storm sewer located just north of 19025 East County Line Road, unincorporated DeKalb County, it was discovered that the property's sanitary waste was connected to the Village's storm sewer. Staff consulted with the Village Attorney and requested information from DeKalb County for the building permits and the septic system for the property. Unfortunately, the property permitting information is no longer available at the County due to age of the material and the proper application of document disposal laws.

The Village then contacted DeKalb County Health Department and informed them of the situation. The County sent the property owners Mr. Steven and Katheryn Mendel a letter, see Attachment A, that there were in violation of the Private Sewage Disposal Code and that there shall be no discharge of raw or untreated sewage into the group, etc. The Health Department informed the property owner that they are required to install of a septic system or immediately connect to the Village's sewer. The property owners were given seven (7) days to respond to the County with corrective action information or they would be referred to the State's Attorney's Office.

The property owner contacted the Village via phone and a meeting was held to discuss the situation. Staff met with Mr. Mendel on July 15, 2020. Mr. Mendel apologized and did not realize that this property's sanitary waste was discharging into the Village's storm sewer. He stated that the property was purchased in 1990 and that he was not aware of this connection and did not make this connection. He agreed that immediate correction is necessary. The property currently has two (2) residential units in what was once a single-family home and has one (1) connection to the Village of Maple Park's water system.

Mr. Mendel stated that he would like to connect to the Village's sanitary sewer system. Staff informed Mr. Mendel that if the Village Board agrees with the connection, that the Village would need to amend the Municipal Code to add a an "Outside Corporate Limits," wastewater sewer charge and that he would fill out the permit paperwork to connect to the Village's sewer system. Sanitary sewer connection fees, see Attachment B, were provided to Mr. Mendel. The property, per code would require that the multi-family per unit cost be applied. Staff determined and removed a plumbing inspection fee that would not be required in this process. If two (2) connections were made, the cost would be \$16,396.72.

Further, we discussed that he would be interested in annexing to the Village once the sanitary sewer situation was resolved. The annexation would mean that the property would only be paying “Inside Corporate Limits” water and sewer rates. Mr. Mendel was also advised on the deposit required to begin the annexation process and that there would most likely be other costs that he would have to pay.

Mr. Mendel, because he already has only one (1) Village water connection, he would like to have only one (1) sanitary sewer connection. Staff advised that this would be taken under advisement and that the matter regarding the number of connections and the “Outside Corporate Limits” charges would appear before the Finance Committee first and then onto the Village Board. On July 20, 2020 Mr. Mendel submitted a letter, see Attachment C, requesting that he only be required to have one (1) sanitary sewer connection, thus lowering the cost to \$8,398.36. Mr. Mendel has stated that he has two lines that run into the “septic tank”, but that the septic tank lines appears to be the pipe that is connected to the storm sewer.

Staff has prepared Ordinance 2020-18, which contains a text amendment in 9-2A1.C. Basic User Charge will contains the phrase, “for all users inside the Corporate Limits,” and removes the existing 9-2A1.D Debt Service Charge and replaced it with “Wastewater Rates and Charges Outside Corporate Limits.” The replacement language mirrors the language in the 9-1A1.D, see attachment E, Water User and Service Chapter of the Municipal Code. The Village, if it should issue debt associated with wastewater, the Municipal Code could be amended and the language regarding debt service would be again added to the code.

As Staff has continued to move the consideration for connection to the Village’s sanitary sewer system, Staff has also questioned whether or not the sanitary sewer discharge that is flowing into the storm sewer may be responsible/partially responsible for the sink hole at this storm sewer location, although the pipe is approximately 81 years old. The illegal connection broke a whole in the top of the storm sewer pipe and that whole was not properly sealed so that additional groundwater and debris would be prevented from entering the system and washing away the dirt around the pipe. The Village has had a company come in and make a temporary repair to the storm sewer and alleviate the ground sinking. The to-date estimated cost of the repair is \$2,500. The Village may wish to have the property owner also pay for a portion of the repairs made to the storm sewer at that location. The property owner plans to attend the meeting and the subject could be discussed at the Finance Committee meeting.

## **RECOMMENDATION**

That the Finance Committee make a recommendation on the following:

1. Review and recommend Ordinance 2020-18 an Ordinance Amending Title 9, Chapter 2, Section 9-2-A-1 adding an outside corporate limits wastewater user charge.
2. Per Code, this property contains two (2) dwelling units, and technically, the property should have two connections and pay for those connections; however,

## **Attachments**

Attachment A – July 2, 2020 Letter from DeKalb County Health to Property Owners

Attachment B – Sanitary Sewer Connection Fees for 19025 East County Line Road

Attachment C – July 20, 2020 Letter from Mr. Mendel Regarding Sanitary Sewer Connection

Attachment D – Current Municipal Code 9-2A-1 Wastewater Service Charge and 9-1A-1 Water Service Rates and Charges

Attachment E - Ordinance 2020-18 Ordinance Amending Title 9, Chapter 2

July 2, 2020

Steven & Kathryn Mendel  
707 Herra St - Unit H  
Elburn, IL 60119

Re: Prohibited Discharges

It has been brought to the DeKalb County Health Departments attention that your property located at 19025 East County Line Rd Located in Maple Park, Illinois has been allegedly discharging sewage into the village storm sewer.

This property is in violation of Private Sewage Disposal Code, Section 905.20 General Requirements – Prohibited Discharges. *There shall be no discharge of raw or improperly treated domestic sewage to the ground or to farm tiles, streams, rivers, ponds, lakes or other collections of water. Improperly treated domestic sewage is sewage that does not meet the effluent requirements of Section 905.110 (d) or sewage that comes directly from a septic tank or building sewer. Domestic sewage or effluent from any private sewage disposal system or component shall not be discharged into any well, cistern or basement or into any underground mine, cave, sinkhole or tunnel.*

This Department requires installation of a septic system or immediate hook up to Village sewer on the property to prevent Prohibited Discharges of the Private Sewage Disposal Code. Prior to excavation, a sanitary permit must be obtained from this Department. Contact the DeKalb County Health Department with information of corrective actions within 7 days or your case will be referred to the State's Attorney Office.

If you have any questions, contact the DeKalb County Health Department at your convenience.

Sincerely,

Lacey A Carlson, B.S, L.R.A  
Environmental Health Practitioner

Enclosed: Licensed Septic Contractors

CC: Village of Maple Park

**Village of Maple Park**  
**Sewer Connection Fees - 19025 East County Line Road, DeKalb County**

Description	Amount
<b>Sewer Treatment Charge - Two (2) connections</b>	1,000.00
-9-2B-1B-1b - Multi-family residential buildings -\$500 per unit	
Sanitary Sewer Inspection Charge -9-2B-1E	400.00
Water / Sewer Impact Fee -9-2B-1C-1 - Multi-family residential -per permissible dwelling unit \$7,498.36 *Updated as of 05/01/20	14,996.72
Connection Costs	16,396.72
Annexation -11-13-4B - Required Deposit to begin process	5,000.00
Concurrently with the submission of request for zoning amendment, variance, special use permit, approval of annexation agreement, or any other relief as provided for herein, the applicant shall deposit in escrow with the Village Treasurer, as escrowee, a sum of money that shall be used by the Village to defray the cost and expense billed to it by the Village Staff and such other consultants as are consulted by the Village during the review process. Said escrow shall also be used to pay the costs of all processes. Said escrow shall also be used to pay the costs of all special board of trustees' meetings	
Types of Costs (But not limited to) -Attorney -Public Hearing Notices -Village Administrator	

<b>Sewer Treatment Charge - One (1) connection</b>	500.00
-9-2B-1B-1b - Multi-family residential buildings -\$500 per unit	
Sanitary Sewer Inspection Charge -9-2B-1E	400.00
Water / Sewer Impact Fee -9-2B-1C-1 - Multi-family residential -per permissible dwelling unit \$7,498.36 *Updated as of 05/01/20	7,498.36
Connection Costs	8,398.36
Annexation -11-13-4B - Required Deposit to begin process	5,000.00
Concurrently with the submission of request for zoning amendment, variance, special use permit, approval of annexation agreement, or any other relief as provided for herein, the applicant shall deposit in escrow with the Village Treasurer, as escrowee, a sum of money that shall be used by the Village to defray the cost and expense billed to it by the Village Staff and such other consultants as are consulted by the Village during the review process. Said escrow shall also be used to pay the costs of all processes. Said escrow shall also be used to pay the costs of all special board of trustees' meetings	
Types of Costs (But not limited to) -Attorney -Public Hearing Notices -Village Administrator	

## 9-2A-1: WASTEWATER SERVICE CHARGES:

A. Basis For Wastewater Service Charges: The wastewater service charges for the use of and for service supplied by the wastewater facilities of the Village shall consist of a basic user charge, a capital improvement charge, and if applicable, a debt service charge and a surcharge in such amounts as are determined in the manner set forth below.

B. Basic User Charge: The basic user charge is levied on all users to recover the operation, maintenance, plus replacement (OM&R) costs and shall be based on water usage as recorded by water meters or sewage meters for wastes having the following normal domestic concentrations:

1. A five (5) day, twenty degree centigrade (20°C) biochemical oxygen demand (BOD) of two hundred thirty milligrams per liter (230 mg/L).
2. A suspended solids (SS) content of two hundred eighty milligrams per liter (280 mg/L).

C. Basic User Charge Computed: The basic user charge for all users inside the corporate limits shall be computed on the following:

1. Estimated wastewater volume, pounds of BOD and pounds of SS to be treated.
2. Estimated projected annual revenue required to operate and maintain the wastewater facilities, including a Replacement Fund, for the year for all wastewater works categories.
3. Proportion the estimated OM&R costs to each user class by volume, BOD, and SS.
4. Proportion the estimated OM&R costs to wastewater facility categories by volume, BOD and SS.
5. Computed costs per one thousand (1,000) gallons for normal domestic strength sewage.
6. Computed surcharge costs per pound for BOD and SS concentrations in excess of normal domestic strength.

The aggregate of these costs shall be used to determine the user charge for operation and maintenance including replacement.

D. ~~Debt Service Charge: A debt service charge consisting of a rate per one thousand (1,000) gallons of usage shall be determined by dividing the amount required to pay principal, interest and other related requirements by the total number of gallons billed in the preceding fiscal year for sewer service.~~

D. Wastewater Rates and Charges Outside Corporate Limits: For each metered user/occupant of wastewater system located outside the corporate limits of the Village, either a single metered user/owner/occupant or a user/owner/occupant in a multiple-unit structure, the basic user charge and

the water rate shall be one hundred fifty percent (150%) of the charges and rates effective within the Village, which charges are determined to be reasonable and necessary.

The Debt Service Charge is not currently enacted, and at this point is no longer necessary. If at some point in time it is determined to be enacted, an ordinance would be drafted to add this paragraph to the code. This is why this paragraph is being deleted.

The verbiage in red is what was taken verbatim from the current code for Water Service Charges in order to be consistent with both water service charges as well as wastewater service charges.



## 9-1A-1: WATER SERVICE RATES AND CHARGES ESTABLISHED:

There shall be and there is hereby established charges and rates for the use of and service supplied by the water system of the Village as follows:

### A. Basic User Charge Inside Corporate Limits:

1. As of July 1, 2016, a basic user charge for water service is hereby established in the amount of eleven dollars six cents (\$11.06) per month for each metered user/owner/occupant of the Village water system. This minimum payment will be used for the payment of part of the fixed expenses incurred in the operation and maintenance of the water system. The basic user charge includes up to two thousand (2,000) gallons of water per month. This amount shall be increased annually on the first of May based upon the annualized prior year end increase in the Consumer Price Index (Midwest) with a minimum increase of two percent (2%) and a maximum increase of four and one-half percent ( $4\frac{1}{2}\%$ ).

B. Debt Service Charge Inside Corporate Limits: For each metered user/owner/occupant of the water system, there shall be and there is hereby established a debt service charge in the amount of five dollars sixty five cents (\$5.65) per month to each user of the water system. This debt service charge is computed by apportioning the annual debt service for the water system as a fixed charge per billing period.

C. Water Rate Inside Corporate Limits: For each metered user/owner/occupant of the water system with usage in excess of two thousand (2,000) gallons per month, there shall be and there is hereby established as follows:

As of July 1, 2016 a water rate of five dollars fifty three cents (\$5.53) per one thousand (1,000) gallons for all usage in excess of two thousand (2,000) gallons per month upon the amount of water consumed as shown by the water meter reading. This amount shall be increased annually on the first of May based upon the annualized prior year end increase in the Consumer Price Index (Midwest) with a minimum increase of two percent (2%) and a maximum increase of four and one-half percent ( $4\frac{1}{2}\%$ ).

The water rate is established to recover the Village's operation, maintenance and replacement (OM&R) costs and shall be computed on the following:

1. Estimated annual water volume for the next fiscal year.
2. Estimated projected annual revenue required to operate and maintain the water system during the next fiscal year, including a Replacement Fund of fifty cents (\$0.50) per one thousand (1,000) gallons.
3. Estimated annual revenue to be received from the basic user charge.
4. Subtracting the revenue to be received from the basic user charge from the projected annual revenue required to operate the water facilities, including a Replacement Fund and compute a water rate per one thousand (1,000) gallons. (Ord. 2019-09, 6-4-2019)

D. Water Rates And Charges Outside Corporate Limits: For each metered user/occupant of water system located outside the corporate limits of the Village, either a single metered user/owner/occupant or a user/owner/occupant in a multiple-unit structure, the basic user charge and the water rate shall be one hundred fifty percent (150%) of the charges and rates effective within the Village, which charges are determined to be reasonable and necessary.

This verbiage is what was copied from the Water Service code to be included in the Wastewater Service code for outside corporate limit users.



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A. Basis For Wastewater Service Charges: The wastewater service charges for the use of and for service supplied by the wastewater facilities of the Village shall consist of a basic user charge, a capital improvement charge, and if applicable, a debt service charge and a surcharge in such amounts as are determined in the manner set forth below.

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6. Computed surcharge costs per pound for BOD and SS concentrations in excess of normal domestic strength.

The aggregate of these costs shall be used to determine the user charge for operation and maintenance including replacement.

~~D. Debt Service Charge: A debt service charge consisting of a rate per one thousand (1,000) gallons of usage shall be determined by dividing the amount required to pay principal, interest and other related requirements by the total number of gallons billed in the preceding fiscal year for sewer service.~~

D. Wastewater Rates and Charges Outside Corporate Limits: For each metered user/occupant of wastewater system located outside the corporate limits of the Village, either a single metered user/owner/occupant or a user/owner/occupant in a multiple-unit structure, the basic user charge and

the water rate shall be one hundred fifty percent (150%) of the charges and rates effective within the Village, which charges are determined to be reasonable and necessary.

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B. Debt Service Charge Inside Corporate Limits: For each metered user/owner/occupant of the water system, there shall be and there is hereby established a debt service charge in the amount of five dollars sixty five cents (\$5.65) per month to each user of the water system. This debt service charge is computed by apportioning the annual debt service for the water system as a fixed charge per billing period.

C. Water Rate Inside Corporate Limits: For each metered user/owner/occupant of the water system with usage in excess of two thousand (2,000) gallons per month, there shall be and there is hereby established as follows:

As of July 1, 2016 a water rate of five dollars fifty three cents (\$5.53) per one thousand (1,000) gallons for all usage in excess of two thousand (2,000) gallons per month upon the amount of water consumed as shown by the water meter reading. This amount shall be increased annually on the first of May based upon the annualized prior year end increase in the Consumer Price Index (Midwest) with a minimum increase of two percent (2%) and a maximum increase of four and one-half percent ( $4\frac{1}{2}\%$ ).

The water rate is established to recover the Village's operation, maintenance and replacement (OM&R) costs and shall be computed on the following:

1. Estimated annual water volume for the next fiscal year.
2. Estimated projected annual revenue required to operate and maintain the water system during the next fiscal year, including a Replacement Fund of fifty cents (\$0.50) per one thousand (1,000) gallons.
3. Estimated annual revenue to be received from the basic user charge.
4. Subtracting the revenue to be received from the basic user charge from the projected annual revenue required to operate the water facilities, including a Replacement Fund and compute a water rate per one thousand (1,000) gallons. (Ord. 2019-09, 6-4-2019)

D. Water Rates And Charges Outside Corporate Limits: For each metered user/occupant of water system located outside the corporate limits of the Village, either a single metered user/owner/occupant or a user/owner/occupant in a multiple-unit structure, the basic user charge and the water rate shall be one hundred fifty percent (150%) of the charges and rates effective within the Village, which charges are determined to be reasonable and necessary.

This verbiage is what was copied from the Water Service code to be included in the Wastewater Service code for outside corporate limit users.

# **ATTACHMENT E**

## **VILLAGE OF MAPLE PARK**

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### **ORDINANCE NO. 2020-18**

**AN ORDINANCE AMENDING TITLE 9, CHAPTER 2,  
ARTICLE A OF THE VILLAGE CODE OF THE VILLAGE  
OF MAPLE PARK, CHAPTER 1, SECTION 9-2A-1(C) and  
SECTION 9-2A-1(D), “WASTEWATER SERVICE  
CHARGES”**

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**ADOPTED BY  
THE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF MAPLE PARK**

**ORDINANCE NO. 2020-18**

**AN ORDINANCE AMENDING TITLE 9, CHAPTER 2,  
ARTICLE A OF THE VILLAGE CODE OF THE VILLAGE  
OF MAPLE PARK, CHAPTER 1, SECTION 9-2A-1,  
“WASTEWATER SERVICE CHARGES”**

**WHEREAS**, the Board of Trustees of the Village of Maple Park, DeKalb and Kane Counties, Illinois (hereinafter referred to as the “VILLAGE”, is a non-home rule municipality, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.*; and

**WHEREAS**, there is in effect, in Title 9, Chapter 1, Section 9-2A-1, of the Maple Park Village Code (hereinafter referred to as “VILLAGE CODE,” a provision imposing Wastewater Service Charges which establishes certain rates for wastewater service and it is desired to modify charges to provide for users both within and outside corporate limits of the Village; and

**WHEREAS**, pursuant to the compulsory review of the adequacy of the rates and charges of the Corporate Authorities of the Village seeking to ensure that such rates and charges provide sufficient funds to pay all expenses of the wastewater system, the Corporate Authorities have determined that it will serve the best interests of the Village to amend the code to provide this modification for wastewater rates both within and outside corporate boundaries.

**NOW THEREFORE, BE IT ORDAINED** by the President and Village Board of the Village of Maple Park DeKalb and Kane Counties, Illinois, in a regular session as follows:

**Section 1.** That the recitals set forth are incorporated herein and made a part hereof.

**Section 2.** That Title 9, Chapter 2, Section 9-2A1, Paragraph C of the Village Code be amended as follows:

**9-2A-1: C: BASIC USER CHARGE COMPUTED:** The basic user charge “for all users inside the Corporate Limits” shall be computed on the following:

**Section 3.** That Title 9, Chapter 2, Section 9-2A1, Paragraph D of the Village Code currently captioned “Debt Service Charge” is hereby repealed. A new paragraph D shall be enacted as follows:

**9-2A-1: D: WASTEWATER RATES AND CHARGES OUTSIDE CORPORATE LIMITS:** For each metered user/occupant of wastewater system located outside the corporate limits of the Village, either a single metered user/owner/occupant in a multiple-unit structure, the basic user charge and the wastewater rate shall be one hundred fifty (150%) of the charges and rates effective within the Village, which charges are determined to be reasonable and necessary.

All other subparagraphs of Section 9-2A-1 except C and D shall remain in full force and effect.

**Section 4.** That all ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

**Section 5.** Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining portions shall remain in full force and effect as if the invalid provision had not be part of this Ordinance.

**Section 6. STATEMENT OF URGENCY.** This ordinance shall take effect immediately upon passage, due to the urgency of implementing its provision to accommodate extraterritorial connection to the Village's wastewater treatment system.

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, **2020** pursuant to roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, **2020**.

SEAL

\_\_\_\_\_  
Kathleen Curtis, Village President

ATTEST:

\_\_\_\_\_  
Theresa D'Amato, Village Clerk

STATE OF ILLINOIS )  
 ) SS  
COUNTIES OF KANE AND DEKALB )

**PUBLICATION IN PAMPHLET FORM**

I, Theresa D’Amato, certify that I am the Village Clerk of the Village of Maple Park, Kane and DeKalb Counties, Illinois, and as such officer I am the keeper of the records, files and proceedings of the corporate authorities of said municipality.

I further certify that, as of the date hereof, Ordinance No. 2020-18, adopted by the corporate authorities on \_\_\_\_\_, **2020**, entitled “AN ORDINANCE AMENDING TITLE 9, CHAPTER 2, ARTICLE A OF THE VILLAGE CODE OF THE VILLAGE OF MAPLE PARK, CHAPTER 1, SECTION 9-2A-1(C), AND SECTION 9-2a-1(D), “WASTEWATER SERVICE CHARGES” has been duly published in pamphlet form in accordance with Section 1-2-4 of the Illinois Municipal Code.

IN WITNESS WHEREOF, I have hereunto affixed my official hand and the seal of the municipality this \_\_\_\_ day of \_\_\_\_\_ **2020**.

(SEAL)

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Theresa D’Amato Village Clerk  
Village of Maple Park  
Kane and DeKalb Counties, IL





# Village of Maple Park

302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151

Village Hall: 815-827-3309

Fax: 815-827-4040

Website: <http://www.villageofmaplepark.com>

## MEMORANDUM

**TO:** Finance Committee

**FROM:** Village Administrator Dawn Wucki-Rossbach 

**DATE:** July 23, 2020

**SUBJECT:** FIVE-YEAR CAPITAL IMPROVEMENT PLAN

### **BACKGROUND**

The Village has talked about completing a Five-Year Capital Improvement Plan (CIP) for the last several years. The creation of a CIP is important means of addressing capital needs against its overall goals and objectives, using a multi-year planning timeframe. The CIP is an important tool and has been included the Village's Strategic Plan and Quarterly Goals.

Attached is a draft of the first CIP for the Village of Maple Park. The plan includes an overview of the importance of the CIP, a definition of the types of capital projects that have been included and then specific CIP detail that identifies the Work Area the asset is located in, the Category of the Department of Fund the item is expensed out of; the Fund/Department Number the items is paid for out of; description of the item/project, manufacturer make/model and then the year in which the item is to be purchased or the year the project is to take place. The Plan also includes a Work Area Map that identifies the location of the items/project will take place.

The CIP will be reviewed on an annual basis as part of the budget process. Changes to item/project priority will be made at that time. As items are completed, they will be added to the bottom of the list for future replacement.

It should be noted that projects associated with the Village's Tax Incremental Finance (TIF) District is a category included in the plan. The Village will coordinate the use of all funds to complete projects, including the use of TIF funds.

Based on what the Finance Committee recommends on the TIF Policy and Project Priority List, there may be a need to change the Category and Fund/Department Number of the items/projects contained on this CIP list contained in this document; however, additional changes may be made, and would be reviewed and discussed, after a Municipal Advisor has been consulted.

### **RECOMMENDATION**

That the Finance Committee:

1. Review the CIP spreadsheet and confirm the items contained on the list.
2. Review and approve the Village of Maple Park Five-Year Capital Improvement Plan

Attachment

Five-Year Capital Improvement Plan



VILLAGE OF MAPLE PARK  
FIVE-YEAR CAPITAL IMPROVEMENT PLAN  
APPROVED:



# Village of Maple Park

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## MEMORANDUM

**TO:** Village President and Board of Trustees

**FROM:** Village Administrator Dawn Wucki-Rossbach 

**DATE:** July 16, 2020

**SUBJECT:** FIVE-YEAR CAPITAL IMPROVEMENT PLAN

### OVERVIEW

The Village of Maple Park has talked about completing a Five-Year Capital Improvement Plan (CIP) for the last several years. The CIP is a process that assesses the capital needs of the Village against its overall goals and objectives, using a multi-year planning timeframe – five years. However, the actual CIP file is projected out for 20 years, but is not showing in this document. The expenditures for the CIP Plan will be prioritized through coordination of goals and priorities established through the Village Board's Strategic Plan and TIF District Policies. The CIP is not a legally binding document, and it can change from year-to-year depending on the financial position of the Village and/or the cost of the particular capital project.

The Government Finance Officers Association (GFOA) has identified capital planning as a best practice ... *Capital planning is critical to water, sewer, transportation, sanitation, and other essential public services. It is also an important component of a community's economic development program and strategic plan. Capital facilities and infrastructure are important legacies that serve current and future generations. It is extremely difficult for governments to address the current and long-term needs of their constituents without a sound multi-year capital plan that clearly identifies capital and major equipment needs, maintenance requirements, funding options, and operating budget impacts.*

The CIP focuses on long-range planning of infrastructure investments. The Village has evaluated and prioritized the assets for eventual replacement over five-year period. Each asset is scheduled for replacement based on current condition, regulatory or functional requirements, life expectancy and replacement costs. Assets targeted for replacement is based on need. Even with ongoing maintenance, assets have varying service lives; police vehicles for Maple Park are usually replaced after 10 years based on mileage and historical maintenance costs; sanitary and water mains are expected to last up to 50 years. Replacing these types of items are a huge strain on the Village's financial resources so long-term planning is essential. The CIP will be reviewed annually and assets may be adjusted based on the condition of the asset. Repair or replacement of the assets identified on the CIP list will be reviewed during the budget process where the cost of their replacements can be balanced against incoming revenue.

## **Types of Capital Projects**

Capital projects are classified into one of the following categories:

**Information Technology & Equipment** – Hardware and software systems and components, which address the communication information processing needs for Village operations such as public safety and emergency services, wireless networks, communications to the residents, etc.

**Vehicles** – Police vehicles and public works motorized equipment such as backhoes, skid steer loaders, dump trucks, mowers, etc.

**Facilities** – Façade upgrades, carpet and flooring repairs/replacements, HVAC repair/replacement and upgrades, retrofitting of lighting, generators, roof repairs on public buildings.

**Parks & Grounds** – Playground equipment, shelter structure repairs/replacements, roofing, park benches, and picnic tables, etc.

**Streets** – Maintenance of streets, rights-of-way, sidewalks, street lighting, utility boxes, curbs, gutters and catch basins.

**Stormwater** – Detention pond maintenance, pond aerators and storm sewer mains.

**Water & Water Treatment Facility** – Water treatment plant, water softeners, valves, pumps, chemical storage tanks, water storage tanks, water control system, control panels, alarm systems, customer water meters, effluent and brine meters, wells, chemical residue analyzers, utility billing software and generators. Also include the cost associated with implementing the Risk and Resilience and Emergency Response Plan for the Village's Water Treatment Facilities.

**Wastewater & Wastewater Treatment Facility** – Wastewater treatment plant facility, lagoon maintenance, effluent meters, lift stations and lift station pumps, blowers, control panels, alarm systems and generators.

## **CIP Detail Information**

The CIP contains the following details:

1. **Work Area** – The Village has been divided into six (6) work areas. Each item is identified in the Work Area in which the item is located. See Work Area Map.
2. **Category** – Defines the Department or Fund in which the item is budgeted/expensed under.
3. **Fund/Department Number** – This identifies the Fund Number the items are budgeted/expensed under. The following Village funds are applicable to the CIP: General, Motor Fuel Tax, Road & Bridge, Water and Sewer Fund, Water Improvement, Sewer Improvement, Tax Increment Finance (TIF) District and the Utility Tax.
4. **CIP ID#** - Each item is assigned a CIP ID # that is used as a tracking measure and is listed in Budget Detail when the capital item is to be purchased.
5. **Description** – Identifies what the item is and may include the position to which the item is assigned.
6. **Manufacturer/Work to be Done** – If the manufacturer's name is known it is listed; otherwise, the location and type of work to be done is listed.
7. **Make/Model** – If known, the make and model of the item is listed.

8. Replacement Year & Replacement Cost – These columns include the past fiscal year and then the Current Fiscal Year serves as Year 1 of the program. The Five-Year CIP is a rolling five years. Cost for items are updated each year and new items are added as the repair/replacement cycle continues.
9. The last page of the Five-Year CIP is where the capital item costs are totaled by Fund and then by year in the CIP.

As time permits, a specification sheet will be developed for each item on the CIP list. The specification sheet will include a picture and expected lifespan of the item.

CIP projects appearing in the Current Fiscal Year – Year 1 have been included in the FY2020 – 2021 Budget.

### **Annual Review Process**

Each year the CIP will be reviewed by the Infrastructure Committee. New items may be added to the list as the Village moves to establishing a complete inventory of Village assets; as current items are replaced and projects completed they will be added back onto the CIP list in the next appropriate future replacement/repair based on the life expectancy of the item.

Once the Infrastructure Committee has reviewed and recommended the list for the next budget year, the information will then be reviewed and considered by the Finance Committee. This review process ensures that both the physical aspect and the financial aspect of the list is evaluated. Final approval for the list takes place when the Board approves the next fiscal year's appropriation ordinance and budget.

### **Conclusion**

The Village of Maple Park is fiscally conscious of the revenues it receives from various sources and is fiscally conservative with its expenditures. Annual review of the plan will ensure that the Village continues to maintain functional facilities, equipment and vehicles so that it can continue to deliver daily operations without interruption. Having a Five-Year Capital Improvement Plan (CIP) in place illustrates that the Village Board are acting as good financial stewards for the residents and business/property owners within the Village.

VILLAGE OF MAPLE PARK  
WORK AREA BOUNDARY DEFINITIONS

Area 1

North: Washington Street  
South: Railroad Tracks  
East: North Broadway Street  
West: West County Line Road

Area 2

North: Railroad Tracks  
South: Maple Street  
East: Eastern Village of Maple Park Municipal Border  
West: West County Line Road

Area 3

North: Elia Court  
South: West Ashton Street  
East: Elizabeth Street  
West: South Huntley Street

Area 4

North: Willow Street  
South: West Ashton Street  
East: Eastern Village of Maple Park Municipal Border  
West: Elizabeth Street

Area 5

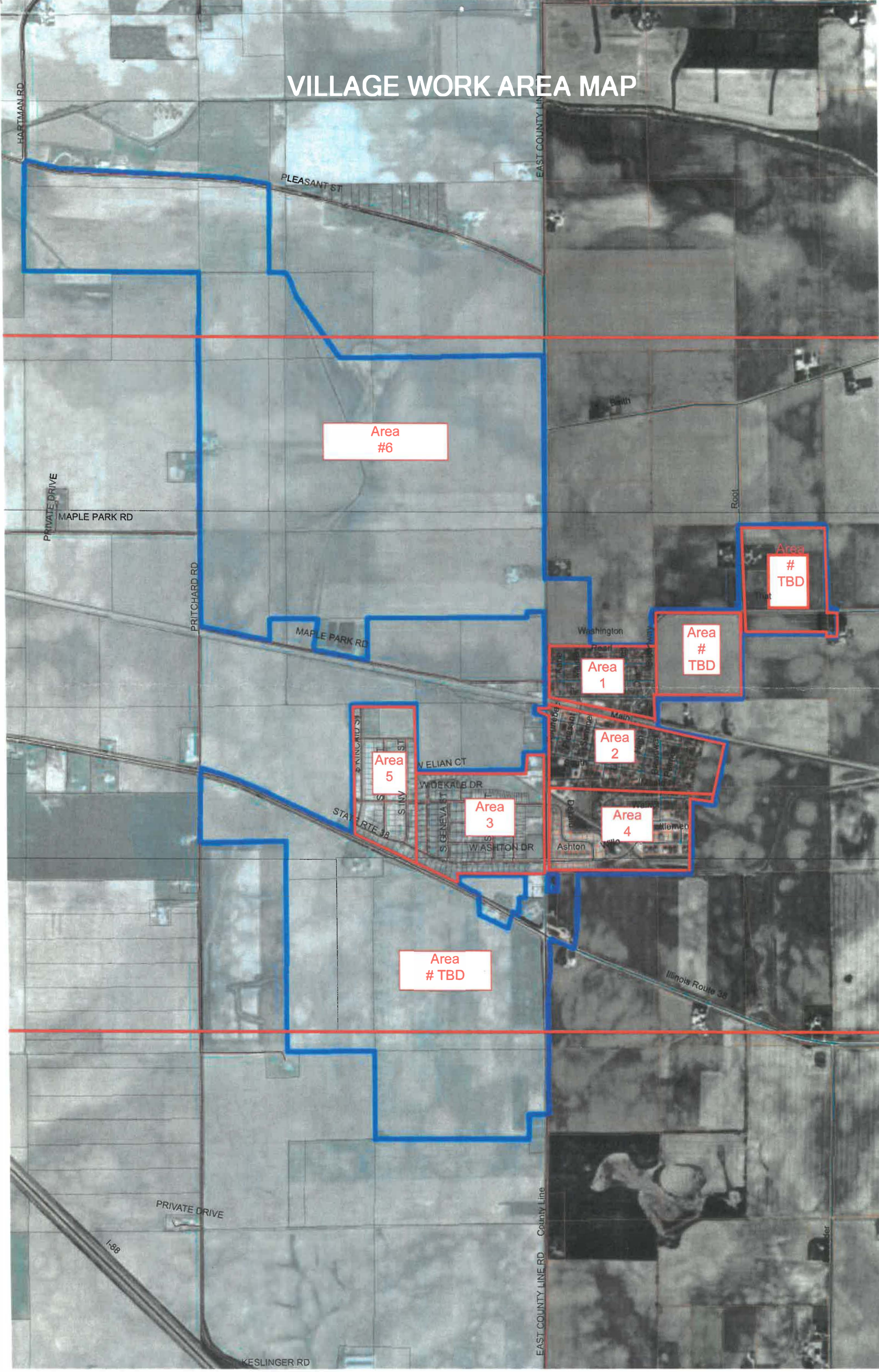
North: Northern Village of Maple Park Municipal Border  
South: West Ashton Street  
East: South Huntley Street  
West: Western Village of Maple Park Municipal Border

Area 6

North: Northern Village of Maple Park Municipal Border  
South: Maple Park Road  
East: County Line road  
West: Pritchard Road



# VILLAGE WORK AREA MAP





**VILLAGE OF MAPLE PARK  
FIVE-YEAR CAPITAL IMPROVEMENT PLAN**

							Replacement Year & Replacement Cost					
Work Area	Category	Fund/Dept. Number	CIP ID #	Desscription	Manufacturer/ Work To Be Done	Make/Model	Past Fiscal Year - FY2020	Curent Fiscal Year - Year 1 FY2021	Year 2 FY2022	Year 3 FY2023	Year 4 FY2024	Year 5 FY2025
INFORMATION TECHNOLOGY & EQUIPMENT												
WA4	Administration	01-10	A-0001	Server	HP	ProLiant ML110 Gen10						13,000
WA4	Administration	01-10	A-0002	Desktop - Village Clerk	HP	HP ProDesk 400 G4 SFF			1,000			
WA4	Administration	01-10	A-0003	Laptop - Village Accountant	Lenovo	20EV002JUS			1,000			
WA4	Administration	01-10	A-0004	Laptop - Village Administrator	Lenovo	20NB001JUS				1,300		
WA4	Police	01-30	PD-0001	Laptop - Police Department	HP	HP ProBook 450 G4			1,000			
WA4	Police	01-30	PD-0003	Desktop - Police Chief	HP	HP ProDesk 400 G4 SFF			1,000			
WA4	Police	01-30	PD-0004	Desktop - Sergeant	HP	HP EliteDesk 705 G4 DM 65W (TAA)					1,500	
WA4	Police	01-30	PD-0005	Desktop - Patrol 1	HP	HP EliteDesk 705 G4 DM 65W (TAA)					1,500	
WA4	Police	01-30	PD-0006	Desktop - Patrol 2	HP	HP EliteDesk 705 G4 DM 65W (TAA)					1,500	
WA4	Streets, Water, Sewer	01-50	ST-0001	Desktop - Public Works Dir/Bidg. Inspctr. (1/3)	LENOVO	10MR0004US			333			
WA4	Administration	01-10	A-0005	Desktop - Board Room	HP	HP ProDesk 600 G3 DM				1,000		
WA4	Administration	01-10	A-0006	Desktop -Village Accountant	Lenovo	20NB001JUS				1,000		
WA4	Administration	01-10	A-0007	Uninterrupted Power Source	APC	Model 1500						900
WA4	Administration, Water, Sewer*	01-10, 01-30, 52-10, 52-20	A-0008, A-0009, A-0010, A-0011	Monitors - Six (6) 24"								
WA4	Police	01-30	PD-0007 - PD-0010	Monitors - Four (4) 24"								
WA4	Administration	01-10	A-0014	Copy Machine - Village Hall						15,000		
WA4	Police	01-30	A-0015	Copy Machine - Police Dept.								15,000
WA4	Administration	01-10	A-0016	Automated External Defibrillators (AED) - Two (2) (LE 5 - 8 years)					1,700			
WA4	Administration, Water, Sewer*	01-10, 52-10, 52-20	A-0017	Generator	Generac							
							0	0	6,033	18,300	4,500	28,900



Work Area	Category	Fund/Dept. Number	CIP ID #	Description	Manufacturer/ Work To Be Done	Make/Model	Past Fiscal Year - FY2020	Curent Fiscal Year - Year 1 FY2021	Year 2 FY2022	Year 3 FY2023	Year 4 FY2024	Year 5 FY2025
<b>VEHICLES</b>												
WA4	Police	01-30	PD-0011	Police SUV	2007 Ford	Expedition	24,784					
WA4	Police	01-30	PD-0012	Police Squad	2004 Chevrolet	Impala						
WA4	Police	01-30	PD-0013	Police SUV	2017 Ford	Interceptor						
WA4	Police	01-30	PD-0014	Police Squad	2017 Ford	Taurus						
WA4	Street, Water, Sewer*	01-50, 52-10, 52-20	ST-0002	Dump Truck	1998 Ford	L850						
WA4	Street, Water, Sewer*	01-50, 52-10, 52-20	ST-0003	Pickup Truck w/Snow Plow	2004 Ford	F350						
WA4	Street, Water, Sewer*	01-50, 52-10, 52-20	ST-0004	Pickup Truck w/Snow Plow	2015 Ford	F350 Super Duty						
WA4	Parks & Grounds, Street, Water, Sewer**	01-20, 01-50, 52-10, 52-20	PK-0001	Lawn Mower	2007 Exmark	56" Zero Turn/Model #314633400			675			
WA4	Parks & Grounds, Street, Water, Sewer**	01-20, 01-50, 52-10, 52-20	PK-0002	Lawn Mower	2015 Exmark	Lazer Z - E Series/Model #LZE730KA60455						3,000
WA4	Parks & Grounds, Street, Water, Sewer**	01-20, 01-50, 52-10, 52-20	PK-0003	Skidster	2001 Bob Cat	Model 873G High Flo						
							<b>24,784</b>	<b>0</b>	<b>675</b>	<b>0</b>	<b>0</b>	<b>3,000</b>

\*Split three ways.

\*\*Split four ways.

Work Area	Category	Fund/Dept. Number	CIP ID #	Description	Manufacturer/ Work To Be Done	Make/Model	Past Fiscal Year - FY2020	Curent Fiscal Year - Year 1 FY2021	Year 2 FY2022	Year 3 FY2023	Year 4 FY2024	Year 5 FY2025
<b>FACILITIES</b>												
WA4	Admin	01-10	A-0016	Civic Center - Space Needs Study								
WA4	Admin	01-10	A-0017	Civic Center - Kitchen Cabinets						2,000		
WA4	Admin	01-10	A-0018	Civic Center - Roof								
WA4	Admin	01-10	A-0019	Civic Center - Gym Floor								
WA4	Admin	01-10	A-0020	Civic Center - Gym HVAC								
WA4	Admin	01-10	A-0021	Civic Center - Gym Electrical/Plumbing								
WA4	Admin	01-10	A-0022	Civic Center - Stage								
WA4	Admin	01-10	A-0023	Civic Center - Lintels				30,000				
WA4	Admin	01-10	A-0024	Civic Center - Gutters								
WA4	Admin	01-10	A-0025	Civic Center - Board Room Floor, screening			400					
WA4	Admin	01-10	A-0026	Civic Center - HVAC -Site Survey & Design Prep.						41,280		
WA4	Admin	01-10	A-0027	Civic Center - HVAC - Install New Equipment						567,600		
WA4	Admin	01-10	A-0028	Civic Center - Exterior Brick Tuckpointing				10,000				
WA4	Admin	01-10	A-0029	Police Department - Bathroom Remodel						41,854		
WA4	Admin	01-10	A-0030	Police Department - Emergency Operations Center Work - IT/Electrical						10,000		
WA4	Admin	01-10	A-0031	Civic Center - Generator, Pad and ATS						250,000		
WA4	Admin	01-10	A-0032	Civic Center - Wheelchair Lift								32,475
WA4	Admin	01-10	A-0033	Civic Center - Tile Removal/Replacement*						24,000		
WA4	Admin	01-10	A-0034	Public Works Garage						120,000		
WA4	Admin	01-10	A-0035	Welcome Sign - County Line Road						2,000		
*Estimate at \$40 sf X 600 sf							400	40,000	0	1,058,734	0	32,475

Work Area	Category	Fund/Dept. Number	CIP ID #	Description	Manufacturer/ Work To Be Done	Make/Model	Past Fiscal Year - FY2020	Curent Fiscal Year - Year 1 FY2021	Year 2 FY2022	Year 3 FY2023	Year 4 FY2024	Year 5 FY2025
<b>PARKS &amp; GROUNDS</b>												
WA1	Parks	01-20	PK-0004	Washington Park - Pavillion								
WA1	Parks	01-20	PK-0005	Washington Park - Playground Equipment						20,000		
WA4	Parks	01-20	PK-0006	McAdams Park - Pavilion Roof								
WA4	Parks	01-20	PK-0007	McAdams Park - Playground Equipment								
WA4	Parks	01-20	PK-0008	Civic Cener - Playground							20,000	
WA4	Parks	01-20	PK-0009	Civic Center - Baseball Diamond	Field replacement							
WA4	Parks	01-20	PK-0010	Civic Center - Baseball Diamond	Fence replacement							
WA4	Parks	01-20	PK-0011	Willow Park - Playground Equipment								
WA4	Parks & Grounds, Street, Water, Sewer**	01-20, 01-50, 52-10, 52-20	PK-0001	Lawn Mower	2007 Exmark	56" Zero Turn/Model #314633400			675			
WA4	Parks & Grounds, Street, Water, Sewer**	01-20, 01-50, 52-10, 52-20	PK-0002	Lawn Mower	2015 Exmark	Lazer Z - E Series/Model #LZE730KA60455						3,000
WA4	Parks & Grounds, Street, Water, Sewer**	01-20, 01-50, 52-10, 52-20	PK-0003	Skidster	2001 Bob Cat	Model 873G High Flo						
							<b>0</b>	<b>0</b>	<b>675</b>	<b>20,000</b>	<b>20,000</b>	<b>3,000</b>

Work Area	Category	Fund/Dept. Number	CIP ID #	Description	Manufacturer/ Work To Be Done	Make/Model	Past Fiscal Year - FY2020	Curent Fiscal Year - Year 1 FY2021	Year 2 FY2022	Year 3 FY2023	Year 4 FY2024	Year 5 FY2025
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**TIF DISTRICT**

WA4	TIF	13-00	TIF-0004 through TIF-0008	General Improvemets Assistance Grants - 5 @ \$3,000 ea.						15,000	15,000	15,000
							0	0	0	15,000	15,000	15,000

Work Area	Category	Fund/Dept. Number	CIP ID #	Description	Manufacturer/ Work To Be Done	Make/Model	Past Fiscal Year - FY2020	Curent Fiscal Year - Year 1 FY2021	Year 2 FY2022	Year 3 FY2023	Year 4 FY2024	Year 5 FY2025
<b>STREET REPAIR/REPLACEMENT</b>												
WA1	Road & Bridge	15-00	RB-0001	Center Street - East of Broadway	Engineering - Road/Stormwater		15,000					
WA1	MFT	19-00	MFT-0001	Center Street - East of Broadway	Construction - Stormwater			25,000				
WA1	MFT	19-00	MFT-0002	Center Street - East of Broadway	Construction - Pavement					85,000		
WA1	Road & Bridge	19-00	RB-0002	Pearl Street - Maiden to North Broadway	Engineering - Road			25,000				
WA1	Road & Bridge	19-00	RB-0003	Pearl Street - Charles	Engineering - Stormwater			15,000				
WA1	Road & Bridge	15-00	RB-0004	Pearl Street - Survey Topography Pearl and Center	W.E. Hanna		5,400					
WA1	Road & Bridge	15-00	RB-0005	Pearl Street - Survey Topography Charles and Washington	W.E. Hanna		3,700					
WA1	Road & Bridge	15-00	RB-0006	Pearl Street - Maiden to North Broadway	Construction - Stormwater					60,000		
WA1	MFT	19-00	MFT-0003	Pearl Street - Maiden to North Broadway	Construction - Pavement					147,000		
WA4	Road & Bridge	15-00	RB-0005	Maple - Survey Topography	W.E. Hanna			5,400				
WA4	MFT	19-00	MFT-0004	Maple - Walnut to end of street at corn field	Engineering - Road/Stormwater				25,000			
WA4	Road & Bridge	15-00	RB-0007	Maple - Walnut to end of street at corn field	Construction - Stormwater				61,800			
WA4	MFT	19-00	MFT-0005	Maple - Walnut to end of street at corn field	Construction - Pavement					151,410		
WA4	MFT	19-00	MFT-0006	State Street								
WA1	MFT	19-00	MFT-0007	Kenebec - HD Rockers to Post Office	Engineering - Stormwater				20,000			
WA1	Road & Bridge	15-00	RB-0008	Main to Kennebec - Downtown	Parking Study				5,000			
WA2	TIF	13-00	TIF-0001	Wayside Horns	Preliminary Engineering							
WA3	TIF	13-00	TIF-0002	Wayside Horns	Horn Installation							
WA4	Parks & Grounds, Street, Water, Sewer**	01-20, 01-50, 52-10, 52-20	PK-0001	Lawn Mower	2007 Exmark	56" Zero Turn/Model #314633400			675			
WA4	Parks & Grounds, Street, Water, Sewer**	01-20, 01-50, 52-10, 52-20	PK-0002	Lawn Mower	2015 Exmark	Lazer Z - E Series/Model #LZE730KA60455						3,000
WA4	Parks & Grounds, Street, Water, Sewer**	01-20, 01-50, 52-10, 52-20	PK-0003	Skidster	2001 Bob Cat	Model 873G High Flo						
							<b>24,100</b>	<b>70,400</b>	<b>112,475</b>	<b>443,410</b>	<b>0</b>	<b>3,000</b>

Work Area	Category	Fund/Dept. Number	CIP ID #	Description	Manufacturer/ Work To Be Done	Make/Model	Past Fiscal Year - FY2020	Curent Fiscal Year - Year 1 FY2021	Year 2 FY2022	Year 3 FY2023	Year 4 FY2024	Year 5 FY2025
<b>STORMWATER</b>												
WA3	Streets	15-00	ST-0005	Aerators - Heritage Hills Detention	3 aerators					11,000		
WA4	TIF	13-00	TIF-003	Televise, Root Cut, Jet Storm Sewer - Pearl Street				15,930				
							0	15,930	0	11,000	0	0

Work Area	Category	Fund/Dept. Number	CIP ID #	Description	Manufacturer/ Work To Be Done	Make/Model	Past Fiscal Year - FY2020	Curent Fiscal Year - Year 1 FY2021	Year 2 FY2022	Year 3 FY2023	Year 4 FY2024	Year 5 FY2025
<b>WATER &amp; WATER TREATMENT FACILITY</b>												
WA1	Water	52-10	W-0001	Softener 1 Control Valve - A	Cla-Val	4" solenoid valve	3,500					
WA1	Water	52-10	W-0002	Softener 1 Control Valve - B	Cla-Val	4" solenoid valve	3,500					
WA1	Water	52-10	W-0003	Softener 2 Control Valve - B	Cla-Val	4" solenoid valve	3,500					
WA1	Water	52-10	W-0004	150,000 gallon waterspheroid* - Item #1 Overflow Pipe Discharge Replacement				3,900				
WA1	Water	52-10	W-0005	150,000 gallon waterspheroid - Item #2 Concrete splash Pad under Overflow Pipe Discharge				5,200				
WA1	Water	52-10	W-0006	150,000 gallon waterspheroid - Item #3 Frost-Free Pressure Vaccum Vent & Item #4 Weather Tight Cover over Access Tube				7,800				
WA1	Water	52-10	W-0007	Softener 2 Control Valve - A	Cla-Val	4" solenoid valve	Replaced					
WA1	Water	52-10	W-0008	Softener 1 Control Valve - C	Cla-Val	4" solenoid valve		3,500				
WA1	Water	52-10	W-0009	Softener 1 Control Valve - D	Cla-Val	4" solenoid valve		3,500				
WA1	Water	52-10	W-0010	Softener 1 Control Valve - E	Cla-Val	4" solenoid valve			3,500			
WA1	Water	52-10	W-0011	Softener 2 Control Valve - C	Cla-Val	4" solenoid valve		3,500				
WA1	Water	52-10	W-0012	Softener 2 Control Valve - D	Cla-Val	4" solenoid valve		3,500				
WA1	Water	52-10	W-0013	Softener 2 Control Valve - E	Cla-Val	4" solenoid valve			3,500			
WA1	Water	52-10	W-0014	Emergency Shower				1,000				
WA1	Water Improv.	54-00	W-0015	Water Tower - Engineering				25,000				
WA1	Water	52-10	W-0016	Well No. 4 Well Pump Control Valve 6A - 4"	Cla-Val	Model 61-02			3,500			
WA1	Water	52-10	W-0017	Well No. 5 Well Pump Control Valve 6B - 4"	Cla-Val	Model 61-02			3,500			
WA1	Water	52-10	W-0018	Make up Control Valve	Cla-Val				3,500			
WA1	Water	52-10	W-0019	Softener Bypass Control Valve	Cla-Val	130-01			3,500			
WA1	Water	52-10	W-0020	Brine Pump	Met-Pro Global Pump Solutions					10,000		
WA1	Water	52-10	W-0021	Source Water Protection Plan		Regulatory				30,000		
WA1	Water Improv.	54-00	W-0022	Water Tower - Construction							1,825,000	
WA1	Water	52-10	W-0023	Sodium Hypochlorite Pump #5	Stenner	No. 2 Tube					3,500	
WA1	Water	52-10	W-0024	Sodium Hypochlorite Pump #4	Stenner	No. 2 Tube					3,500	
WA1	Water	52-10	W-0025	Hypochlorite Scale #5	Scalettron						2,500	
WA1	Water	52-10	W-0026	Hypochlorite Scale #4	Scalettron						2,400	
WA1	Water	52-10	W-0027	Generator - ATS, electric, pad, natural gas piping							175,000	
WA1	Water	52-10	W-0028	Chemical Chloride Feed System & Storage Tank							85,000	
WA1	Water	52-10	W-0029	Polyphosphate Pump #5	LMI	A151-91S						2,500
WA1	Water	52-10	W-0030	Polyphosphate Pump #4	LMI	A151-91S						2,500
WA1	Water	52-10	W-0031	Polyphosphate Scale #5	Scalettron							2,500
WA1	Water	52-10	W-0032	Polyphosphate Scale #4	Scalettron							2,500

Work Area	Category	Fund/Dept. Number	CIP ID #	Description	Manufacturer/ Work To Be Done	Make/Model	Past Fiscal Year - FY2020	Curent Fiscal Year - Year 1 FY2021	Year 2 FY2022	Year 3 FY2023	Year 4 FY2024	Year 5 FY2025
WA1	Water	52-10	W-0033	150,000 gallon waterspheroid** - Item #1 Blast Clean/Repaint/Containment; Item #6 Coat Foundation; Item #8 Ring Couplings; Items #11, 12 # 13								193,000
WA1	Water	52-10	W-0034	150,000 gallon waterspheroid - Items #2 Abrasive Blast Clean; Item #3 Install Clips/Pressure Fitting for Cathodic Protection								22,600
WA1	Water	52-10	W-0035	150,000 gallon waterspheroid - Item #4 Blast Clean Pit Pipe/Repaint; Item #5 Repair Spalling Concrete Foundation								5,300
WA1	Water	52-10	W-0036	150,000 gallon waterspheroid - Item #7 Install Handrail/Painter's Railing on Roof; Item #9 Replace Globe/Cage for Light Fixture; Item #10 Install Ladder Extension on Condensate Plat.								14,300
WA1	Water	52-10	W-0037	150,000 gallon waterspheroid - Item #14 Remove Glandular Expansion Joint Replc. w/Bellows; Item #15 Install AL Cover over Fill/Draw Pipe Insulation.								18,900
WA1	Water	52-10	W-0038	150,000 gallon waterspheroid - Item #16 Install Mud Valve; Item #17 Replace Condensate Drain Line								6,600
WA1	Water	52-10	W-0039	150,000 gallon waterspheroid - Inspection								4,000
WA1	Water	52-10	W-0040	Globe style silent check valve	Valmatic	1806BN						
WA1	Water	52-10	W-0041	Globe style silent check valve	Valmatic	1806BN						
WA1	Water	52-10	W-0042	Well No. 4 Influent Meter 10A	Sparling	FT194						2,500
WA1	Water	52-10	W-0043	Well No. 5 Influent Meter 10B	Sparling	FT194						2,500
WA1	Water	52-10	W-0044	Make-up Water Meter	Badger Meter	Model ER with MS-ER1						
WA1	Water	52-10	W-0045	Brine Meter	Badger Meter							
WA1	Water	52-10	W-0046	Unit No. 1 Effluent Meter 32A	Sparling	FM 104 with FT194						
WA1	Water	52-10	W-0047	Unit No. 2 Effluent Meter 32A	Sparling	FM 104 with FT194						
WA1	Water	52-10	W-0048	Bypass Meter	Sparling	FM 104 with FT194						
WA1	Water	52-10	W-0049	Regeneration Waste Meter	Sparling	FM 104 with FT194						
WA1	Water	52-10	W-0050	Well No. 4	220 gpm @ 485 ft	40 HP						
WA1	Water	52-10	W-0051	Softener No. 1	Tonka	Media replaced 2018						
WA1	Water	52-10	W-0052	Softener No. 2	Tonka	Media replaced 2018						
WA1	Water	52-10	W-0053	Well No. 5	350 gpm @ 520 ft	75 HP						



Work Area	Category	Fund/Dept. Number	CIP ID #	Description	Manufacturer/ Work To Be Done	Make/Model	Past Fiscal Year - FY2020	Current Fiscal Year - Year 1 FY2021	Year 2 FY2022	Year 3 FY2023	Year 4 FY2024	Year 5 FY2025
WA1	Water	52-10	W-0054	Chlorine Residual Analyzer	Evoqua	Depolox 3 Plus						
WA1	Water	52-10	W-0055	Loss of Head Gauge	US Filter Control Systems	Model A300						
WA1	Water	52-10	W-0056	Water Treatment Control Panel/PLC	Wunderlich-Malec							
WA1	Water	52-10	W-0057	Fire Hydrant Replacement - Broadway & Center				7,000				
WA4	Streets, Water, Sewer	52-10	ST-001	Desktop - Public Works Dir/Bidg. Inspctr. (1/3)	LENOVO	10MR0004US			333			
WA4	Administration, Water, Sewer	52-10	A-0012	Monitors - Six (6) 24"								
WA4	Administration, Water, Sewer*	01-10, 52-10, 52-20	A-0017	Generator	Generac							
WA4	Street, Water, Sewer*	01-50, 52-10, 52-20	ST-0002	Dump Truck	1998 Ford	L850						
WA4	Street, Water, Sewer*	01-50, 52-10, 52-20	ST-0003	Pickup Truck w/Snow Plow	2004 Ford	F350						
WA4	Street, Water, Sewer*	01-50, 52-10, 52-20	ST-0004	Pickup Truck w/Snow Plow	2015 Ford	F350 Super Duty						
WA4	Parks & Grounds, Street, Water, Sewer**	01-20, 01-50, 52-10, 52-20	PK-0001	Lawn Mower	2007 Exmark	56" Zero Turn/Model #314633400			675			
WA4	Parks & Grounds, Street, Water, Sewer**	01-20, 01-50, 52-10, 52-20	PK-0002	Lawn Mower	2015 Exmark	Lazer Z - E Series/Model #LZE730KA60455						3,000
WA4	Parks & Grounds, Street, Water, Sewer**	01-20, 01-50, 52-10, 52-20	PK-0003	Skidster	2001 Bob Cat	Model 873G High Flo						
							10,500	63,900	22,008	40,000	2,096,900	282,700

Work Area	Category	Fund/Dept. Number	CIP ID #	Description	Manufacturer/ Work To Be Done	Make/Model	Past Fiscal Year - FY2020	Curent Fiscal Year - Year 1 FY2021	Year 2 FY2022	Year 3 FY2023	Year 4 FY2024	Year 5 FY2025
<b>WASTEWATER &amp; WASTEWATER TREATMENT PLANT</b>												
WA6	WWTP	56-10	WWTP-0001	WWTP - Cesspool vegetation management - burn/removal				20,000				
WA6	WW	52-10	WW-0002	WTP Effluent Meter	Sparling	Monitor and check in FY22						
WA6	WW	52-20	WW-0003	Lift Station Submersible Pump - Backup Pump			16,000					
WA6	WW	52-20	WW-0004	County Line Lift Station Submersible Pump #1	How old - 20 years	\$16,000 Pull/repair		10,000				
WA6	WW	52-20	WW-0005	County Line Lift Station Submersible Pump #2	How old - 20 years	\$16,000 Pull/repair			16,000			
WA6	WWTP	56-10	WWTP-0002	WWTP Facility (New) - 3.23 Acre Land Purchase, Appraisal, Legal/Closing							275,000	
WA6	WWTP	56-10	WWTP-0003	WWTP Facility (New) - Engineering/Design/Permitting							125,000	
WA6	WWTP	56-10	WWTP-0004	WWTP Facility (New) Construction							5,500,000	
WA6	WWTP	56-10	WWTP-0005	Blower #1, Enclosures & VFD* w/Control Panel	Gardner Denver				70,000			
WA6	WWTP	56-10	WWTP-0006	Blower #2, Enclosures & VFD*	Gardner Denver							
WA6	WWTP	56-10	WWTP-0007	Water Well & Booster Tank	NOT USED							
WA6	WWTP	56-10	WWTP-0008	WWTP - Generator, ATS, electric, pad, natural gas piping							175,000	
	WWTP	56-10	WWTP-0009	Point Source Protection Plan							30,000	
	WWTP	56-10	WWTP-0010	Demolish/Remove WWTP Bldg.								
WA6	WWTP	56-10	WWTP-0011	Decommission/Remove Cesspools at WWTP							275,000	
WA6	WWTP	56-10	WWTP-0012	Lift Station - WWTP							450,000	
WA3	WWTP	56-10	WWTP-0013	Lift Station - County Line Road								
WA4	Streets, Water, Sewer	01-10, 52-10, 52-20	ST-001	Desktop - Public Works Dir/Bidg. Inspctr. (1/3)	LENOVO	10MR0004US			334			
WA4	Administration, Water, Sewer	52-10	A-0012 - A-0013	Monitors - Six (6) 24"								
WA4	Administration, Water, Sewer*	01-10, 52-10, 52-20	A-0017	Generator	Generac							
WA4	Street, Water, Sewer*	01-50, 52-10, 52-20	ST-0002	Dump Truck	1998 Ford	L850						
WA4	Street, Water, Sewer*	01-50, 52-10, 52-20	ST-0003	Pickup Truck w/Snow Plow	2004 Ford	F350						
WA4	Street, Water, Sewer*	01-50, 52-10, 52-20	ST-0004	Pickup Truck w/Snow Plow	2015 Ford	F350 Super Duty						
WA4	Parks & Grounds, Street, Water, Sewer**	01-20, 01-50, 52-10, 52-20	PK-0001	Lawn Mower	2007 Exmark	56" Zero Turn/Model #314633400			675			
WA4	Parks & Grounds, Street, Water, Sewer**	01-20, 01-50, 52-10, 52-20	PK-0002	Lawn Mower	2015 Exmark	Lazer Z - E Series/Model #LZE730KA60455						3,000

Work Area	Category	Fund/Dept. Number	CIP ID #	Desscription	Manufacturer/ Work To Be Done	Make/Model	Past Fiscal Year - FY2020	Curent Fiscal Year - Year 1 FY2021	Year 2 FY2022	Year 3 FY2023	Year 4 FY2024	Year 5 FY2025
WA4	Parks & Grounds, Street, Water, Sewer**	01-20, 01-50, 52-10, 52-20	PK-0003	Skidster	2001 Bob Cat	Model 873G High Flo						
							16,000	30,000	17,009	70,000	6,830,000	3,000
<b>TOTAL</b>							<b>75,784</b>	<b>220,230</b>	<b>158,876</b>	<b>1,661,444</b>	<b>8,951,400</b>	<b>356,075</b>

\*Can be transferred to new WWTP Facility based on proposed design.

# **FIVE-YEAR CAPITAL EXPENDITURES BY FUND**

Fund	Description	Replacement Year & Replacement Cost					
		Past FY2020	Current - Year 1 FY2021	Year 2 FY2022	Year 3 FY2023	Year 4 FY2024	Year 5 FY2025
General Fund							
	IT & Equipment	0	0	6,033	18,300	4,500	28,900
	Vehicles	24,784	0	675	0	0	3,000
	Facilities	400	40,000	0	1,058,734	0	32,475
	Street Repair/Replace.	0	0	675	0	0	3,000
	Parks & Grounds	0	0	675	20,000	20,000	3,000
	Stormwater	0	15,930	0	11,000	0	0
	<b>TOTAL</b>	25,184	55,930	8,058	1,108,034	24,500	70,375
Road & Bridge	Street Repair/Replace.	24,100	20,400	66,800	60,000	0	0
MFT	Street Repair/Replace.	0	25,000	45,000	383,410	0	0
TIF District	General Improvement Grants, Televis Storm Sewers	0	0	15,930	0	15,000	15,000
Water Fund	Water/Water Treatment Plant	10,500	38,900	22,008	40,000	271,900	282,700
Water Improvement Fund	Water/Water Treatment Plant	0	25,000	0	0	1,825,000	0
Sewer Fund	WWTP & Lift Stations	16,000	10,000	17,009	0	0	3,000
Sewer Improvement Fund	WWTP & Lift Stations	0	20,000	0	70,000	6,830,000	0
<b>TOTAL</b>		75,784	170,230	174,806	1,661,444	7,141,400	371,075



# Village of Maple Park

302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151

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## FINANCE REPORT TUESDAY, JULY 28, 2020

- Budget Report – I have updated the Budget Report through the end of June. When the budget was updated for COVID-19 we had shown no revenue for several line items for the month of May and half of June. While we have, in most areas, received some revenue; I do anticipate that the slowdown in revenue will continue much farther into the year.
- To better review the Village's revenues, I have included in your packet a detail on several of our revenues:
  - State Income Tax Revenue – We have not seen a decline at this point in this line item, but I know there is a lag in our payments. Our auditors have shifted our recording of this item to be recorded in the month it is received. The last few payments have lined up with prior months. With this increase in unemployment figures throughout the state, I would anticipate seeing a decline in this revenue at some point in the future.
  - Sales Tax – This is the area that I believe we will be hardest hit over the longest time period. The state has been sending information about the tax that has been reported but not received. That portion of tax that has not been received is under \$3,000 for 3 months. The tax is to be paid to the state over a 4 month period from May to August. The amounts shown on my detail include the funds that have been received from the state. We only have funds for March and April at this time.
  - Personal Property Replacement Tax – This line has fairly small dollar figures to begin with, no huge swings at this time.
  - State Use Tax – There is currently no decline in this line item.
  - Illinois Gaming Revenue – March was approximately half of a normal month and there has been no revenue since. Gaming just began on July 1; I will be watching the revenues over the next several months.
  - Utility Tax Revenue – Nothing unusual in these accounts at this time.
  - Motor Fuel Tax – There is a definite decline in our fuel tax being received, but this account also includes the \$14,389.03 from Rebuild Illinois funds that were received in May.
- Please let me know if you have any questions or concerns.

**VILLAGE OF MAPLE PARK - BUDGET REPORT**  
**May 1, 2020 - June 30, 2020**

	FY 2020 Actuals	FY 2021 Budget	Budget May 20 - Jun 20	Actual Totals for May 20 - Jun 20	Variance to Budget
<b>01 - GENERAL FUND</b>					
TOTAL GENERAL FUND REVENUE	786,760	718,720	174,361	182,178	(7,817)
TOTAL ADMINISTRATION & FINANCE	378,241	282,133	56,650	22,133	34,517
TOTAL PARKS & GROUNDS	43,743	50,681	12,047	7,326	4,721
TOTAL POLICE DEPARTMENT	214,385	269,610	50,260	29,309	20,951
TOTAL CIVIC CENTER	19,469	75,000	12,500	1,434	11,066
TOTAL STREET DEPARTMENT	119,093	107,131	21,322	9,736	11,586
TOTAL EMERGENCY MANAGEMENT DEPARTMENT	-	7,343	6,224	173	6,051
TOTAL GENERAL FUND EXPENDITURES	774,932	791,898	159,002	70,111	88,891
GENERAL FUND NET INCOME/LOSS	11,829	(73,178)	15,359	112,068	(96,708)
<b>12 - UTILITY TAX FUND</b>					
TOTAL REVENUE	126,845	82,000	16,167	6,027	10,140
TOTAL EXPENDITURES	150,482	199,759	15,763	3,522	12,241
UTILITY TAX FUND NET INCOME/LOSS	(23,637)	(117,759)	404	2,505	(2,101)
<b>13 - TIF DISTRICT FUND</b>					
TOTAL REVENUE	89,827	92,000	44,160	104,533	(60,373)
TOTAL EXPENDITURES	6,924	23,690	16,190	-	16,190
ROAD & BRIDGE FUND NET INCOME/LOSS	82,903	68,310	27,970	104,533	(76,563)
<b>15 - ROAD &amp; BRIDGE FUND</b>					
TOTAL REVENUE	47,271	61,750	44,968	27,078	17,890
TOTAL EXPENDITURES	61,165	80,285	79,285	-	79,285
ROAD & BRIDGE FUND NET INCOME/LOSS	(13,894)	(18,535)	(34,317)	27,078	(61,395)
<b>19 - MOTOR FUEL TAX FUND</b>					
TOTAL REVENUE	51,379	48,822	2,444	21,553	(19,109)
TOTAL EXPENDITURES	-	140,000	140,000	-	140,000
MOTOR FUEL TAX FUND NET INCOME/LOSS	51,379	(91,178)	(137,556)	21,553	(159,109)
<b>28 - DEVELOPER ESCROW FUND</b>					
TOTAL REVENUE	26,118	10,000	-	-	-
TOTAL EXPENDITURES	26,118	10,000	-	-	-
DEVELOPER ESCROW FUND NET INCOME/LOSS	-	-	-	-	-
<b>52 - WATER &amp; SEWER FUND</b>					
TOTAL REVENUE	463,550	475,866	72,400	77,029	(4,629)
TOTAL WATER EXPENDITURES	272,480	280,821	49,053	47,043	2,010
TOTAL SEWER EXPENDITURES	116,878	124,872	20,124	13,963	6,161
TOTAL WATER & SEWER FUND EXPENDITURES	389,358	405,693	69,177	61,006	8,171
WATER & SEWER FUND NET INCOME/LOSS	74,193	70,174	3,223	16,023	(12,800)
<b>54 - WATER IMPROVEMENT ACCOUNT</b>					
TOTAL REVENUE	100,648	76,169	50,903	14,942	35,961
TOTAL EXPENDITURES	16,361	94,561	12,241	46	12,195
WATER IMPROVEMENT NET INCOME/LOSS	84,287	(18,392)	38,662	14,896	23,766
<b>56 -SEWER IMPROVEMENT ACCOUNT</b>					
TOTAL REVENUE	73,827	55,993	30,328	11,420	18,908
TOTAL EXPENDITURES	-	37,817	-	-	-
SEWER IMPROVEMENT NET INCOME/LOSS	73,827	18,177	30,328	11,420	18,908
<b>70 - SCHOOL LAND CASH</b>					
TOTAL REVENUE	-	-	-	4,400	(4,400)
TOTAL EXPENDITURES	-	-	-	3,200	(3,200)
SEWER IMPROVEMENT NET INCOME/LOSS	-	-	-	1,200	(1,200)
<b>GRAND TOTAL REVENUE</b>	<b>1,766,226</b>	<b>1,621,321</b>	<b>435,731</b>	<b>449,160</b>	<b>(13,429)</b>
<b>GRAND TOTAL EXPENSES</b>	<b>1,425,340</b>	<b>1,783,702</b>	<b>491,658</b>	<b>137,884</b>	<b>353,774</b>
<b>GRAND TOTAL NET INCOME / LOSS</b>	<b>340,887</b>	<b>(162,381)</b>	<b>(55,927)</b>	<b>311,276</b>	<b>(367,203)</b>

**VILLAGE OF MAPLE PARK - BUDGET REPORT**  
**May 1, 2020 - June 30, 2020**

		FY 2020 Actuals	FY 2021 Budget	Budget May 20 - Jun 20	Actual Totals for May 20 - Jun 20	Variance to Budget
<b>01 - GENERAL FUND</b>						
<b>REVENUES</b>						
01-00-4110	REAL ESTATE TAX - DEKALB CO.	117,431	121,752	58,441	63,342	(4,901)
01-00-4120	REAL ESTATE TAX - KANE CO.	103,279	104,698	50,255	43,410	6,845
01-00-4220	STATE OF IL - INCOME TAX	115,677	97,729	-	21,388	(21,388)
01-00-4240	STATE OF IL-MUNICIPAL SALES TAX	156,831	105,000	9,545	15,719	(6,173)
01-00-4250	STATE OF IL-REPLACEMENT TAX	3,632	3,000	500	446	54
01-00-4270	STATE OF IL-USE TAX	45,841	40,692	1,938	7,399	(5,461)
01-00-4280	STATE OF IL-VIDEO GAMING TAX	24,346	24,150	1,150	1,371	(221)
01-00-4281	STATE OF IL-CANNABIS TAX	214	1,200	200	110	90
01-00-4310	GAME LICENSE	275	250	250	100	150
01-00-4325	GOLF CART LICENSE	430	450	450	360	90
01-00-4330	CIGARETTE LICENSE	20	20	20	20	-
01-00-4340	FRANCHISE FEE LICENSE	4,446	3,500	583	(378)	962
01-00-4341	RAFFLE LICENSE FEE	60	40	10	-	10
01-00-4350	LIQUOR LICENSE	10,093	7,875	7,875	7,500	375
01-00-4407	TEMPORARY OCCUPANCY PERMIT	1,200	-	-	-	-
01-00-4410	BUILDING PERMITS	9,253	7,500	1,667	2,370	(703)
01-00-4410.01	BUILDING PERMITS - SETTLEMENT	4,474	4,536	4,536	4,499	37
01-00-4410.02	BUILDING PERMITS - SQUIRE'S CROSSING	21,809	13,120	8,746	-	8,746
01-00-4410.03	BUILDING PERMITS - HERITAGE HILLS	2,239	-	-	-	-
01-00-4420	SOLICITOR PERMITS	100	-	-	-	-
01-00-4535.01	THE SETTLEMENT - ENGINEERING	680	680	680	680	-
01-00-4535.02	SQUIRE'S CROSSING - ENGINEERING	3,400	2,040	1,360	-	1,360
01-00-4535.03	HERITAGE HILLS - ENGINEERING	340	-	-	-	-
01-00-4550	PARK RENT	1,000	1,000	500	400	100
01-00-4550.04	RENT - GYM USE	1,255	1,000	167	-	167
01-00-4550.07	RENT - M.P. LIBRARY	4,800	4,800	800	800	-
01-00-4550.11	RENT - KITCHEN	425	300	50	-	50
01-00-4550.17	RENT - EXERCISE ROOM	80	-	-	-	-
01-00-4560	FUTURE LINK RENT	4,410	4,620	770	770	-
01-00-4575	WATER & SEWER ADMIN CHARGE	32,500	32,500	5,417	5,416	1
01-00-4610	DEKALB COUNTY FINES	2,167	1,000	167	447	(280)
01-00-4620	KANE COUNTY FINES	1,016	1,000	167	212	(45)
01-00-4625	ORDINANCE VIOLATION FINES	2,200	1,500	250	100	150
01-00-4654.01	POLICE DEVELOP CONTRIB - SETTLEMENT	-	2,111	2,111	-	2,111
01-00-4654.02	POLICE DEVELOP CONTRIB - SQUIRE'S CROSSING	-	6,333	4,222	-	4,222
01-00-4656.01	FACILITY DEVELOP CONTRIB - SETTLEMENT	-	3,206	3,206	-	3,206
01-00-4656.02	FACILITY DEVELOP CONTRIB - SQUIRE'S CROSSING	-	9,618	6,412	-	6,412
01-00-4800	INTEREST INCOME	7,093	6,000	1,000	1,333	(333)
01-00-4900	OTHER INCOME	591	500	83	-	83
01-00-4910	REIMBURSEMENT INCOME	103,153	5,000	833	4,365	(3,532)
01-00-4999	TRANSFER FROM OTHER FUNDS	-	100,000	-	-	-
<b>** TOTAL GENERAL FUND REVENUE</b>		<b>786,760</b>	<b>718,720</b>	<b>174,361</b>	<b>182,178</b>	<b>(7,817)</b>
<b>10 - ADMINISTRATION &amp; FINANCE EXPENDITURES</b>						
01-10-5010	WAGES - FINANCE	47,265	85,231	14,205	7,615	6,591
01-10-5010.01	WAGES - REIMBURSED (POLICE)	623	-	-	-	-
01-10-5010.02	WAGES - FUN FEST (POLICE)	3,000	3,000	-	-	-
01-10-5010.03	WAGES - FUN FEST (PUBLIC WORKS)	1,000	1,000	-	-	-
01-10-5011	SALARIES - VILLAGE BOARD	11,958	12,000	-	-	-
01-10-5012	STATE UNEMPLOYMENT TAX	809	1,000	-	-	-
01-10-5020	SOCIAL SECURITY EXPENSE	4,808	7,733	1,136	690	446
01-10-5020.01	SOCIAL SECURITY EXPENSE - REIMBURSED	48	-	-	-	-
01-10-5030	PENSION EXPENSE	816	1,763	294	124	170
01-10-5040	EMPLOYEE MEDICAL INSURANCE	1,663	3,850	642	228	413
01-10-5120	POSTAGE	1,186	2,500	417	195	222
01-10-5155	GOLF CART LICENSE EXPENSE	95	100	-	-	-
01-10-5160	COPIER & POSTAGE MACHINE LEASE	1,135	2,733	456	400	56
01-10-5200	OFFICE SUPPLIES	9,660	10,000	1,667	1,023	644
01-10-5320	ENGINEERING SERVICES	7,055	7,500	1,250	170	1,080
01-10-5330	LEGAL SERVICES	20,431	20,000	3,333	2,713	621
01-10-5350	AUDIT EXPENSE	13,110	13,210	13,210	-	13,210
01-10-5390	OTHER PROFESSIONAL SERVICES	79,068	37,213	10,308	3,899	6,409
01-10-5420	PERMIT EXPENSE	220	100	100	-	100
01-10-5420.01	PERMIT EXPENSE - SETTLEMENT	550	600	600	100	500
01-10-5420.02	PERMIT EXPENSE - SQUIRE'S CROSSING	1,650	1,500	1,000	200	800
01-10-5420.03	PERMIT EXPENSE - HERITAGE HILLS	200	-	-	-	-
01-10-5500	INSURANCE EXPENSE	44,531	46,000	-	-	-
01-10-5550	SOFTWARE EXPENSE	24	500	83	-	83
01-10-5570	DUES AND MEMBERSHIPS	4,500	5,000	833	3,678	(2,845)
01-10-5700	TELEPHONE	6,516	5,700	950	878	72
01-10-5900	OTHER EXPENSES	93,582	6,000	1,000	221	779
01-10-5900.01	FUN FEST EXPENSES	1,727	1,000	-	-	-
01-10-5910	EMERGENCY NOTIFICATION SYSTEM	858	900	-	-	-
01-10-5920	CONFERENCES	597	1,000	167	-	167
01-10-5999	TRANSFER TO OTHER FUNDS	5,000	5,000	5,000	-	5,000
01-10-8210	COMPUTERS	14,556	-	-	-	-
<b>** TOTAL ADMINISTRATION &amp; FINANCE</b>		<b>378,241</b>	<b>282,133</b>	<b>56,650</b>	<b>22,133</b>	<b>34,517</b>

**VILLAGE OF MAPLE PARK - BUDGET REPORT**  
**May 1, 2020 - June 30, 2020**

	FY 2020 Actuals	FY 2021 Budget	Budget May 20 - Jun 20	Actual Totals for May 20 - Jun 20	Variance to Budget
<b>20 - PARKS &amp; GROUNDS EXPENDITURES</b>					
01-20-5010 WAGES	30,355	31,309	5,218	4,335	883
01-20-5020 SOCIAL SECURITY EXPENSE	2,714	2,688	448	412	36
01-20-5030 PENSION EXPENSE	1,419	1,405	234	216	19
01-20-5040 EMPLOYEE MEDICAL INSURANCE	3,858	3,828	638	530	108
01-20-5250 GASOLINE & FUEL	518	1,000	167	197	(30)
01-20-5390 OTHER PROFESSIONAL SERVICES	1,475	-	-	-	-
01-20-5600 MAINTENANCE & REPAIR	2,453	9,000	5,100	1,611	3,490
01-20-5730 UTILITIES	878	1,200	200	26	174
01-20-5900 OTHER EXPENSE	73	250	42	-	42
<b>** TOTAL PARKS &amp; GROUNDS</b>	<b>43,743</b>	<b>50,681</b>	<b>12,047</b>	<b>7,326</b>	<b>4,721</b>
<b>30 - POLICE DEPARTMENT EXPENDITURES</b>					
01-30-5010 WAGES - CHIEF	53,447	55,167	9,194	7,638	1,556
01-30-5015 WAGES - PATROL OFFICERS	60,188	89,335	14,889	10,726	4,164
01-30-5016 WAGES - TRAINING	11,127	9,334	1,556	-	1,556
01-30-5018 WAGES - SERGEANT	28,278	34,053	5,675	3,245	2,431
01-30-5020 SOCIAL SECURITY EXPENSE	12,781	14,878	2,480	1,879	601
01-30-5030 PENSION EXPENSE	2,495	2,471	412	379	33
01-30-5040 EMPLOYEE MEDICAL INSURANCE	6,651	6,600	1,100	914	186
01-30-5100 GENERAL SUPPLIES	4,540	6,200	1,033	74	959
01-30-5250 GASOLINE & FUEL	5,427	7,000	1,167	321	846
01-30-5300 UNIFORM EXPENSE	1,365	3,000	500	-	500
01-30-5330 LEGAL SERVICES	-	7,000	1,167	-	1,167
01-30-5550 SOFTWARE EXPENSE	-	2,670	2,670	1,670	1,000
01-30-5560 TRAINING	1,354	2,500	2,500	1,045	1,455
01-30-5570 DUES & MEMBERSHIPS	1,360	1,500	250	750	(500)
01-30-5600 MAINTENANCE & REPAIR	2,971	3,000	500	149	351
01-30-5700 TELEPHONE	4,034	5,000	833	515	319
01-30-5750 COMMUNICATIONS	13,246	13,903	-	-	-
01-30-5900 OTHER EXPENSE	1,310	2,000	333	5	328
01-30-8200 EQUIPMENT	3,812	4,000	4,000	-	4,000
<b>** TOTAL POLICE DEPARTMENT</b>	<b>214,385</b>	<b>269,610</b>	<b>50,260</b>	<b>29,309</b>	<b>20,951</b>
<b>40 - CIVIC CENTER EXPENDITURES</b>					
01-40-5100 GENERAL SUPPLIES	1,232	1,500	250	105	145
01-40-5390 OTHER PROFESSIONAL SERVICES	50	-	-	-	-
01-40-5600 MAINTENANCE & REPAIR	11,452	63,000	10,500	1,200	9,300
01-40-5730 UTILITIES	6,283	10,000	1,667	129	1,538
01-40-5900 OTHER EXPENSE	453	500	83	-	83
<b>** TOTAL CIVIC CENTER</b>	<b>19,469</b>	<b>75,000</b>	<b>12,500</b>	<b>1,434</b>	<b>11,066</b>
<b>50 - STREET DEPARTMENT EXPENDITURES</b>					
01-50-5010 WAGES	30,355	31,309	5,218	4,335	883
01-50-5020 SOCIAL SECURITY EXPENSE	2,714	2,688	448	412	36
01-50-5030 PENSION EXPENSE	1,419	1,405	234	216	19
01-50-5040 EMPLOYEE MEDICAL INSURANCE	3,857	3,828	638	530	108
01-50-5175 ROAD SALT	4,849	10,000	-	-	-
01-50-5250 GASOLINE & FUEL	1,304	2,500	417	77	340
01-50-5320 ENGINEERING	397	-	-	-	-
01-50-5390 OTHER PROFESSIONAL SERVICES	14,281	5,900	983	526	457
01-50-5600 MAINTENANCE & REPAIR	7,397	10,000	1,667	300	1,367
01-50-5620 STREET MAINTENANCE	9,004	12,000	4,800	851	3,949
01-50-5621 TREE MAINTENANCE	5,400	10,000	4,000	1,200	2,800
01-50-5622 STREET SIGN INSTALLATION	-	2,000	333	-	333
01-50-5730 UTILITIES	14,940	15,000	2,500	1,289	1,211
01-50-5900 OTHER EXPENSE	699	500	83	-	83
01-50-8215 VEHICLE PURCHASE	22,477	-	-	-	-
<b>** TOTAL STREET DEPARTMENT</b>	<b>119,093</b>	<b>107,131</b>	<b>21,322</b>	<b>9,736</b>	<b>11,586</b>
<b>60 - EMERGENCY MANAGEMENT DEPARTMENT EXPENDITURES</b>					
01-60-5010 WAGES	-	1,200	200	166	34
01-60-5020 SOCIAL SECURITY EXPENSE	-	95	16	-	16
01-60-5030 PENSION EXPENSE	-	48	8	7	1
01-60-5100 SUPPLIES	-	1,000	1,000	-	1,000
01-60-5600 MAINTENANCE & REPAIR	-	5,000	5,000	-	5,000
<b>** TOTAL EMERGENCY MANAGEMENT DEPARTMENT</b>	<b>-</b>	<b>7,343</b>	<b>6,224</b>	<b>173</b>	<b>6,051</b>
<b>TOTAL GENERAL FUND REVENUES</b>	<b>786,760</b>	<b>718,720</b>	<b>174,361</b>	<b>182,178</b>	<b>(7,817)</b>
<b>TOTAL GENERAL FUND EXPENDITURES</b>	<b>774,932</b>	<b>791,898</b>	<b>159,002</b>	<b>70,111</b>	<b>88,891</b>
<b>GENERAL FUND NET INCOME/LOSS</b>	<b>11,829</b>	<b>(73,178)</b>	<b>15,359</b>	<b>112,068</b>	<b>(96,708)</b>



**VILLAGE OF MAPLE PARK - BUDGET REPORT**  
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		FY 2020 Actuals	FY 2021 Budget	Budget May 20 - Jun 20	Actual Totals for May 20 - Jun 20	Variance to Budget
<b>12 - UTILITY TAX FUND</b>						
<b>REVENUES</b>						
12-00-4140.10	TELECOMMUNICATIONS TAX	16,232	14,000	2,333	2,239	94
12-00-4140.30	COM ED - UTILITY TAX	33,440	30,000	5,000	2,454	2,546
12-00-4140.40	NICOR GAS - UTILITY TAX	17,053	15,000	2,500	1,309	1,191
12-00-4746	POLICE GRANTS	8,586	-	-	-	-
12-00-4750	VEHICLE LOAN PROCEEDS	37,000	-	-	-	-
12-00-4751	DEKALB COUNTY COMMUNITY GRANT	-	10,000	-	-	-
12-00-4800	INTEREST INCOME	9,533	8,000	1,333	25	1,308
12-00-4992	TRANSFER FROM GENERAL FUND	5,000	5,000	5,000	-	5,000
<b>** TOTAL REVENUE</b>		<b>126,845</b>	<b>82,000</b>	<b>16,167</b>	<b>6,027</b>	<b>10,140</b>
<b>EXPENDITURES</b>						
12-00-5992	TRANSFER TO WATER & SEWER FUND	59,000	59,000	-	-	-
12-00-5993	TRANSFER TO WATER IMPROVEMENT	12,237	12,426	12,241	-	12,241
12-00-5999	TRANSFER TO OTHER FUNDS	-	100,000	-	-	-
12-00-8102	CIVIC CENTER IMPROVEMENTS	7,361	-	-	-	-
12-00-8401	POLICE VEHICLE	43,865	-	-	-	-
12-00-8413	POLICE GRANT PURCHASES	9,321	-	-	-	-
12-00-8420	POLICE VEHICLE LOAN - PRINCIPAL	7,936	5,433	1,352	1,352	(0)
12-00-8421	POLICE VEHICLE LOAN - INTEREST	373	77	33	32	0
12-00-8425	DEKALB COUNTY COMMUNITY GRANT EXPENSES	-	10,000	-	-	-
12-00-8426	POLICE VEHICLE LOAN - PRINCIPAL	9,777	12,274	2,024	2,024	(0)
12-00-8427	POLICE VEHICLE LOAN - INTEREST	611	549	113	113	0
<b>** TOTAL EXPENDITURES</b>		<b>150,482</b>	<b>199,759</b>	<b>15,763</b>	<b>3,522</b>	<b>12,241</b>
<b>UTILITY TAX FUND NET INCOME/LOSS</b>		<b>(23,637)</b>	<b>(117,759)</b>	<b>404</b>	<b>2,505</b>	<b>(2,101)</b>
<b>13 - TIF DISTRICT FUND</b>						
<b>REVENUES</b>						
13-00-4110	TIF TAX - DEKALB CO.	12,161	12,000	5,760	9,189	(3,429)
13-00-4120	TIF TAX - KANE CO.	77,666	80,000	38,400	95,344	(56,944)
<b>** TOTAL REVENUE</b>		<b>89,827</b>	<b>92,000</b>	<b>44,160</b>	<b>104,533</b>	<b>(60,373)</b>
<b>EXPENDITURES</b>						
13-00-5350	AUDIT EXPENSE	-	260	260	-	260
13-00-8417	TIF LEGAL FEES	6,924	7,500	-	-	-
13-00-8418	TIF IMPROVEMENTS	-	15,930	15,930	-	15,930
<b>** TOTAL EXPENDITURES</b>		<b>6,924</b>	<b>23,690</b>	<b>16,190</b>	<b>-</b>	<b>16,190</b>
<b>TIF DISTRICT FUND NET INCOME/LOSS</b>		<b>82,903</b>	<b>68,310</b>	<b>27,970</b>	<b>104,533</b>	<b>(76,563)</b>
<b>15 - ROAD &amp; BRIDGE FUND</b>						
<b>REVENUES</b>						
15-00-4100	VEHICLE LICENSE FEES	20,045	24,000	24,000	16,975	7,025
15-00-4110	REAL ESTATE TAX-DEKALB COUNTY	4,731	4,500	2,160	2,046	114
15-00-4120	REAL ESTATE TAX-KANE COUNTY	20,904	20,000	9,600	7,981	1,619
15-00-4260	VIRGIL TWSP. REPLACE. TAX	274	250	42	77	(36)
15-00-4652.01	ROADS DEVELOPMENT CONTRIB - SETTLEMENT	-	3,000	3,000	-	3,000
15-00-4652.02	ROADS DEVELOPMENT CONTRIB - SQUIRE'S CROSS	-	9,000	6,000	-	6,000
15-00-4800	INTEREST INCOME	1,317	1,000	167	-	167
<b>** TOTAL REVENUE</b>		<b>47,271</b>	<b>61,750</b>	<b>44,968</b>	<b>27,078</b>	<b>17,890</b>
<b>EXPENDITURES</b>						
15-00-5100	GENERAL SUPPLIES	554	500	-	-	-
15-00-5320	ENGINEERING SERVICES	15,815	41,285	41,285	-	41,285
15-00-5620	STREET MAINTENANCE	44,700	38,000	38,000	-	38,000
15-00-5900	OTHER EXPENSES	96	500	-	-	-
<b>** TOTAL EXPENDITURES</b>		<b>61,165</b>	<b>80,285</b>	<b>79,285</b>	<b>-</b>	<b>79,285</b>
<b>ROAD &amp; BRIDGE FUND NET INCOME/LOSS</b>		<b>(13,894)</b>	<b>(18,535)</b>	<b>(34,317)</b>	<b>27,078</b>	<b>(61,395)</b>

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<b>19 - MOTOR FUEL TAX FUND</b>						
<b>REVENUES</b>						
19-00-4290	STATE OF IL-MOTOR FUEL TAX	48,341	47,822	2,277	21,351	(19,073)
19-00-4800	INTEREST INCOME	3,038	1,000	167	202	(36)
	<b>** TOTAL REVENUE</b>	<b>51,379</b>	<b>48,822</b>	<b>2,444</b>	<b>21,553</b>	<b>(19,109)</b>
<b>EXPENDITURES</b>						
19-00-5200	STREET IMPROVEMENTS	-	140,000	140,000	-	140,000
	<b>** TOTAL EXPENDITURES</b>	<b>-</b>	<b>140,000</b>	<b>140,000</b>	<b>-</b>	<b>140,000</b>
	<b>MOTOR FUEL TAX FUND NET INCOME/LOSS</b>	<b>51,379</b>	<b>(91,178)</b>	<b>(137,556)</b>	<b>21,553</b>	<b>(159,109)</b>
<b>28 - DEVELOPER ESCROW FUND</b>						
<b>REVENUES</b>						
28-00-4940	DEVELOPER RECEIPTS	26,118	10,000	-	-	-
	<b>** TOTAL REVENUE</b>	<b>26,118</b>	<b>10,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXPENDITURES</b>						
28-00-5320	DEVELOPER LEGAL EXPENDITURES	-	5,000	-	-	-
28-00-5330	DEVELOPER ENGINEERING & ADMIN	26,118	5,000	-	-	-
	<b>** TOTAL EXPENDITURES</b>	<b>26,118</b>	<b>10,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>DEVELOPER ESCROW FUND NET INCOME/LOSS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>52 - WATER &amp; SEWER FUND</b>						
<b>REVENUES</b>						
52-00-4170	WATER REVENUE	205,447	212,332	35,389	39,404	(4,015)
52-00-4171	ALLOCATION OF WATER REVENUE	(13,537)	(13,000)	(2,167)	(2,612)	445
52-00-4180	SEWER REVENUE	205,183	212,683	35,447	40,402	(4,954)
52-00-4181	ALLOCATION OF SEWER REVENUE	(13,422)	(13,000)	(2,167)	(2,589)	422
52-00-4190	PENALTIES	5,405	6,000	1,000	1,106	(106)
52-00-4200	TURN ON/OFF REVENUE	450	500	-	-	-
52-00-4200.01	THE SETTLEMENT - TURN ON/OFF REVENUE	200	200	200	200	-
52-00-4200.02	SQUIRE'S CROSSING - TURN ON/OFF REVENUE	900	600	400	-	400
52-00-4200.03	HERITAGE HILLS - TURN ON/OFF REVENUE	100	-	-	-	-
52-00-4300.01	METER FEES - SETTLEMENT	688	688	688	688	(0)
52-00-4300.02	METER FEES - SQUIRE'S CROSSING	3,096	2,064	1,376	-	1,376
52-00-4300.03	METER FEES - HERITAGE HILLS	344	-	-	-	-
52-00-4460.01	SEWER INSPECT - SETTLEMENT	400	400	400	400	-
52-00-4460.02	SEWER INSPECT - SQUIRE'S CROSSING	1,800	1,200	800	-	800
52-00-4460.03	SEWER INSPECT - HERITAGE HILLS	200	-	-	-	-
52-00-4800	INTEREST INCOME	7,116	6,000	1,000	-	1,000
52-00-4900	OTHER REVENUE	180	200	33	30	3
52-00-4994	TRANSFER FROM UTILITY TAX	59,000	59,000	-	-	-
	<b>** TOTAL REVENUE</b>	<b>463,550</b>	<b>475,866</b>	<b>72,400</b>	<b>77,029</b>	<b>(4,629)</b>

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		FY 2020 Actuals	FY 2021 Budget	Budget May 20 - Jun 20	Actual Totals for May 20 - Jun 20	Variance to Budget
<b>10 - WATER DIVISION EXPENDITURES</b>						
52-10-5010	WAGES	24,763	37,192	4,393	3,285	1,108
52-10-5020	SOCIAL SECURITY EXPENSE	2,125	3,091	363	307	56
52-10-5030	PENSION EXPENSE	800	1,270	132	122	10
52-10-5040	EMPLOYEE MEDICAL INSURANCE	2,128	3,212	352	292	60
52-10-5100	GENERAL SUPPLIES	149	400	67	64	3
52-10-5105	METERS	4,238	5,000	833	1,731	(898)
52-10-5110	CHEMICALS	18,301	18,000	3,000	997	2,003
52-10-5120	POSTAGE	1,010	2,000	333	165	168
52-10-5250	GASOLINE & FUEL	1,012	1,500	250	197	53
52-10-5320	ENGINEERING	312	250	42	-	42
52-10-5330	LEGAL EXPENSE	-	250	42	-	42
52-10-5335	TEST EXPENSE	2,283	3,000	500	750	(250)
52-10-5375	ADMINISTRATIVE SERVICE CHARGE	16,250	16,250	2,708	2,708	0
52-10-5390	OTHER PROFESSIONAL SERVICES	16,010	24,672	6,269	4,631	1,638
52-10-5550	SOFTWARE EXPENSE	975	1,000	-	-	-
52-10-5600	MAINTENANCE & REPAIR	43,584	47,900	7,983	16,291	(8,308)
52-10-5700	TELEPHONE	778	900	150	130	20
52-10-5730	UTILITIES	19,251	18,000	3,000	1,740	1,260
52-10-5740	JULIE LOCATES	248	250	-	-	-
52-10-5870	IEPA LOAN - PRINCIPAL	53,478	54,918	-	-	-
52-10-5880	IEPA LOAN - INTEREST	5,408	4,162	-	(615)	615
52-10-5886	IEPA LOAN - WATERMAIN	27,112	27,738	13,790	13,790	-
52-10-5888	IEPA LOAN - WATERMAIN	9,713	9,366	4,762	445	4,318
52-10-5900	OTHER EXPENSE	75	500	83	14	70
52-10-8215	VEHICLE PURCHASE	22,477	-	-	-	-
<b>** TOTAL WATER EXPENDITURES</b>		<b>272,480</b>	<b>280,821</b>	<b>49,053</b>	<b>47,043</b>	<b>2,010</b>
<b>20 - SEWER DIVISION EXPENDITURES</b>						
52-20-5010	WAGES	21,163	33,479	3,774	2,771	1,003
52-20-5020	SOCIAL SECURITY EXPENSE	1,816	2,782	311	260	52
52-20-5030	PENSION EXPENSE	637	1,108	105	97	8
52-20-5040	EMPLOYEE MEDICAL INSURANCE	1,796	2,882	297	247	50
52-20-5100	GENERAL SUPPLIES	149	250	42	-	42
52-20-5110	CHEMICALS	-	250	42	-	42
52-20-5120	POSTAGE	810	1,000	167	135	32
52-20-5250	GASOLINE & FUEL	393	750	125	77	48
52-20-5320	ENGINEERING	142	250	42	-	42
52-20-5330	LEGAL EXPENSE	-	250	42	-	42
52-20-5335	TEST EXPENSE	-	1,600	267	-	267
52-20-5375	ADMINISTRATIVE SERVICE CHARGE	16,250	16,250	2,708	2,708	0
52-20-5390	OTHER PROFESSIONAL SERVICES	15,622	24,672	6,269	4,631	1,638
52-20-5400	PERMIT EXPENSE	2,500	2,500	-	-	-
52-20-5550	SOFTWARE EXPENSE	975	1,000	-	-	-
52-20-5600	MAINTENANCE & REPAIR	16,023	20,600	3,433	1,374	2,059
52-20-5700	TELEPHONE	1,431	1,500	250	238	12
52-20-5730	UTILITIES	14,370	13,000	2,167	1,413	754
52-20-5740	JULIE LOCATES	248	250	-	-	-
52-20-5900	OTHER EXPENSE	75	500	83	14	70
52-20-8215	VEHICLE PURCHASE	22,477	-	-	-	-
<b>** TOTAL SEWER EXPENDITURES</b>		<b>116,878</b>	<b>124,872</b>	<b>20,124</b>	<b>13,963</b>	<b>6,161</b>
<b>TOTAL WATER &amp; SEWER FUND EXPENDITURES</b>		<b>389,358</b>	<b>405,693</b>	<b>69,177</b>	<b>61,006</b>	<b>8,171</b>
<b>WATER &amp; SEWER FUND NET INCOME/LOSS</b>		<b>74,193</b>	<b>70,174</b>	<b>3,223</b>	<b>16,023</b>	<b>(12,800)</b>

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<b>54 - WATER IMPROVEMENT ACCOUNT</b>						
<b>REVENUES</b>						
54-00-4171	ALLOCATION OF WATER REVENUE	13,537	13,000	2,167	2,612	(445)
54-00-4430.01	WATER CONNECTION - THE SETTLEMENT	5,000	5,000	5,000	5,000	-
54-00-4430.02	WATER CONNECTION - SQUIRE'S CROSSING	22,500	15,000	10,000	-	10,000
54-00-4430.03	WATER CONNECTION - HERITAGE HILLS	2,500	-	-	-	-
54-00-4650.01	IMPACT FEES - THE SETTLEMENT	7,258	7,498	7,498	7,330	169
54-00-4650.02	IMPACT FEES - SQUIRE'S CROSSING	29,912	20,245	13,497	-	13,497
54-00-4650.03	IMPACT FEES - HERITAGE HILLS	3,665	-	-	-	-
54-00-4800	INTEREST INCOME	4,039	3,000	500	0	500
54-00-4994	TRANSFER FROM UTILITY TAX FUND	12,237	12,426	12,241	-	12,241
<b>** TOTAL REVENUE</b>		<b>100,648</b>	<b>76,169</b>	<b>50,903</b>	<b>14,942</b>	<b>35,961</b>
<b>EXPENDITURES</b>						
54-00-5320	ENGINEERING SERVICES	4,250	25,000	-	-	-
54-00-5600	WATER IMPROVEMENT REPAIRS & MAINTENANCE	-	57,135	-	-	-
54-00-8205	WATERMAIN LOAN PAYMENT - PRINCIPAL	11,531	12,056	12,056	-	12,056
54-00-8207	WATERMAIN LOAN PAYMENT - INTEREST	580	370	185	46	139
<b>** TOTAL EXPENDITURES</b>		<b>16,361</b>	<b>94,561</b>	<b>12,241</b>	<b>46</b>	<b>12,195</b>
<b>WATER IMPROVEMENT NET INCOME/LOSS</b>		<b>84,287</b>	<b>(18,392)</b>	<b>38,662</b>	<b>14,896</b>	<b>23,766</b>
<b>56 -SEWER IMPROVEMENT ACCOUNT</b>						
<b>REVENUES</b>						
56-00-4181	ALLOCATION OF SEWER REVENUE	13,422	13,000	2,167	2,589	(422)
56-00-4420.01	SEWER TAP - SETTLEMENT	1,500	1,500	1,500	1,500	-
56-00-4420.02	SEWER TAP - SQUIRE'S CROSSING	6,750	4,500	3,000	-	3,000
56-00-4420.03	SEWER TAP - HERITAGE HILLS	750	-	-	-	-
56-00-4650.01	IMPACT FEES - THE SETTLEMENT	7,258	7,498	7,498	7,330	169
56-00-4650.02	IMPACT FEES - SQUIRE'S CROSSING	32,912	22,495	14,997	-	14,997
56-00-4650.03	IMPACT FEES - HERITAGE HILLS	3,665	-	-	-	-
56-00-4800	INTEREST INCOME	7,570	7,000	1,167	2	1,165
<b>** TOTAL REVENUE</b>		<b>73,827</b>	<b>55,993</b>	<b>30,328</b>	<b>11,420</b>	<b>18,908</b>
<b>EXPENDITURES</b>						
56-00-5600	MAINTENANCE & REPAIR	-	37,817	-	-	-
<b>** TOTAL EXPENDITURES</b>		<b>-</b>	<b>37,817</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>SEWER IMPROVEMENT NET INCOME/LOSS</b>		<b>73,827</b>	<b>18,177</b>	<b>30,328</b>	<b>11,420</b>	<b>18,908</b>
<b>70 - SCHOOL LAND CASH FUND</b>						
<b>REVENUES</b>						
70-00-4100.01	SCHOOL CONTRIBUTION - SETTLEMENT	4,400	4,400	4,400	4,400	-
70-00-4100.02	SCHOOL CONTRIBUTION - SQUIRE'S CROSSING	28,800	19,200	12,800	-	12,800
70-00-4100.03	SCHOOL CONTRIBUTION - HERITAGE HILLS	2,200	-	-	-	-
70-00-4100.99	SCHOOL CONTRIBUTIONS RECLASSIFIED	(35,400)	(23,600)	(17,200)	-	(17,200)
<b>** TOTAL REVENUE</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>4,400</b>	<b>(4,400)</b>
<b>EXPENDITURES</b>						
70-00-5930	PAYMENT TO SCHOOLS	-	-	-	3,200	(3,200)
<b>** TOTAL EXPENDITURES</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>3,200</b>	<b>(3,200)</b>
<b>SCHOOL LAND CASH NET INCOME/LOSS</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>1,200</b>	<b>(1,200)</b>
<b>GRAND TOTALS</b>						
<b>GRAND TOTAL REVENUE</b>		<b>1,766,226</b>	<b>1,621,321</b>	<b>435,731</b>	<b>449,160</b>	<b>(13,429)</b>
<b>GRAND TOTAL EXPENSES</b>		<b>1,425,340</b>	<b>1,783,702</b>	<b>491,658</b>	<b>137,884</b>	<b>353,774</b>
<b>GRAND TOTAL NET INCOME / LOSS</b>		<b>340,887</b>	<b>(162,381)</b>	<b>(55,927)</b>	<b>311,276</b>	<b>(367,203)</b>

Estimated Fund Balance  
through June 30, 2020

	Beginning Balance 05/01/20	Revenues FY21	Expenditures FY21	Ending Balance	Est Balance Budget as of 04/30/21	Better/(Worse)
<b>General Fund</b>	\$300,016	\$182,178	\$70,111	\$412,083	\$221,103	190,980
<b>Other Funds:</b>						
Utility Tax Fund	537,148	6,027	3,522	539,653	412,936	126,717
TIF District Fund	169,667	104,533	-	274,200	237,977	36,223
Road & Bridge Fund	56,176	27,078	-	83,254	37,650	45,604
Motor Fuel Tax Fund	195,075	21,553	-	216,628	100,116	116,512
Totals	958,066	159,191	3,522	1,113,735	788,679	325,056
<b>Water &amp; Sewer Funds</b>						
Water & Sewer Operating Fund	485,762	77,029	61,006	501,785	541,714	(39,929)
Water Improvement Fund	285,168	14,942	46	300,064	248,864	51,200
Sewer Improvement Fund	463,666	11,420	-	475,086	468,112	6,974
Totals	1,234,596	103,391	61,052	1,276,935	1,258,690	18,245
<b>Village Totals</b>	<b>\$2,492,678</b>	<b>\$444,760</b>	<b>\$134,685</b>	<b>\$2,802,753</b>	<b>\$2,268,472</b>	<b>534,281</b>

**VILLAGE OF MAPLE PARK  
STATE INCOME TAX REVENUE  
01-00-4220**

FY2011/2012 - FY 2020/2021

-----Month----- Distributed (By State)	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	% Change
May	-9,037.07 *	11,113.25	11,630.24	12,205.67	13,759.30	12,189.61	12,012.22	11,222.33	.00	13,207.49	#DIV/0!
June	10,130.31	6,973.68	7,225.87	7,120.26	7,984.77	7,098.46	5,740.62	8,237.92	8,215.46	8,180.86	-0.42%
July	6,969.33	6,917.32	7,049.39	6,962.86	7,605.04	7,753.62	6,771.19	8,039.88	12,286.01	12,990.86	5.74%
August	6,708.27	10,891.86	12,298.82	12,423.80	13,366.18	11,457.76	10,309.54	12,495.46	8,806.99		-100.00%
September	6,388.88	8,229.96	8,142.89	8,376.05	8,813.10	7,690.18	7,758.81	8,999.60	7,794.62		-100.00%
October	10,654.70	6,791.87	6,499.54	6,298.26	6,892.43	6,967.11	6,830.76	7,459.43	13,907.03		-100.00%
November	6,785.55	10,528.14	12,036.08	10,671.35	12,932.21	11,264.41	9,954.87	10,868.91	9,076.48		-100.00%
December	9,492.18	12,427.98	12,773.36	15,921.67	14,151.87	13,027.83	14,409.68	13,076.17	8,576.89		-100.00%
January	10,943.97	6,968.80	7,295.60	6,945.79	8,192.96	6,818.87	7,244.06	7,873.53	11,988.30		-100.00%
February	7,301.38	12,100.84	12,757.92	14,193.83	12,677.22	13,150.01	11,123.49	12,646.54	12,351.24		-100.00%
March	11,336.68	19,799.98	23,482.40	17,868.35	17,557.85	17,966.61	26,306.62	9,184.36			-100.00%
April	16,460.55	7,593.74	7,374.89	9,751.86	8,541.12	9,080.30	8,299.95	13,489.54			-100.00%
	8,654.22	122,888.97	124,884.58	134,353.80	132,784.55	124,056.01	118,421.80	127,226.39	115,676.92	34,379.21	
	102,788.95	122,888.97	124,884.58	134,353.80	132,784.55	124,056.01	118,421.80	127,226.39	115,676.92	34,379.21	
	4.71%	19.55%	1.62%	9.33%	-1.17%	-6.57%	-4.54%	7.43%	-9.08%	-70.28%	

\*November 2010 included twice in FY 2010/2011

VILLAGE OF MAPLE PARK, ILLINOIS  
SALES TAX REVENUE  
01-00-4240  
FY2011/2012 - FY2020/2021

Month Of Sale (Merchant)	Month Collected (B, State)	Month Disbursed To (Maple Park)														
			2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	NHMR New Tax 2018/2019	MT 2018/2019	NHMR 2019/2020	MT 2019/2020	NHMR 2020/2021	MT 2020/2021	% Change
May	June	Prior Year Adjustment August	2,704.18 7,760.92	7,346.47	8,530.24	333.08 10,508.80	6,101.97 (41.65)	5,888.07	6,570.70	-	6,710.37 8,187.28	2,158.44 7,548.60	10,958.87 9,965.48	1,426.16	1,909.70	-100.00%
June	July	September	7,016.24	8,398.82	9,678.74	17,654.25	6,161.01	6,747.49	7,556.89	-	7,559.35	7,489.21	7,945.94			-100.00%
July	August	October	7,287.93	7,425.07	9,423.06	15,967.42	6,430.25	6,350.92	7,626.89	6,800.89	7,628.05	6,727.71	9,889.66			-100.00%
August	September	November	9,345.01	12,512.47	8,809.25	12,693.33	5,686.82	5,364.37	6,151.58	11,795.80	13,038.98	6,517.76	7,688.51			-100.00%
September	October	December	7,057.40	9,324.50	7,834.73	10,459.85	7,633.27	4,860.98	6,062.54	7,085.00	8,179.04	6,336.32	7,391.60			-100.00%
October	November	January	6,381.40	9,931.44	6,754.70	6,763.13	7,128.05	5,312.35	7,349.78	6,607.45	7,149.08	6,219.92	7,865.90			-100.00%
November	December	February	7,040.60	7,631.09	6,223.98	5,530.27	5,319.01	5,189.95	7,224.72	5,329.25	5,637.48	5,300.60	5,774.23			-100.00%
December	January	March	7,380.91	6,034.93	7,073.39	4,750.75	3,776.85	4,053.27	7,456.93	5,418.31	6,088.22	5,484.68	5,927.96			-100.00%
January	February	April	5,773.01	4,826.31	4,775.03	7,241.75	4,082.11	5,236.82	7,125.27	4,728.75	5,053.33	4,819.78	5,101.42			-100.00%
February	March	May	5,217.53	5,478.30	5,163.88	4,100.73	5,010.37	4,366.23	5,922.28	4,481.65	4,810.44	4,079.66	4,615.43			-100.00%
March	April	June	6,393.58	7,995.97	7,944.50	4,740.13	3,937.20	5,178.37	5,850.30	6,096.80	6,751.43	3,361.35	3,662.34			-100.00%
April	May	July	7,271.53	6,711.58	6,500.00 e	5,000.00 e	5,205.49	5,259.28	7,320.83	5,000.00 e	5,000.00 e	2,000.00 e	2,000.00 e			-100.00%
Totals			86,610.24	93,622.95	88,711.50	105,733.49	66,410.75	63,797.10	82,258.71	63,343.90	91,593.05	68,044.03	88,787.34	1,426.16	1,909.70	
Annual % Increase			41.86%	8.10%	-5.25%	19.19%	-37.19%	-3.94%	28.94%		11.35%	7.42%	-3.06%	-97.90%	-97.85%	

VILLAGE OF MAPLE PARK  
**PERSONAL PROPERTY REPLACEMENT TAX**  
**01-00-4250 (District #0452400048)**  
FY2011/2012 - FY 2020/2021

Month Disbursed (By State)	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	% Change
May	\$ 390.12	\$ 531.81	\$ 574.89	\$ 511.58	\$ 532.05	\$ 534.25	\$ 517.83	\$ 459.66	\$ 813.17	\$ 445.68	-45.19%
June	97.65	64.26	60.30	55.03	71.71	62.19	23.88	46.45	480.51	463.05	#DIV/0!
July	-	-	-	-	-	-	-	-	57.64	-	-100.00%
August	651.53	404.71	420.13	507.08	534.85	485.94	353.50	415.98	-	-	#DIV/0!
September	-	-	-	-	-	-	-	-	836.29	-	-100.00%
October	94.12	154.84	153.25	134.98	130.63	129.27	93.21	101.72	-	-	#DIV/0!
November	401.07	411.27	518.73	449.90	425.28	480.54	317.35	341.04	138.88	-	-100.00%
December	-	-	-	-	-	-	-	-	507.83	-	-100.00%
January	112.11	128.71	153.94	128.44	170.81	308.68	281.53	134.53	-	-	#DIV/0!
February	615.92	652.10	688.00	786.05	608.27	786.33	578.71	668.85	100.95	-	-100.00%
March	411.52	588.36	507.77	647.64	491.45	506.40	589.91	-	697.11	-	-100.00%
April											
<b>Totals</b>	<b>2,774.04</b>	<b>2,936.06</b>	<b>3,077.01</b>	<b>3,220.70</b>	<b>2,965.05</b>	<b>3,293.60</b>	<b>2,755.92</b>	<b>2,168.23</b>	<b>3,632.38</b>	<b>908.73</b>	
<b>Annual % Increase</b>	<b>-11.80%</b>	<b>5.84%</b>	<b>4.80%</b>	<b>4.67%</b>	<b>-7.94%</b>	<b>11.08%</b>	<b>-16.32%</b>	<b>-21.32%</b>	<b>67.53%</b>	<b>-74.98%</b>	



VILLAGE OF MAPLE PARK  
STATE USE TAX  
01-00-4270  
FY2011/2012 - FY2020/2021

-----Month-----		Collected (By State)	Disbursed To (Maple Park)	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	% Change
May	July			1,579.97	1,572.17	1,824.81	1,869.28	2,420.47	2,576.95	2,519.73	2,704.74	3,404.28	4,385.25	28.82%
June	August			1,539.36	1,643.89	1,611.43	1,986.06	2,305.54	2,507.56	2,538.72	2,949.32	3,418.99		-100.00%
July	September			1,700.89	1,838.00	2,140.18	2,216.84	2,600.55	2,828.16	2,685.20	3,158.59	3,475.75		-100.00%
August	October			1,361.34	1,518.88	1,841.16	1,890.33	2,411.08	2,250.82	2,570.73	3,064.09	3,573.24		-100.00%
September	November			1,621.34	1,695.84	1,720.32	2,047.15	2,203.16	2,453.75	2,733.92	2,914.06	3,423.37		-100.00%
October	December			1,229.66	1,737.45	1,856.00	2,484.01	2,533.13	2,522.36	2,881.17	3,342.86	3,834.13		-100.00%
November	January			1,546.32	1,688.56	1,991.80	2,350.25	2,551.10	2,750.97	2,861.16	3,538.33	4,209.69		-100.00%
December	February			1,557.01	1,778.82	1,875.14	2,234.39	2,514.05	2,670.84	3,314.33	3,915.05	3,943.85		-100.00%
January	March			2,379.50	2,540.68	2,950.32	3,386.79	3,595.09	4,150.36	4,192.03	4,734.26	5,411.52		-100.00%
February	April			1,520.57	1,768.58	1,564.39	1,198.26	2,208.81	2,397.58	2,495.33	2,746.30	3,747.22		-100.00%
March	May			1,378.89	1,324.70	1,535.77	2,338.78	2,251.52	2,256.36	2,566.17	3,163.77	3,256.39		-100.00%
April	June			1,704.73	1,662.72	2,027.67	2,465.88	2,645.71	2,934.20	3,099.04	3,596.65	4,142.33		-100.00%
Totals				19,119.58	20,770.29	22,938.99	26,468.02	30,240.21	32,299.91	34,457.53	39,828.02	45,840.76	4,385.25	
Annual % Increase				1.51%	8.63%	10.44%	15.38%	14.25%	6.81%	6.68%	15.59%	15.10%	-90.43%	

VILLAGE OF MAPLE PARK, ILLINOIS  
ILLINOIS GAMING REVENUE  
01-00-4280  
FY2013/2014 - FY2020/2021

Month		2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	% Change
Earned	Collected (By State)	Disbursed To (Maple Park)								
May	June	July	1,008.90	1,018.34	1,183.50	1,767.29	1,850.03	2,378.26	-	-100.00%
June	July	August	592.23	759.67	1,144.52	1,802.05	1,715.11	2,393.33	-	-100.00%
July	August	September	639.24	761.10	1,155.77	1,628.28	1,744.16	1,979.33		-100.00%
August	September	October	601.23	1,220.08	1,440.20	1,490.15	2,058.93	2,323.97		-100.00%
September	October	November	724.83	1,166.61	1,376.04	2,197.33	1,861.23	1,854.17		-100.00%
October	November	December	772.06	1,316.74	1,754.03	1,631.62	2,026.87	2,532.39		-100.00%
November	December	January	811.58	1,154.18	1,322.08	1,642.12	2,146.00	2,563.06		-100.00%
December	January	February	1,329.84	1,150.87	1,379.72	1,923.67	2,245.55	2,393.22		-100.00%
January	February	March	1,093.18	1,117.46	1,483.25	1,572.34	2,331.36	2,074.75		-100.00%
February	March	April	1,133.40	1,049.37	1,296.81	1,463.89	2,273.26	2,482.06		-100.00%
March	April	May	1,157.49	1,291.10	1,897.68	2,151.55	2,777.34	1,371.30		-100.00%
April	May	June	546.72	1,370.91	1,613.78	2,033.26	2,907.26	-		#DIV/0!
<b>Totals</b>		<b>3,559.38</b>	<b>10,410.70</b>	<b>13,376.43</b>	<b>17,047.38</b>	<b>21,303.55</b>	<b>25,937.10</b>	<b>24,345.84</b>	<b>-</b>	<b>-100.00%</b>
<b>Annual % Increase</b>			<b>192.49%</b>	<b>28.49%</b>	<b>27.44%</b>	<b>24.97%</b>	<b>21.75%</b>	<b>-6.14%</b>		

\*Video Gaming was shut down on 03/16/20



VILLAGE OF MAPLE PARK												
UTILITY TAX REVENUE, May 1 - April 30												
Utility	May	June	July	August	September	October	November	December	January	February	March	April
Totals												
Telecom - 12-00-4140.10												
2010/2011	5,862.99	4,414.60	5,008.94	4,779.21	4,321.95	2,839.82	3,510.09	1,670.80	4,129.52	3,430.87	2,858.70	4,500.00
	Adjustment for April 2010											4,500.00
2011/2012	2,993.39	2,990.93	3,073.69	3,149.54	3,061.41	3,291.37	2,996.67	2,725.24	2,866.50	2,452.23	4,755.79	2,917.96
	Adjustment for April 2011											(862.29)
2012/2013	2,928.88	3,189.48	2,459.03	3,042.37	2,946.11	2,896.36	2,925.14	2,749.51	2,792.01	2,775.98	2,958.02	2,351.07
2013/2014	2,668.70	2,637.21	2,514.40	2,566.51	2,611.50	2,543.48	3,243.03	2,732.13	2,635.22	2,462.70	2,518.13	2,500.00
2014/2015	2,187.32	2,177.06	2,807.02	2,513.46	2,452.31	2,072.08	2,096.58	2,765.90	2,434.67	2,520.32	2,474.88	2,500.00
	Adjustment for April 2014											(57.04)
2015/2016	2,363.39	2,291.94	2,138.16	2,232.64	3,837.54	2,290.60	2,265.10	3,742.77	2,245.11	2,146.70	2,283.20	2,000.00
	Adjustment for April 2015											(181.11)
2016/2017	2,299.34	2,239.34	2,260.59	2,274.25	2,256.48	2,236.88	2,260.94	2,261.53	2,203.93	2,137.02	2,263.28	2,100.00
	Adjustment for April 2016											262.03
2017/2018	1,989.16	1,822.07	1,747.93	1,799.97	1,695.44	1,709.07	1,733.20	1,667.84	1,458.01	1,631.22	1,770.26	1,500.00
	Adjustment for April 2017											(269.20)
2018/2019	1,678.04	1,676.90	1,698.75	1,511.39	1,467.20	1,406.46	1,302.75	1,404.70	1,295.87	4,799.46	1,345.76	1,500.00
	Adjustment for April 2018											128.71
2019/2020	1,298.48	1,183.94	1,322.40	1,224.49	1,234.76	1,253.53	3,294.71	1,221.59	1,124.55	1,044.85	1,194.21	1,100.00
	Adjustment for April 2019											(265.27)
2020/2021												191.25
	Adjustment for April 2020											191.25
Utility Tax Totals												
2010/2011	8,406.77	8,307.67	9,768.55	7,902.75	6,832.48	5,527.49	6,394.29	6,193.28	9,763.73	8,534.31	7,614.04	8,651.33
2011/2012	6,638.36	6,589.38	7,638.68	6,964.70	5,597.70	5,987.44	6,050.74	6,634.66	7,506.78	7,208.61	8,873.70	5,837.39
2012/2013	5,541.81	6,910.49	6,975.50	6,605.44	4,601.07	5,711.79	6,271.76	6,244.72	7,862.87	7,842.38	7,654.25	8,222.30
2013/2014	6,754.24	6,148.18	4,107.20	6,438.01	6,242.26	5,725.27	6,286.15	7,463.54	8,474.84	8,402.39	9,332.53	7,723.91
2014/2015	6,287.84	5,752.90	8,003.65	6,493.23	5,793.76	4,681.21	5,882.44	8,158.60	8,416.31	7,340.29	7,966.64	5,905.70
2015/2016	5,108.08	5,646.04	5,695.11	5,802.50	7,333.60	5,118.17	5,529.87	7,915.84	6,900.37	6,532.02	5,650.14	6,169.04
2016/2017	5,369.74	4,632.32	7,885.72	6,442.79	6,227.31	5,097.95	5,641.09	6,703.28	7,751.72	6,492.04	7,370.43	5,732.17
2017/2018	5,121.60	4,990.47	5,377.99	5,024.53	5,976.82	3,945.70	4,868.63	5,988.84	7,170.48	7,925.33	6,140.04	5,252.68
2018/2019	5,354.20											

UTILITY TAX REVENUE, May 1 - April 30													
Utility	May	June	July	August	September	October	November	December	January	February	March	April	Totals
Telecom - 12-00-4140.10													
2010/2011	5,862.99	4,414.60	5,008.94	4,779.21	4,321.95	2,839.82	3,510.09	1,670.80	4,129.52	3,430.87	2,858.70	4,500.00	47,927.24
	Adjustment for April 2010												
2011/2012	2,993.39	2,990.93	3,073.69	3,149.54	3,061.41	3,291.37	2,996.67	2,725.24	2,866.50	2,452.23	4,755.79	2,917.96	36,412.43
	Adjustment for April 2011												
2012/2013	2,928.88	3,189.48	2,459.03	3,042.37	2,946.11	2,896.36	2,925.14	2,749.51	2,792.01	2,775.98	2,958.02	2,351.07	34,013.96
2013/2014	2,668.70	2,637.21	2,514.40	2,566.51	2,611.50	2,543.48	3,243.03	2,732.13	2,635.22	2,462.70	2,518.13	2,500.00	31,633.01
2014/2015	2,187.32	2,177.06	2,807.02	2,513.46	2,452.31	2,072.08	2,096.58	2,765.90	2,434.67	2,520.32	2,474.88	2,500.00	28,944.56
	Adjustment for April 2014												
2015/2016	2,363.39	2,291.94	2,138.16	2,232.64	3,837.54	2,290.60	2,265.10	3,742.77	2,245.11	2,146.70	2,283.20	2,000.00	29,656.04
	Adjustment for April 2015												
2016/2017	2,299.34	2,239.34	2,260.59	2,274.25	2,256.48	2,236.88	2,260.94	2,261.53	2,203.93	2,137.02	2,263.28	2,100.00	27,055.61
	Adjustment for April 2016												
2017/2018	1,989.16	1,822.07	1,747.93	1,799.97	1,695.44	1,709.07	1,733.20	1,667.84	1,458.01	1,631.22	1,770.26	1,500.00	20,254.97
	Adjustment for April 2017												
2018/2019	1,678.04	1,676.90	1,698.75	1,511.39	1,467.20	1,406.46	1,302.75	1,404.70	1,295.87	4,799.46	1,345.76	1,500.00	21,215.99
	Adjustment for April 2018												
2019/2020	1,298.48	1,183.94	1,322.40	1,224.49	1,234.76	1,253.53	3,294.71	1,221.59	1,124.55	1,044.85	1,194.21	1,100.00	16,232.24
	Adjustment for April 2019												
2020/2021												(265.27)	191.25
	Adjustment for April 2020												
												191.25	
Utility Tax Totals													
2010/2011	8,406.77	8,307.67	9,768.55	7,902.75	6,832.48	5,527.49	6,394.29	6,193.28	9,763.73	8,534.31	7,614.04	8,651.33	94,496.44
2011/2012	6,638.36	6,589.38	7,638.68	6,964.70	5,597.70	5,987.44	6,050.74	6,634.66	7,506.78	7,208.61	8,873.70	5,837.39	80,665.85
2012/2013	5,541.81	6,910.49	6,975.50	6,605.44	4,601.07	5,711.79	6,271.76	6,244.72	7,862.87	7,842.38	7,654.25	8,222.30	80,444.38
2013/2014	6,754.24	6,148.18	4,107.20	6,438.01	6,242.26	5,725.27	6,286.15	7,463.54	8,474.84	8,402.39	9,332.53	7,723.91	83,098.52
2014/2015	6,287.84	5,752.90	8,003.65	6,493.23	5,793.76	4,681.21	5,882.44	8,158.60	8,416.31	7,340.29	7,966.64	5,905.70	80,625.53
2015/2016	5,108.08	5,646.04	5,695.11	5,802.50	7,333.60	5,118.17	5,529.87	7,915.84	6,900.37	6,532.02	5,650.14	6,169.04	73,219.67
2016/2017	5,369.74	4,632.32	7,885.72	6,442.79	6,227.31	5,097.95	5,641.09	6,703.28	7,751.72	6,492.04	7,370.43	5,732.17	75,608.59
2017/2018	5,121.60	4,990.47	5,377.99	5,024.53	5,976.82	3,945.70	4,868.63	5,988.84	7,170.48	7,925.33	6,140.04	5,252.68	67,513.91
2018/2019	5,354.20	5,721.83	5,680.98	4,536.67	7,468.93	4,393.18	4,947.17	6,826.91	6,519.78	10,454.03	6,861.37	5,242.80	74,136.56
2019/2020	4,803.39	4,891.09	6,100.95	5,425.28	5,039.20	4,286.49	7,346.77	6,217.45	6,181.79	5,897.86	5,842.18	4,958.57	66,725.75
2020/2021	3,762.99	873.20	-	-	-	-	-	-	-	-	-	-	4,827.44

VILLAGE OF MAPLE PARK  
MOTOR FUEL TAX  
19-00-4280 / 19-00-4290  
FY 2011/2012 - FY 2020/2021

Month		Allocated (By State)	Disbursed To (Maple Park)	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	% Change
May	June	2,761.89	2,664.61		2,832.96		3,331.21	9,105.88 *	2,860.73	2,960.89	2,908.08	2,760.88	2,657.33	17,465.32 xA	557.25%
June	July	2,610.35	2,479.38		2,386.37		2,286.45	2,549.94	1,856.78	1,867.24	2,309.38	2,530.22	2,422.51	3,165.07 x	30.65%
July	August	2,829.40	8,577.42 *		2,788.67		2,681.82	8,573.40 *	3,304.52	2,997.10	3,028.07	2,969.68	3,028.00		-100.00%
August	September	2,752.02	2,810.89		2,795.12		3,149.23	1,940.96	3,183.88	2,846.26	2,860.15	2,863.62	4,356.26 x		-100.00%
September	October	3,168.18	2,518.28		8,142.07 *		2,227.72	2,638.74	2,143.94	2,512.41	2,528.17	2,392.10	4,731.80 x		-100.00%
October	November	8,035.95 *	2,797.89		2,654.79		8,576.92 *	2,840.02	2,785.63	2,908.42	2,894.56	3,138.47	4,341.71 x		-100.00%
November	December	2,960.42	2,955.85		2,830.17		2,468.65	2,878.64	3,226.24	2,963.32	2,949.99	2,954.87	4,888.92 x		-100.00%
December	January	2,834.14	2,755.39		2,711.73		3,278.08	3,298.88	2,956.53	3,107.68	2,894.64	2,845.28	5,750.49 x		-100.00%
January	February	3,066.06	2,649.55		2,631.84		2,888.64	3,100.33	2,855.63	2,954.18	2,963.57	2,842.14	4,074.82 x		-100.00%
February	March	2,469.00	2,700.32		2,236.35		2,660.40	2,353.43	2,877.98	2,816.64	2,567.51	2,584.94	4,031.02 x		-100.00%
March	April	2,803.92	2,626.53		2,646.54		2,091.86	1,207.32	2,475.19	2,401.55	2,545.18	2,472.00	4,173.02 x		-100.00%
April	May	2,716.12	2,543.22		2,252.85		2,415.04	3,046.79	2,981.31	2,868.21	2,998.94	2,899.63	3,885.29 x		-100.00%
Totals		39,007.45	38,079.33		36,909.46		38,056.02	43,534.33	33,508.36	33,203.90	33,448.24	33,253.83	48,341.17	20,630.39	
Annual % Increase		17.45%	-2.38%		-3.07%		3.11%	14.40%	-23.03%	-0.91%	0.74%	-0.58%	45.37%	-57.32%	
* - Includes Excess MFT Payment															
x - Includes MFT Renewal Fund															
A - Includes Rebuild Illinois Funds															

\* - Includes Excess MFT Payment  
x - Includes MFT Renewal Fund  
A - Includes Rebuild Illinois Funds





# Village of Maple Park

302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151


Village Hall: 815-827-3309

Fax: 815-827-4040

Website: <http://www.villageofmaplepark.com>

## MEMORANDUM

**TO:** Finance Committee

**FROM:** Village Administrator Dawn Wucki-Rossbach 

**DATE:** July 23, 2020

**SUBJECT:** VILLAGE ADMINISTRATOR POSITION

### **BACKGROUND**

The Personnel Committee has reviewed and discussed the Village Administrator position at the June 16, 2020 Meeting. The Committee discussed whether the position should move from a contractual position to a regular Full-Time position. The Committee also reviewed the Job Description that was used to hire the contractual Part-Time Village Administrator. An updated Job Description was forwarded to the Committee via e-mail. The Committee also reviewed the Employment Agreement for the position, but did not discuss the additional costs contained in the contract that could be negotiated.

Originally, the position was budgeted from a Part-Time Contractual position to a Full-Time Village Administrator position on May 1, 2020; however, due to COVID and the unknown revenue receipts, the budget was revised to keep the position contractual through the end of the contract on August 5, 2020 and the position would become full-time on September 1, 2020.

At the June 16, 2020 meeting, the Committee discussed the benefits that the position has provided in terms of project completion, a grant award of \$17,5000 and steering the Village through the COVID pandemic. The Committee moved to recommend that the position be made full-time.

On July 16, 2020, the Personnel Committee approved the updated Job Description, see Attachment A.

See Page 2 for Full-Time Village Administrator costing per the Employment Agreement.

Please note that currently, the Village Administrator is using her personal copy of Adobe DC Pro in order to complete all the work needed by the Village. Adobe DC Pro has been used since the second week on the job. The cost to Administrator is \$15.93 per month for a total of \$191.16 per year. It would be best if the Village would purchase a copy of the Adobe DC Pro for this position. The Village Administrator would also like to receive a partial reimbursement for the monthly payments for the last year.

## VILLAGE ADMINISTRATOR AGREEMENT COSTING

Description	Annual
<b>Hire Full-Time</b>	\$65,000.00
FICA/Medicare (7.65%)	\$5,523.30
Deferred Compensation (4%)	\$2,888.00
Health Care Stipend	\$6,600.00
Dues - ICMA, ILCMA/Metro/Legacy	\$815.75
Estimated Training - ICMA Conf., ILCMA, GFOA, etc.*	\$2,750.00
TOTAL	\$83,577.05
GovTemps USA Buy Out**	\$1,250.00
	\$84,827.05
Village Phone	\$629.16
Automobile Allowance (\$50/month)	\$600.00
Bonding (\$100,000/\$1,000 X \$3.00)	\$300.00
	\$86,356.21
Second year of agreement - GovTemps Buy Out	<del>(\$1,250.00)</del>
	\$85,106.21

Added to the total per the Employment Agreement

\*\*First year only.

Position should be paid through a split between funds:

50% General Fund - Administration & Finance	<b>FY21</b> \$42,413.53
25% Water	\$21,206.76
25% Sewer	\$21,206.76

Campton = \$47/hr. X \$18.80 (40%) X 35/hr/wk = \$2,303 = \$119,765/year

\*Estimated, negotiated.

### **RECOMMENDATION**

That the Finance Committee:

1. Review the FY2020 revenues and make a recommendation on whether or not the Village should move forward with making the Village Administrator position a full-time position with the Village.
2. That the Village should purchase an additional Adobe DC Pro license.
3. That the Village Administrator receive a partial reimbursement for using her personal copy of Adobe DC Pro for the last 11 months.

Attachments

ATTACHMENT A - Village Administrator Job Description

ATTACHMENT B – Employment Agreement



## ATTACHMENT A

### VILLAGE OF MAPLE PARK POSITION DESCRIPTION

**Title:** Village Administrator  
**Position Status:** Full-Time  
**Position Reports to:** Village President & Board of Trustees  
**FLSA Status:** Exempt

#### **DUTIES**

##### **GENERAL DESCRIPTION**

The Administrator serves as the Chief Administrative Officer for the daily operation of the Village and reports directly to the Village Board of Trustees. This is a full-time, salaried position appointed by the Village President with the advice and consent of the Village Board. He/she serves the Board in the development and implementation of its legislative policies. He/she manages and provides leadership to full-time, part-time and 10-99 employees. This person is - responsible for the duties of Village Administrator as outlined in Title 1, Chapter 1-6-14 Village Administrator of the Municipal Code, statutes, and all other applicable laws of governance. The Administrator shall manage, analyze, direct, supervise, evaluate, be responsible for and coordinate all departments, divisions, and services of Village government and of all officers and employees thereof which are under the control and jurisdiction of the Village President and Board as provided by law, and to make recommendations respecting the same to the Board.

**PRIMARY DUTIES:** *This list represents the essential functions performed by the position. Employees may be assigned additional duties by management as required.*

Carry out directives of the Village President and Village Board which require administrative implementation, reporting promptly to the Village President and Village Board any difficulties encountered therein.

Oversee, in conjunction with the Village Accountant/Village Treasurer, the procuring and monitoring of the annual operating budget in accordance with all statutory requirements, answer budget inquiries of staff and elected officials.



## **VILLAGE ADMINISTRATOR**

Administer all day-to-day operations of the Village government, including the monitoring of all Village ordinances, resolutions, Village Board meetings, and State statutes.

Assist the President as the Chief Administrative Officers of the Village and perform such duties as may be directed by the President.

Be the primary point of contact with the Village Attorney and with his/her staff; coordinate and follow-up with the attorney regarding authorized assignments and disseminate his/her work product to the Board and otherwise be the point of contact for legal advice required of any Village department heads; ensure protection of the attorney-client privilege, provided that nothing shall prohibit the President and Trustees from consulting the Village Attorney as they deem appropriate from time-to-time.

Serve as the Village's internal TIF District Administrator; is the primary point of contact with the Village's TIF District attorney and the financial advisor; authorizes assignments and disseminates the attorney/financial advisor's work product to the appropriate Village Board Committees and the Village Board. Drafts and administers the TIF Policies and coordinates the use TIF funds with the Village Accountant/Village Treasurer per Board approval.

Promote the economic and business development of the Village through the use of the Village's Tax Increment Finance (TIF) District, outreach and negotiation, marketing and promotion of development within Maple Park and a variety of other means to produce expanded property taxbase.

Draft administrative procedures to increase the effectiveness and efficiency of Village government according to best practices in local government.

Keep informed concerning current Federal, State, and County legislation and administrative rules affecting the Village.

Oversee all aspects of personnel and benefits administration including evaluation, discipline, pay and wage recommendations when necessary.

Oversee the engagement of outside consultants through drafting RFPs or bid requests, review the bids or proposals and make a recommendation to the Village Board.

Ensure the thorough and satisfactory completion of all contracted and consultant work.

## **VILLAGE ADMINISTRATOR**

Remain responsible in all aspects of intergovernmental relations by staying current on local issues and by positioning the Village, by all necessary means, for long-term sustainability.

Establish and maintain procedures to facilitate communications between citizens and Village government to assure that complaints, grievances, recommendations and other matters receive prompt attention by the responsible official.

Promote the economic well-being and growth of the Village of Maple Park through public and private sector cooperation.

Attend all meetings of the Village Board, assisting the President and the Board as required in the performance of their duties.

Serve as the Staff Liaison to the Finance, Infrastructure, Personnel Committee and the Plan Commission.

Assist the Village Board in implementing the Village's Strategic Plan.

Assist the Village Board and the Plan Commission in creating a downtown development plan that supports new and existing businesses and residential needs; assist in developing/modifying current code to encourage consistency and development that complements the current historical downtown and the community overall.

Prepare, maintain and oversee the Five-Year Capital Improvement Plan; a plan which includes equipment, facilities, streets and underground utilities.

Assist in creating a long-term financial plan for the Village, including funding for prioritized infrastructure improvements and explore new revenue streams and opportunities.

Serves as the Village's principal grant writer.

Keep the President and Board regularly informed about the activities of the Administrator's office by oral or written report at regular and special meetings of the Village Board.

Report regularly to the Village Board on the current fiscal position of the Village.

Perform all other duties as may be assigned by the Board.

## VILLAGE ADMINISTRATOR

**Secondary, Incidental Duties and Responsibilities:** *In addition to the primary duties and responsibilities of this position, other needs arise on an as needed or less frequent basis. Some of these duties include:*

Oversee that the Village web site is updated in a timely basis to ensure all materials are current.

Respond to employee requests, concerns or grievances in a timely and professional manner.

Attend promptly to all resident inquiries, concerns, issues, etc. ensuring that all ordinances are followed.

Attend conferences, seminars, workshops and court proceedings as needed.

Discuss and negotiate with developers, builders, business-owners and others attempting to procure development within Maple Park.

Direct the Emergency Management Agency and its Director to carryout the program for emergency services and disaster operations of the Village, per Title 1, Chapter 11 Emergency Management Agency; work with the Village Accountant/Village Treasurer to appropriate and distribute funds associated with emergency operations and to seek reimbursement from other sources to reimburse the Village for and/or directly pay for goods and services used in time of an emergency. Serve as the Public Information Officer (PIO) when needed.

**Supervisory Responsibilities:** *The supervisory responsibility of this position includes, but is not limited, to the following:*

Provide administrative direction and coordination of all employees of the Village according to the established organization procedures.

Recommend to the Village Board the appointment, promotion, and, when necessary, for the good of the Village, the suspension or termination of department directors.

In consultation with the appropriate department director, be responsible for the appointment, promotion, and, when necessary, for the good of the Village, the suspension or termination of employees below the department director level.

Assure that Village employees have proper working conditions, and work closely with department heads to promptly resolve personnel problems or grievances.

## VILLAGE ADMINISTRATOR

Work closely with department directors to assure that employees receive adequate opportunities for training to maintain and improve their job-related knowledge and skills.

### **GENERAL RESPONSIBILITIES AND REQUIREMENTS**

**DATA RESPONSIBILITY:** *“Data Responsibility” refers to information, knowledge, and conceptions obtained by observation, investigation, interpretation, visualization, and mental creation. Data are intangible and include numbers, words, symbols, ideas, concepts, and oral verbalizations.*

Gathers, enters, organizes, analyzes, examines, or evaluates complex data or information.

**PEOPLE RESPONSIBILITY:** *“People Responsibility” refers to individuals who have contact with or are influenced by the position.*

Establishes and maintains effective working relationships with the Board of Trustees, local leaders, department directors, and employees. Persuades or influences others in favor of a service, course of action, or point of view.

**ASSETS RESPONSIBILITY:** *“Assets Responsibility” refers to the responsibility for achieving economies or preventing loss within the organization.*

Requires responsibility and opportunity for achieving the best economies of scale and/or preventing losses through the management or handling of supplies of high value or extensive amounts of money.

**MATHEMATICAL REQUIREMENTS:** *“Mathematics” deals with quantities, magnitudes, and forms and their relationships and attributes by the use of numbers and symbols.*

Uses addition, subtraction, multiplication, and division; compute complex formulas, ratios, rates, and percents.

**COMMUNICATIONS REQUIREMENTS:** *“Communications” involves the ability to read, write, and speak.*

Read complex sentences, instructions, or work orders; write sentences and complete any required forms; be able to convey complex matters in terms understood by the audience they are being delivered to.

## VILLAGE ADMINISTRATOR

**COMPLEXITY OF WORK:** *“Complexity of Work” addresses the analysis, initiative, ingenuity, creativity, and concentration required by the position and the presence of any unusual pressures.*

Perform skilled work involving set procedures and rules but with frequent problems; requires normal attention with short periods of concentration for accurate results or occasional exposure to unusual pressure.

**IMPACT OF DECISIONS:** *“Impact of Decisions” refers to consequences such as damage to property, loss of data or property, exposure of the organization to legal liability, or injury or death to individuals.*

Makes decisions with extensive impact on whole municipal operation.

**EQUIPMENT USAGE:** *“Equipment Usage” refers to inanimate objects such as substances, materials, machines, tools, equipment, work aids, or products. A thing is tangible and has shape, form, and other physical characteristics.*

Handles or uses machines, tools, or equipment requiring moderate instruction and experience such as computers, software programs such as word processing, spreadsheets, or custom applications, and office machines. Maintains cleanliness of assigned vehicle and equipment.

**SAFETY OF OTHERS:** *“Safety of Others” refers to the responsibility for other people’s safety, either inherent in the job or to assure the safety of the general public.*

Requires knowledge of and responsibility for safety and health of others and/or for occasional enforcement of the standards of public safety or health.

### **EDUCATION AND EXPERIENCE REQUIREMENTS**

**EDUCATION REQUIREMENTS:** *“Education Requirements” refers to job specific training and education required for entry into the position.*

Minimum education should include a Bachelor’s Degree in Business Administration, Public Administration, Political Science, Community Planning, law, or related field with a minimum of seven (7) years direct employment experience in the public sector. Prefer those holding a Master’s or related advanced degree.

**LICENSES, CERTIFICATIONS, AND REGISTRATIONS REQUIRED:** *“Licenses, Certifications, and Registrations” refers to professional, state, or federal licenses, certifications, or registrations required to enter the position.*

Must have a valid Illinois Driver’s License and be an insured driver.

## VILLAGE ADMINISTRATOR

**EXPERIENCE REQUIREMENTS:** *“Experience Requirements” refers to the amount of work experience that is required for entry into the position that would result in reasonable expectation that the person can perform the tasks required by the position.*

Requires seven (7) years of related experience.

Considerable knowledge of public administration and its applications to local government laws, principles and regulations.

Requires knowledge of street locations, geography, and Village demographics and GIS, and applies knowledge of codes/ordinances and laws to specific situations and makes corresponding decision. Has a knowledge and acceptance of the cultural/racial diversity and demographics of a community.

Capable of conducting a thorough plan/drawing review, interpreting customer requests and working with figures.

Requires the ability to: write, speak and follow verbal and written instructions, able to communicate effectively both verbally and in writing. Works effectively with minimal supervision.

Able to supervise and direct personnel in all aspects of Village operations.

Knowledge of intergovernmental agencies, State, County and Federal Forms of Government with the ability to establish and maintain effective working relationships with individuals and groups.

### **AMERICANS WITH DISABILITIES REQUIREMENTS**

**PHYSICAL DEMANDS:** *“Physical Demands” refers to the requirements for physical exertion and coordination of limb and body movement.*

Requires light to medium work involving standing or walking some of the time, may exert up to 50 pounds of force; moderate dexterity in operating machinery, tools, or office equipment. Capable of climbing stairs, ramps, stairwells, etc. Capable of stopping, maintaining body equilibrium to prevent falling when walking, standing, running or crouching. Capable to withstand heights, walk on roofs, maneuver around and/or through obstacles and construction materials.

Requires daily attendance.

## VILLAGE ADMINISTRATOR

**UNAVOIDABLE HAZARDS:** *“Unavoidable Hazards” refers to unusual conditions in the work environment that may cause illness or injury.*

The position must be able to occasionally lift and/or move items of light or medium weight. The employee is frequently required to travel to other locations within and outside of the Village, and to feel by use of hands and finger.

**SENSORY (ADA) REQUIREMENTS:** *“Sensory Requirements” refers to hearing, sight, touch, taste, and smell necessary to perform the tasks required by the position efficiently.*

The position requires normal visual acuity and field of vision, hearing and speaking abilities. The employee regularly works in a business office setting. The noise level in the work environment is usually quiet but can become loud in field situations. The employee occasionally works in other areas of the Village and may be exposed to adverse weather conditions, fumes, airborne particles, or other environmental situations.

### **AMERICANS WITH DISABILITIES ACT COMPLIANCE**

Village of Maple Park is an Equal Opportunity Employer. ADA requires the Village to provide adequate accommodations to qualified persons with disabilities. Prospective and current employees are encouraged to discuss ADA accommodations with management.

Description Approved: July 21, 2020

## ATTACHMENT A

### **EMPLOYMENT AGREEMENT**

THIS AGREEMENT, made and entered into this on the 1st day of September, 2020, by and between the VILLAGE OF MAPLE PARK, a municipal corporation, (hereinafter called "Employer") and, DAWN WUCKI-ROSSBACH (hereinafter called "Employee") an individual who has the education, training and experience in local government management and who, as a member of ICMA, is subject to the ICMA Code of Ethics, both of whom agree as follows:

#### WITNESSETH:

WHEREAS, Employer desires to employ the services of DAWN WUCKI-ROSSBACH as VILLAGE ADMINISTRATOR of the VILLAGE OF MAPLE PARK; and,

WHEREAS, Employee desires to accept employment as VILLAGE ADMINISTRATOR of the Village of Maple Park, Counties of DeKalb and Kane and State of Illinois; and,

WHEREAS, the Employee represents that she is fully qualified and able to perform the duties of the VILLAGE ADMINISTRATOR; and,

WHEREAS, the Employee acknowledges that he will faithfully, timely and diligently perform the responsibilities of VILLAGE ADMINISTRATOR; and,

WHEREAS, the VILLAGE OF MAPLE PARK agrees to employ DAWN WUCKI-ROSSBACH under the additional terms and conditions as described herein; and,

WHEREAS, the Village Board seeks to provide certain benefits, establish certain conditions of employment and to set up working conditions of said Employer; and,

WHEREAS, the Village Board seeks to secure to (1) secure and retain the services of Employee and to provide inducement for her to remain in such employment, and (2) to make possible full work productivity by assuring Employee's morale and peace of mind with respect to future security; and,

WHEREAS, Employee desires to accept employment as VILLAGE ADMINISTRATOR of said Village of Maple Park.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

#### **Section 1: Agreement**



The representation and commitments of the Employee as outlined in the preamble are material inducements to the Village to enter into this Agreement. The VILLAGE OF MAPLE PARK has relied on this Employee's representations in entering into this Agreement. The language of this preamble clauses is expressly incorporated into this Agreement.

## **Section 2: Term**

This agreement shall remain in full force in effect until August 31, 2022.

Nothing in this agreement shall prevent, limit or otherwise interfere with the rights of the Village President and Village Board to terminate the employment of the Employee at any time subject to the applicable law and the provisions set herein. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Employee to resign at any time from her position as VILLAGE ADMINISTRATOR, subject only to the provisions herein.

## **Section 2: Duties and Authority**

Employer agrees to employ DAWN WUCKI-ROSSBACH as Village Administrator to perform the functions and duties specified in the Village of Maple Park's Municipal Code and by [legal reference] of the [local government] code and to perform other legally permissible and proper duties and functions.

## **Section 3: Hours of Work**

The Employee acknowledges that her employment is not limited to scheduled or regular hours and that she is an "exempt employee" for purposes of the Fair Labor Standards Act. The Employee will, in addition to the day-to-day activities, attend and conduct meetings and perform other functions as directed. The Employee also understands that she must be on-call at all times.

## **Section 4: Salary**

- A. Base Salary: Employer agrees to pay Employee an annual base salary of \$65,000, payable in installments at the same time that the other management employees of the Employer are paid.
- B. Employer agrees to increase said base salary and/or other benefits of Employee in such amounts and to such extent as the Village Board may determine that it is desirable to do so on the basis of any initial or annual salary review of said Employee made at the time of the performance evaluation specified on Page 8 of the Village of Maple Park Employee Handbook approved by the Village Board on January 7, 2020.

## **Section 5: Retirement Benefits**

Employee shall receive pension and retirement benefits afforded other non-union employees of the Village.

**Section 6: Discipline**

The Village may discipline the Employee for cause. This discipline may include reprimand, suspension and termination. Prior to termination, the Employee shall be allowed the opportunity to a pre-termination hearing. The hearing shall proceed only after the Employee has had five (5) day's written notice of the basis for termination. Employee shall be entitled to present witnesses and documents to attempt to refute any allegations. The hearing shall be requested through the Village President and will occur before the Village President and Board of Trustees.

**Section 7: Discipline**

The Village may discipline the Employee for cause. This discipline may include reprimand, suspension and termination. Prior to termination, the Employee shall be allowed the opportunity to a pre-termination hearing. The hearing shall proceed only after the Employee has had five (5) day's written notice of the basis for termination. Employee shall be entitled to present witnesses and documents to attempt to refute any allegations. The hearing shall be requested through the Village President and will occur before the Village President and Board of Trustees.

**Section 8: Termination and Severance**

In the events that the Employee is terminated without cause, as defined below, the Employee shall be entitled to severance pay. In that case, the Employer shall provide a agrees to pay the Employee six (6) full months salary and benefits as severance pay. Said salary payments shall be made in the following manner as determined by the Village (i) six (6) equal monthly payments paid on the first pay period of each month (following termination) as other employees of the Village, or (ii) lump sum payment within 30 days of termination date.

In the event that the employee is terminated for cause, there shall be no severance pay. "Cause" shall include, but shall not be limited to the following:

1. The conviction of a crime which substantially affects his/her ability to continue to serve in the capacity of Village Administrator or, in the Village's opinion, bring the Village into disrepute; or
2. Malfeasance, willful breach of the terms of this Agreement, neglect of duty, defalcation, or any other conduct in derogation of the rights of the Village as the Employer,

In the event the Employee shall resign his/her position as Village Administrator, other than in circumstances wherein his removal is being sought, or is subject to being sought, pursuant to the provisions next above, then she shall not be entitled to any severance

compensation. In such event, Employee shall be entitled to recover 30 accrued sick days of compensation, plus any accrued but unused vacation days.

In the event that the village does not renew this contract after September 1, 2022 for reasons that are not attributable to cause and written notice has been provided to the Employee the Village shall pay the Employee six (6) months of salary as severance pay and shall permit the employee to receive the health insurance stipend for six (6) months.

The Employee shall also be compensated for all accrued sick leave, vacation time, all paid holidays, and executive leave. The Employer agrees to make a contribution to the Employee's deferred compensation account on the value of this compensation calculated using the rate ordinarily contributed on regular compensation.

### **Section 9: Performance Evaluation**

Employer shall annually review the performance of the Employee in February subject to a process, form, criteria, and format for the evaluation which shall be mutually agreed upon by the Employer and Employee. The process at a minimum shall include the opportunity for both parties to:

- A. Prepare a written evaluation, and  
Meet and discuss the evaluation, and
- B. Present a written summary of the evaluation results.

The final written evaluation should be completed and delivered to the Employee within 30 days of the evaluation meeting.

Annually, the Village President, with input from the Village Board, and the Employee shall define such goals and performance objectives which they determine necessary for the proper operation of the Village of Maple Park, and in attainment of the Board's policy objectives and shall further establish a relative priority among those various goals and objectives, said goals and objectives to be reduced in writing by Employee and presented to the Board within a reasonable time after their establishment. They shall generally be attainable within the time limitations as specified and the annual operating and capital budgets and appropriations provided.

### **Section 10: Vacation and Sick Leave**

The Employee shall be credited four (4) weeks vacation per year beginning on September 1, 2020. In addition, all of the Village of Maple Park personnel rules regarding the accrual, retention and use of vacation and sick leave benefits for management employees shall apply to the employee in the same manner as other employees of this class, with the exception that this employee shall have the ability to carry over for up to two (2) weeks of vacation into the next calendar year for use by no later than June 30<sup>th</sup>. In the event that the Employee does not use the carried over days by June 30 they will be forfeited.

**Section 11: Insurance**

The Employee shall receive the standard medical insurance stipend received by all full-time Village management employees. The employee shall receive life insurance in an amount equal to her salary.

**Section 12: Retirement**

Employer agrees to pay 4% of the total of the Employee's base salary plus medical insurance stipend into the ICMA-RC 457 Deferred Compensation account.

**Section 13: Dues and Subscriptions**

Employer agrees to budget for the professional dues and subscriptions of Employee necessary for his/her continuation of participation in national, regional, state and local associations and organizations necessary and desirable for his/her continued professional participation, growth and advancement, as Village Administrator and for the good of the Employer. The total expenditure shall be subject to the Village's budget process.

**Section 14: Professional Development**

Employer hereby agrees to budget for and to pay for travel and subsistence expenses of the Employee for professional and official travel, meetings and occasions adequate to continue the professional development of Employee and to adequately pursue necessary official and other functions for Employer

Employer also agrees to budget and to pay for the travel and subsistence expenses for short courses, institutions and seminars that are necessary for the professional development and for the good of the Employee subject to approval by the Village President.

Employee shall secure approval from the Village President prior to scheduling any extended, more than one workday, absences from the office.

**Section 15: Automobile Allowance**

The Employee is required to be on-call for twenty-four (24) hours services, so therefore, must have access to a vehicle for Village business and private use. The Village shall pay the Employee \$50 per month for an automobile allowance.

### **Section 18: Outside Activities**

The employment provided for by this Agreement shall be the Employee's sole employment. Recognizing that certain outside consulting or teaching opportunities provide indirect benefits to the Employer and the community, the Employee may elect to accept limited teaching, consulting or other business opportunities with the understanding that such arrangements shall not constitute interference with nor a conflict of interest with his or her responsibilities under this Agreement.

### **Section 19: Indemnification**

Beyond that required under Federal, State or Local Law, Employer shall defend, save harmless and indemnify Employee against any tort, professional liability claim or demand or other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of Employee's duties as [job title] or resulting from the exercise of judgment or discretion in connection with the performance of program duties or responsibilities, unless the act or omission involved willful or wanton conduct. The Employee may request and the Employer shall not unreasonably refuse to provide independent legal representation at Employer's expense and Employer may not unreasonably withhold approval. Legal representation, provided by Employer for Employee, shall extend until a final determination of the legal action including any appeals brought by either party. The Employer shall indemnify employee against any and all losses, damages, judgments, interest, settlements, fines, court costs and other reasonable costs and expenses of legal proceedings including attorney's fees, and any other liabilities incurred by, imposed upon, or suffered by such Employee in connection with or resulting from any claim, action, suit, or proceeding, actual or threatened, arising out of or in connection with the performance of his or her duties. Any settlement of any claim must be made with prior approval of the Employer in order for indemnification, as provided in this Section, to be available.

Employee recognizes that Employer shall have the right to compromise and unless the Employee is a party to the suit which Employee shall have a veto authority over the settlement, settle any claim or suit; unless, said compromise or settlement is of a personal nature to Employee. Further, Employer agrees to pay all reasonable litigation expenses of Employee throughout the pendency of any litigation to which the Employee is a party, witness or advisor to the Employer. Such expense payments shall continue beyond Employee's service to the Employer as long as litigation is pending. Further, Employer agrees to pay Employee reasonable consulting fees and travel expenses when Employee serves as a witness, advisor or consultant to Employer regarding pending litigation.

### **Section 20: Bonding**

Employer shall bear the full cost of any fidelity or other bonds required of the Employee under any law or ordinance.

### **Section 21: Other Terms and Conditions of Employment**

The Village Board, only upon agreement with Employee, shall fix any such other terms and conditions of employment, as it may determine from time to time, relating to the performance of the Employee, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement, the Village of Maple Park Charter or any other law.

All provisions of the Village Code, and regulations and rules of the Employer relating to retirement and pension system contributions, holidays and other fringe benefits and working conditions as they now exist or hereafter may be amended, also shall apply to the Employee as they would other employees of the Employer, in addition to said benefits enumerated specifically for the benefit of Employee, unless the Village Code's provisions conflict with express provisions of this contract, in which case the provisions of this Agreement will prevail.

### **Section 22: Notices**

Notice pursuant to this Agreement shall be given by depositing in the custody of the United States Postal Service, postage prepaid, addressed as follows:

- A. EMPLOYER: Village President  
Village of Maple Park  
302 Willow St.  
Maple Park, IL 60151
- B. EMPLOYEE: Dawn Wucki-Rosbach  
708 W. Hillcrest Rd.  
Palatine, IL 60074

Alternatively, notice required pursuant to this Agreement may be personally served in the same manner as is applicable to civil judicial practice. Notice shall be deemed given as of the date of personal service or as the date of deposit of such written notice in the course of transmission in the United States Postal Service.

### **Section 23: Duty to Perform**

In the event the Employee become aware of any facts and circumstances which would render her unable to fully perform his duties she will immediately notify the Village President in writing. Examples of such conditions include but are not limited to loss or suspension of driving privileges or any event which would present the Village of Maple Park in an unfavorable light.

### Section 23: General Provisions

- A. The text herein shall constitute the entire Agreement between the parties.
- B. This Agreement shall be binding on the Employer and the Employee as well as their heirs, assigns, executors, personal representatives and successors in interest.
- C. If any provision or any portion thereof, contained in this Agreement is held unconstitutional, invalid or unenforceable, the remainder of the Agreement or a portion thereof, shall be deemed severable, shall not be affected and shall remain in force and effect.
- D. On the effective termination of this Agreement the Employee will surrender to the Village the possession of his office and any other equipment owned by the Village. The Employee will not be entitled to office services from and after such termination date.
- E. This Agreement has been executed in Illinois and shall be governed in accordance with the laws of the State of Illinois in every respect.
- F. Paragraph headings and numbers have been inserted for convenience of reference only, and if there shall be any conflict between such heading or numbers and the text of this Agreement, the text shall control.
- G. The Agreement may be executed in one or more counterparts, each of which shall be considered the original, and all of which together shall be considered one and the same instrument.
- H. The failure of the Village to insist on strict compliance of any provision, term or covenant of this Agreement shall not be deemed a waiver or relinquishment.
- I. In the event there is a conflict between the terms of any Village policy, ordinance or other enactment and the terms of this Agreement, the Agreement shall control.
- J. This Agreement contains all the terms agreed upon by the parties with respect to the subject matter of this Agreement and supersedes all prior agreements, arrangements and communications between the parties concerning such subject matter, whether oral or written.

Effective Date. This Agreement shall become effective on September 1, 2020.

IN WITNESS WHEREOF, the Village of Maple Park has caused this Agreement to be signed and executed in its behalf by its Village President, and duly attested by its Village Administrator and the Employee has signed and executed this Agreement, both in duplicate the day and year first above.

EMPLOYEE:

EMPLOYER:

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DAWN WUCKI-ROSSBACH

---

KATHLEEN CURTIS, Village President

ATTEST:

\_\_\_\_\_  
THERESA D'AMATO, Village Clerk

DRAFT





# Village of Maple Park

302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151


Village Hall: 815-827-3309

Fax: 815-827-4040

Website: <http://www.villageofmaplepark.com>

## MEMORANDUM

**TO:** Finance Committee

**FROM:** Village Administrator Dawn Wucki-Rossbach 

**DATE:** July 23, 2020

**SUBJECT:** STAFFING STUDY – INCREASE IN POLICE OFFICER HOURS

### BACKGROUND

The Personnel Committee recently completed the review of a Staffing Study for all Village positions. At the July 14, 2020 Personnel Committee Meeting, the Committee reviewed the following Police Department positions: Police Chief, Police Command and Police Officers. The discussion centered on the need to adjust the hourly rate for the officers, but more importantly, the parameters in which the Village would consider hiring a full-time Police Officer. The results of the study will be assembled and results will be presented to the full Village Board.

While discussing Police Officer call volume and the use of obligated and unobligated time during work hours the Committee discussed that on average a call runs approximately 33 minutes. At that time, the Chief informed the Committee that last Sunday there was an incident at one of the bars where an officer spent six (6) hours on this particular incident. These types of incidents can skew the average call time results. In the staffing memorandum, the Chief's request for an additional (8) hours of officer time to address the bar and restaurant operation hours. The discussion also talked that the situation was partially created by COVID and the Village's Re-Opening Plan and allowing the bars and restaurants in town to utilize outdoor dining and we've also seen an uptick in the number of domestic situation due to the shelter-in-place order. The Committee felt they should recommend to the Finance Committee for review adding an additional (8) hours of operations on Sunday.

The cost to add an additional eight (8) hours of police services on Sundays equals a total of 416 hours per year. The total annual cost to provide service is \$8,740.16 in wages and \$668.62 in FICA for a total additional cost of \$9,408.78.

In the FY2021 Budget, there is a total of \$89,335 budgeted for Police Officer Hours. This covers 3,380 or 65 hours per week; 832 hours (16 hours/week – Friday/Saturdays) and 40 hours of holiday pay. In FY2019, the Police Officer worked a total of 3,114.75 hours; in FY2020 they worked a total of 3,852.75 hours. According to the Village Accountant/Village Treasurer, usually the Police Officer do not work the total number of hours budgeted.

### RECOMMENDATION

That the Finance Committee make a recommendation on:

1. Adding an additional eight (8) hours of Police Officer time be added to the budget. Consider the existing conditions and knowing that prior to FY2020, the Police Officer did not work all the hours that were budgeted.



# Village of Maple Park

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## MEMORANDUM

**TO:** Finance Committee

**FROM:** Village Administrator Dawn Wucki-Rossbach 

**DATE:** July 22, 2020

**SUBJECT:** TAX INCREMENT FINANCE DISTRICT (TIF) POLICY AND MUNICIPAL ADVISOR

### **BACKGROUND**

#### **TIF District Policy**

In January 2012, the Village of Maple Park approved the formation of a TIF District. It has taken a number of years, but the Village's TIF District Fund now has a positive fund balance and the need to have a TIF Policy in place in order to prepare for additional growth the Village will see in the future and the need to establish a priority list for infrastructure improvements in order to accommodate the growth is now. The Village Board has acknowledged this fact when it included the best use of TIF Funds in its Strategic Plan and on its Quarterly Goals list.

Attached is a Draft Copy of the Village of Maple Park's Tax Increment Finance (TIF) District Policy. The document explains what a TIF is, how a TIF operates, it outlines the redevelopment goals and objectives of the TIF; what redevelopment projects are TIF funding eligible, the types of incentives the Village may offer; it also identifies a TIF Project Priority List that will be cross walked with the annual budget and the Five-Year Capital Improvements Plan. The Policy also includes the program description for the TIF General Improvements Assistance Grant Program and Application and TIF submittal guidelines for the Tax Increment Financing Application process for larger redevelopment project.

A full copy of the January 2012 Tax Increment Financing District Redevelopment Plan and Projects has been included as Exhibit A for the Policy as a refresher/new information for Finance Committee Members. Staff's recommendation on what pages of the Plan should be included in the TIF Policy. If a developer requested a full copy of the January 2012 Tax Increment Financing District Redevelopment Plan and Projects Staff would provide them a copy.

The TIF General Improvements Assistance Grant Program can be accessed by local business through an application process. The program documentation contains property eligibility, and includes a list of eligible project costs that are eligible for reimbursement. Applications are limited to one (1) per parcel, per fiscal year. The program currently states that the Village would \$15,000 designate, per fiscal year, for General Improvement Assistance Grants and is slated to begin in Fiscal Year FY2024. All grants are on a first come, first serve basis.

The Tax Increment Financing Application is a more in-depth application process. The process requires that the applicant (developer) complete the full application, including documentation regarding the calculation regarding potential sales tax, property tax, utility tax, water revenue and other miscellaneous one-time fees. It also requires

the developer to determine if there are any State, County or other incentives that could be jointly coordinated between the different governmental organizations. Further, the process requires that any TIF Assistance/Developer Agreements include a reimbursement for project failure where the Village can pro-rate the assistance provided based on to-date project completion. The agreement should also include a look-back provision where the Village of its Financial/Municipal Advisor and states that any annualized cumulative internal rate of return on investment (IRRI) will be calculated with generally accepted accounting principles. Finally, this text is underlined and is located on Page 9 of the TIF Policy, that states that if the developer that owns property and rents space to tenants and received a higher rate of return on equity or higher internal rate of return than originally proposed, the Village and the developer would split, on a 50/50 basis, the increase amount above the originally projected rates of return. Finally, when a property is a for-sale development and the IRRI cannot be completed, the developer must submit the financial data instead and if that financial data indicates a higher rate of return on equity or higher internal rate of return than originally proposed, the Village and the developer would split, on a 50/50 basis, the increase amount above the originally projected rates of return. As always, the Village Board has the final authority to negotiate the terms of any economic incentive or to deny approval of an incentive proposal.

Finally, the Plan contains a TIF Infrastructure Priority List. The list identifies the TIF Priority ranking, the Work Area the asset is located in, the Fund Number that the replacement/construction the item would be expensed from, a brief description of the item and then the year the estimated expenditure would be (this is as it currently appears in the Five-Year Capital Improvement Plan) expensed from.

### **Municipal Advisor**

Because TIF Funds are now in the positive range and the Village has a great deal of infrastructure work that needs to be completed, it is in the best interest of the Village to consider employing The Economic Development Group (EDG), LTD. As the Village's Municipal Advisor. A Municipal Advisor will provide advice on the fiduciary capacity of the Village, assist in developing the plan of finance regarding things such as a bond issue, would assist in the preparation of preparing for a bond rating meeting and plans and coordinates bond closings. Please see Attachment B, "What is a Municipal Advisor?"

In order for Staff to meet to discuss the status of existing TIF Funds and assess whether or not TIF revenue can be used to secure and sustain payments for a bond issue, the Village must enter into a Letter of Engagement, see Attachment C, with EDG. EDG is currently, the financial arm of our TIF consulting firm so it makes sense to continue to utilize EDG as a resource as the Village moves forward with TIF projects. There is no cost to the Village for this service.

### **RECOMMENDATION**

That the Finance Committee review and make the recommendations on the following:

1. That the TIF Policy – TIF Policy Cover through Page 7 be approved.
  - a. Attachment A – That the TIF District Redevelopment Plan and Projects Cover through Page 19 and Exhibit 1: Maple Park TIF District Boundary Map. The Table of Contents for the Plan would be edited to actual reflect pages included in the attachment. All other pages would be deleted, decreasing the page count down from 88 pages to approximately 21 pages.
  - b. Attachment B – Confirm the order and items identified on the Public Infrastructure Priority List.
  - c. Attachment C – That the TIF District General Improvements Assistance Grant Program and Application be approved.
  - d. Attachment D – That the Tax Incremental Financing Application be approved.
2. That the Finance Committee approve engaging EDG as the Village's Municipal Advisor for the Maple Park TIF District.

#### Attachments

Attachment A – Village of Maple Park Tax Increment Finance (TIF) Policy

Attachment B – “What is a Municipal Advisor?”

Attachment C – The Economic Development Group, LTD., Engagement Letter

# Village of Maple Park



Tax Increment Finance (TIF) District Policy

Approved \_\_\_\_\_, 2020

**VILLAGE OF MAPLE PARK  
TAX INCREMENT FINANCE (TIF) DISTRICT POLICY  
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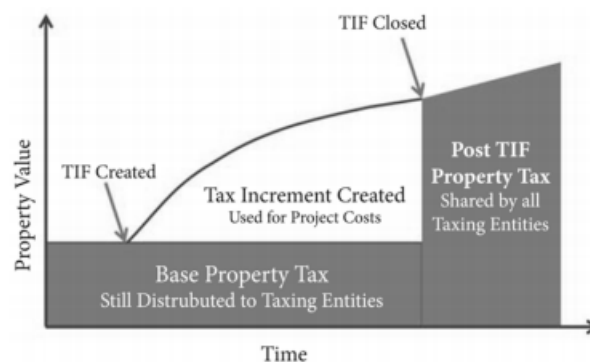
## Village of Maple Park

# TAX INCREMENTAL FINANCE POLICY

## WHAT IS TIF?

A Tax Increment Finance (TIF) is an economic development funding tool used to stimulate redevelopment in the areas with blight where redevelopment would be unlikely without some form of government stimulus. TIF Districts can also be used to provide public improvements such as water and sanitary systems or street improvements. These public improvements, combined with expected private investment, work together to revitalize properties inside the district.

When a TIF District is created property owners within the district continue to pay the same property tax rates as those outside the district. The difference (increment) is the tax collected, over and above the “base value” and that increment is what is placed into a separate fund that is used to pay project costs. The TIF District does not generate the increment through additional taxes. Once all costs incurred by the creation of the TIF are recouped by the additional increment created, the TIF District is closed, any remaining property taxes will be returned to DeKalb and Kane Counties so that they can be distributed back to the other taxing bodies. Taxing bodies include: fire protection, library and school districts; colleges, counties and the State. A TIF District expires 23 years from the date the TIF was enacted through a municipal ordinance. From time-to-time the expiration date of a TIF District may be extended, but all State requirements must be met in order to do so.



TIF funds can be used to finance public infrastructure projects such as a wastewater treatment plant and sanitary sewer system improvements; a new water tower and water system improvements; the construction of parking lots and/or decks and of course it can be used for street and storm sewer improvements. It can be used to assist existing business/property owners in rehabilitating their buildings through façade or lighting improvement programs. It can also be used to assist the

redevelopment of the land located within the TIF District. Redevelopment may include assistance to businesses looking to relocate and locate new commercial, light industrial, retail, residential, senior and elder assisting living facilities in Maple Park.

## **TIF Authority**

The State of Illinois permits the formation of a TIF District pursuant to the Tax Increment Allocation Redevelopment Act, 65 ICL 5/11-74.4-1 *et seq.*

On January 3, 2012, the Village of Maple Park enacted the following ordinances establishing the TIF District. Ordinance 2012-01, that approved the Redevelopment Plans and Projects for the Maple Park Tax Increment Finance (TIF) District, see Attachment A – Redevelopment Plans and Projects; Ordinance 2012-02 Designated the Redevelopment Project Area, and Ordinance 2012-03 Adopts Tax Increment Finance for the Maple Park Tax Increment Financing District.

## **Purpose**

The purpose of the Maple Park TIF District is to redevelop property that is currently underutilized for residential, commercial and light industrial development. The Redevelopment Plan allows the Village the ability to alleviate and/or remove blighted conditions such as the lack of public infrastructure or to repair/replace infrastructure that is in poor condition and it allows for public and private redevelopment projects that will benefit from tax increment financing.

## **“But For” TIF**

The fundamental principle and one which the Village of Maple Park must determine based on the information submitted by the property owners/developers is that the project would not occur “but for” the assistance provided through Tax Incremental Financing. The burden is on the property owner/developer to make their case and not for the Village to make their case for owner/developer. Should the Village determination that the “but for” not be made, Tax Incremental Financing for the project cannot be approved.

# **TIF REDEVELOPMENT GOALS AND OBJECTIVES**

The Maple Park TIF District Redevelopment Plan is expected to include, but is not limited to, the following general long-term goals and objectives:

1. Eliminate or reduce those conditions which qualify the Redevelopment Project Area as a Combination of Blighted and Conservation Areas.
2. Facilitate the completion of necessary public infrastructure to encourage residential, commercial and light industrial development within the Village of Maple Park.



3. Extend/upgrade storm drainage and sanitary sewer lines throughout the Area.
4. Improve and update antiquated and/or inadequate water lines, mains and distribution systems.
5. Improve and update streets, street lighting, landscaping, curbs, alleys, parks, public green space, recreational amenities, sidewalks, bike paths and other pedestrian walkways throughout the Redevelopment Project Area.
6. Leverages the maximum amount of non-Village funds into a development or redevelopment project back into the community.
7. Enhance the tax base for the Village and other taxing districts through coordinated, comprehensive planning efforts by either the public or private sectors which focus on efforts to improve infrastructure, property reuse, and the upgrade of existing buildings.
8. Attract new commercial development which complies with Village zoning and land use ordinances, increases assessed valuations and enhances the real estate tax base for the Village and creates additional employment opportunities within the community.
9. Attract tourism and retail/commercial businesses through the use of financial incentives offered by Tax Increment Financing and, thereby, increase retail business activity which will lead to an increase in municipal sales taxes for the Village.
10. Further improve the overall quality of life, health and well-being of the community.

## **WHAT REDEVELOPMENT IS TIF ELIGIBLE?**

TIF eligible project costs are defined by Illinois State Statute, 65 ILCS 5/11-74.4-1 through 11-74.4-11. The Village believes that redevelopment without the use of tax increment financing; therefore, the Village plans to offer incentives to potential developers in order to encourage commitment and new private investment during the life of the TIF District. For specific incentive information, please refer to the Maple Park TIF District Redevelopment Plan dated January – 2012.

1. Public Infrastructure improvements that includes: Streets, sidewalks, curbs; water lines/mains and water treatment facility; sanitary sewer lines, lift stations and wastewater treatment facility; storm sewer and drainage facilities (retention ponds and detention basins); new municipal building, engineering, architectural, legal, administrative costs; other professional development, economic development staff, property assembly costs and marketing and capital costs of other taxing districts.

The Village Board shall establish a TIF Infrastructure Project Priority List (Attachment B.) The list shall be reviewed and may be modified from time-to-time based on project completion and a “pay-as-you-go,” strategy; however, that does not prevent the Village Board from issuing general obligation, revenue or other types of bonds to finance the work.

2. Commercial projects that consist of new building or rehabilitation or renovation of an existing commercial building.
3. Commercial General Merchandise projects that consist of new retail facilities requiring an investment between \$500,000 to \$3,000,000.
4. Commercial Convenience Store/Restaurant I project consists of a chain of convenience store/fast food facilities that employs at least three (3) supervisory personnel and 50 – 60 food service workers.
5. Commercial Restaurant II and III projects that construct or renovate an existing building and will employee at least two (2) supervisory personnel and 30 – 340 food service workers.
6. Commercial/Retail Strip Development project that requires a total investment that is projected to be \$5,000,000.
7. Commercial Hotel/Motel project that consists of 80 plus rooms, including a small meeting facility.
8. Commercial Storage/Mini-Warehouse projects that includes enclosed and/or outdoor miniature warehouse units.
9. Commercial Rehabilitation/Renovation for approximately ten (1) properties involving façade renovations, structural rehabilitation/expansion and other repairs to the existing buildings and facilities.
10. Light Industrial projects that consist of the construction of manufacturing facilities starting at 5,000 square feet to 100,000 square feet and employ between 10 and 75 employees or more.
11. Residential Townhome/Apartment Complex projects between 24 to 48 units with an average fair market value of \$150,000.
12. Residential Single-Family Housing Development between 100 to 400 homes phased in over a period between 10 and 15 years.
13. Residential Duplex projects that consist of 100 duplex units with a average fair market value of \$125,000.
14. Senior Living Facility project that consists of 65 senior housing units and facilities with an average fair market value of \$155,000.
15. Elder Assisted/Supportive Living Facility that consists of 10 private pay and 10 government subsidized housing units.

16. Residential Rehabilitation/Renovation projects that consist of approximately 24 residential buildings and includes work for such things as exterior siding, roof or other structural repairs.

Project must comply with the following:

- Land use as identified in the Zoning and Subdivision Ordinances.
- Certification of “No Displacement of Residential Units.”
- Commitment to fair employment.
- Will require a total investment of the developer of a certain dollar amount or higher, based on the type of project.
- Must generate an increase in real estate tax increment over the life of the TIF District.
- And, depending on the project, must generate a new municipal sales tax increment over the life of the TIF District.

## **TYPES OF INCENTIVES**

The following is a list of potential incentives the Board may consider. Not all incentives will be appropriate for all projects and some projects may necessitate creative incentives that may not be listed below.

- Tax Increment Financing
- General Improvements Assistance Grant Program, see Attachment C – For existing commercial establishments located in the Village of Maple Park
- Other –
  - Use of Village property and/or right-of-way for development at a reduced or no cost, excluding previously vacated right-of-way.
  - Contribution toward public improvements or infrastructure
  - Fee waivers for zoning, permits, etc.
  - Cooperative provision of municipal services

The Village reserves the right to deny any request for TIF assistance. There many important criteria and considerations that must be taken into account when evaluating possible TIF projects. The following a list of criteria a developer, business owner or resident, should take into account when developing a request for TIF assistance and the Village Board should consider when determining when TIF assistance is warranted:

- Village incentives shall be limited to the minimum amount necessary to make the project feasible. Assistance will not be provided solely to increase the developer or business owner’s profit margin. It is up to the Village’s discretion to determine how many, if any assistance is necessary to make the project feasible;
- The applicant shall demonstrate that the project would not otherwise take place “but for” the incentive;

- A maximum dollar amount and term will be determined. The level of assistance should be awarded at the lowest possible level in the least amount of time by maximizing the use of private debt and equity financing first;
- All projects shall be reviewed on a case-by-case basis. Meeting all the criteria for TIF assistance does not guarantee that assistance will be awarded, nor does the approval or denial of one (1) project set a precedent for approval or denial of another;
- Assistance will be provided by a “pay-as-you-go” method. Up-front financing requests will be considered on a case-by-base basis provided there is sufficient increment generation to meet initial financing and debt service costs;
- Assistance for land/property purchases will not exceed the fair market value of the property. The Village will hire an independent appraiser and the appraisal cost will be reimbursed by the developer;
- Assistance shall not be provided for projects that would result in extraordinary demands on Village infrastructure or services;
- The developer is responsible for providing any additional information, such as market and feasibility studies, and appraisals, which the Village deems necessary to review the need for TIF assistance;
- The developer owner must provide adequate financial guarantees and enter into a TIF Assistance/Developer Agreement with performance measures that ensure completion of the project, and are not limited to letters of credit, cash escrow and personal guarantees. The developer must also demonstrate to the Village’s satisfaction, the ability to construct, operate and maintain the proposed project;
- All projects must demonstrate the probability of economic success. The developer shall submit to the Village preliminary sales, data projections, and/or pro forma analyses concerning the subject site. The Village will hire an independent consultant to verify the developer’s submissions and the resulting cost will be reimbursed by the developer through an escrow;
- The developer must retain ownership of the overall project until final completion. For projects intended as for-sale developments, individual condominium units may be sold as they are completed. For all other projects, the developer must retain ownership at least long enough to complete the project (as evidenced by the issuance of a final certificate of occupancy), stabilize its occupancy, establish project management and initiate property tax payments based on the increased project value;
- The Village will not provide mortgage guarantees.

Exceptions to TIF Policy. Village reserves the right to amend, modify, or withdraw these policies or require additional statements or information as deemed necessary. Any party requesting waiver from the guidelines found herein or on any other forms provided for TIF assistance may do so on forms provided by the Village with the burden being on the requestor to demonstrate that the exception to these policies is in the best interests of the Village.

# **TIF SUBMITTAL GUIDELINES**

The Village requires certain information from every applicant requesting TIF Funds. The information the Village requests is critical in order to allow the Village to make proper informed decisions. Existing commercial businesses that are interested in making improvements to their interior and exterior façade shall complete the Village of Maple Park General Improvements Assistance Grant Program Application, Attachment C. All General Improvement Assistance Grant Program applications for TIF Funding are on a first come, first serve basis and shall follow the review process identified in Attachment D.

New redevelopment applications for TIF Funding that do not qualify for the General Improvement Assistance Grant Program are also on a first come, first serve basis and shall follow the process listed below.

1. Pre-application meeting is held between developer and the Village;
2. A Tax Increment Financing Application, see Attachment D, is submitted by the developer to the Village;
3. Village Management, and it chosen consultant(s) will conduct a review of the submitted documentation –
  - A. Calculate potential sales tax, property tax, utility tax, water revenue, miscellaneous one-time fees (building permits, fee-in-lieu charges, water and sanitary sewer connection fees, etc.)
  - B. Determine if there are any State or County incentives available to coordinate a joint incentive package;
4. Presentation of request, management and analysis and recommendation to the Finance Committee;
5. Village Management prepares draft TIF Assistance/Developer Agreement as recommended by the Finance Committee; if applicable;
6. Finance Committee recommendation, management recommendation, and draft TIF Assistant/Developer Agreement is forwarded to the Village Board, if applicable; and
7. Village Board Meeting for final consideration of TIF assistance request.
8. Execution of the TIF Assistance/Developer Agreement between the Village and Developer.
9. TIF Assistance/Developer Agreements shall include the following provisions:
  - A. Reimbursement for Failure: The TIF Assistance/Developer Agreement will contain a claw-back provision to the Village for reimbursement of a pro-rates share of the assistance based on specific time periods should a developer associated with the assistance cease to operate during the terms of the agreement or another specified period of time;
  - B. Look-Back Provision: The look back mandates a developer to provide the Village or its Financial/Municipal Advisor with evidence of its annualized cumulative internal rate of return on the investment (IRRI) at specified periods of time after

project completion. The IRRI shall be calculated with equity, revenues, and expenses in accord with generally accepted accounting principles.

When the developer owns the subject property and rents space to tenants, supporting documentation shall include certified records of project costs and revenues including lease agreements and sales on a per square foot basis. If the records indicate that the developer has received a higher return on equity, a higher return on cost, or a higher internal rate of return than originally proposed to the Village at the time of development agreement, the developer and the Village shall split, on a 50/50 basis, the increase above the originally projected rates of return.

When the subject property is a for-sale development and the IRRI cannot be completed, the developer is to provide financial data after the project is completed. This shall include a calculation of profit on total development costs minus the TIF assistance. If the financial records indicate that the developer has received a higher return on equity, a higher return on cost, or a higher internal rate of return than originally contemplated at the time of development agreement approval, the developer and the Village shall split, on a 50/50 basis, any increase at or above original projected rates of return.

The Village Board has the final authority to negotiate the terms of any economic incentive or to deny approval of an incentive proposal. The proceeding guidelines do not limit Village Board action.



# VILLAGE OF MAPLE PARK

## ATTACHMENT A – TIF DISTRICT PLAN & PROJECTS



**Village of Maple Park**

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## **VILLAGE OF MAPLE PARK, ILLINOIS**

### **Maple Park Tax Increment Financing District Redevelopment Plan & Projects**

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*Prepared for*

**Village of Maple Park**

302 Willow Street, Maple Park, Illinois 60151

*Prepared by*

**Jacob & Klein, Ltd.**

**The Economic Development Group, Ltd.**

1701 Clearwater Avenue, Bloomington, Illinois 61704

**JANUARY - 2012**



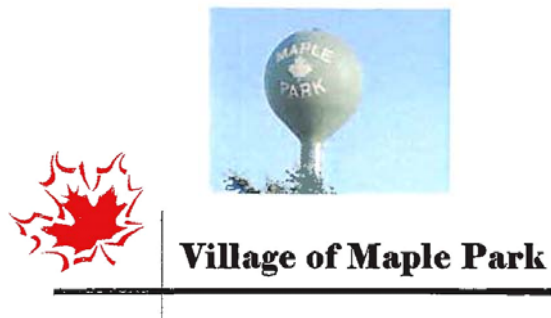
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Jacob & Klein, Ltd. and The Economic Development Group, Ltd., gratefully acknowledge assistance from county and local government officials, business leaders and residents who contributed their time toward the creation of this Maple Park TIF District Redevelopment Plan and Projects.

Additional information about Tax Increment Financing may be obtained by contacting Jacob & Klein, Ltd. and The Economic Development Group, Ltd., 1701 Clearwater Avenue, Bloomington, IL 61704. Specific inquiries about the proposed TIF District should be directed to Ms. Kathleen Curtis, Village President, 302 Willow Street, P.O. Box 220, Maple Park, Illinois 60151 (Ph: 815-827-3309).

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## Maple Park Tax Increment Financing District Redevelopment Plan & Projects / January, 2012

A variety of policies, programs, and strategies are often used to promote economic development in a community. This Redevelopment Plan provides a comprehensive and detailed discussion of the uses, structure, and impacts of tax increment financing (TIF) in Maple Park, Illinois.

The President and Village Board has concluded that it is in the best interest of the Village and that the citizens of Maple Park will benefit by the adoption of the Maple Park Tax Increment Financing District Redevelopment Plan and Projects.

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# 1 - Introduction

## ***Community Background***

The Village of Maple Park (2010 pop. 1,310) is located in the Counties of Dekalb and Kane in northern Illinois. Maple Park is approximately 50 miles west of Chicago on Illinois Route 38 (Fig. 1). Commuter rail service and interstate highways are just minutes away, providing residents with a rural-setting lifestyle with quick and easy access to urban attractions.



**Figure 1.** Location of Maple Park, Illinois.

The Village of Maple Park was founded in 1854 and named to reflect the many maple trees growing around the depot and in groves surrounding the original town. The Village's close proximity to the railroad allowed farmers to compete with distant markets and helped to establish Kane County as a prominent dairy region in the 1860's. Dairy farming declined in the 1930's and 1940's due to increased competition and was eventually replaced with crop farming.

Maple Park became the site of agriculturally related businesses such as an implement factory and a carriage factory. The Village also served as a business center with numerous types of stores and shops. In 1888, the first Town Hall was constructed. Later, this building served as a school, fire department and library until 1985. In 1959, Kaneland High School opened and began serving the area. The Maple Park Elementary/High School is now used as the Village Hall and Library.

The Village has undertaken an effort to design a new Redevelopment Plan and Projects for the proposed Redevelopment Project Area, to be known as the "Maple Park TIF District". The intent of the Redevelopment Plan is to promote and protect the health, safety, morals, and welfare of the public, address blighted conditions in the proposed Area and institute conservation measures so as to: remove and alleviate adverse conditions; encourage private investment; and restore and enhance the tax base of the taxing districts by undertaking public and private redevelopment projects within a designated Redevelopment Project Area.

Without tax increment financing, further decline of the proposed Redevelopment Project Area, which is the subject of this Report, is likely to occur and further impair the value of private investments as well as the sound growth and tax base of affected taxing districts. Therefore, the Village of Maple Park proposes to use tax increment financing to attract new investment in residential, commercial and light industrial redevelopment projects to the community. By attracting new private investment and improving infrastructure throughout a designated Redevelopment Project Area, the Village expects to create new employment opportunities, increase population, increase the real estate tax assessment base within the Area and stimulate the local economy and improve the overall quality of life for its residents.

## Population

In 1960, the Village of Maple Park had a population of 592 residents. By 2000, the Village's population had grown to 765 residents (**Fig. 2**). According to the U.S. Census Bureau, the Village's most recent population estimate was 1,310 residents as of the 2010 Census (redistricting data).

## Unemployment

The unemployment rate is the number of people unemployed expressed as a percent of the total civilian labor force. The average annual unemployment rate in Kane County in 2006 was 4.3%. However, due to recent declines in the U.S. economy since 2008, Kane County's unemployment rate increased to 10.3% in 2010 (**Fig. 3**). Kane County's unemployment rate was most recently estimated at 10.2% as of July, 2011 as reported by the U.S. Bureau of Labor Statistics.

The average annual unemployment rate in Dekalb County in 2006 was 3.9%. However, due to recent declines in the economy since 2008, Dekalb County's unemployment rate increased to 9.7% in 2010. Dekalb County's most recent estimated unemployment rate was 9.9% as of July, 2011 according to the U.S. Bureau of Labor Statistics.

## Retail Sales

The total retail sales generated in the Village of Maple Park in calendar year 2010 were \$6 million as reported by the Illinois Department of Revenue. From 2001 to 2010, the Village's total retail sales increased by \$2.9 million (**Fig. 4**). In terms of real, inflation-adjusted dollars, the Village's total retail sales actually increased by \$1.9 million over this same 10-year period. The Village of Maple Park receives \$1.00 in municipal sales tax for every \$100 of retail sales. Retail sales tax represents a vital source of revenue for the Village for providing high quality public services to its residents.

By establishing the Maple Park TIF District, the Village intends to encourage new private investment in commercial development within the proposed redevelopment project area so as to help stabilize the Village's population, create new job opportunities and increase business and commerce, thereby generating new, additional sales tax revenue for the Village, enhancing the tax base for the Village and improving the overall quality of life for the community.

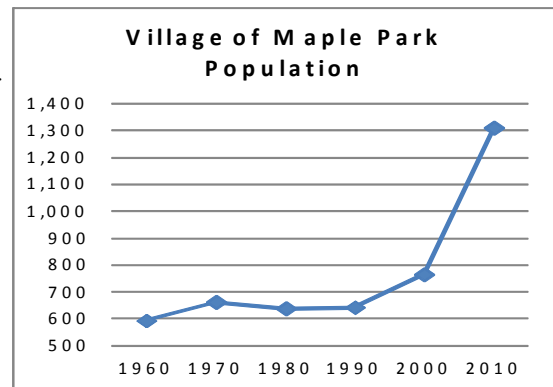


Figure 2. Maple Park Population, 1960-2010.

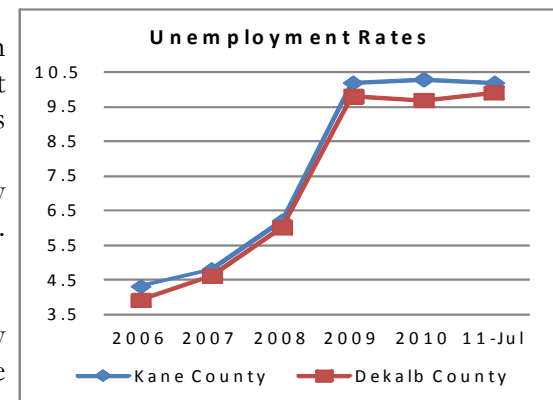


Figure 3. County Unemployment Rates.

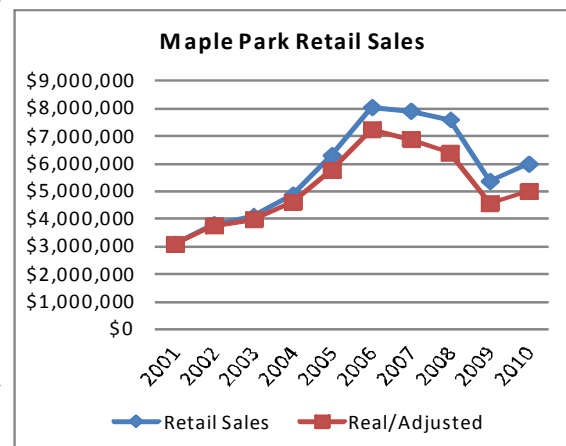


Figure 4. Maple Park Retail Sales, 2001-2010.

## **2 - Redevelopment Goals and Objectives**

The Village proposes to establish the Maple Park TIF District by redeveloping property that is currently underutilized for residential, commercial and light industrial redevelopment. The Redevelopment Plan will allow the Village to alleviate and/or remove blighted conditions such as the lack of public infrastructure and all of the property within the proposed redevelopment project area will substantially benefit by a series of public and private redevelopment projects made possible with tax increment financing. The property could not otherwise be reasonably expected to be further developed without the use of tax increment financing.

The Maple Park TIF District Redevelopment Plan is expected to include, but is not limited to, the following general long-term goals and objectives:

1. Eliminate or reduce those conditions which qualify the Redevelopment Project Area as a Combination of Blighted and Conservation Areas.
2. Facilitate the completion of necessary public infrastructure to encourage residential, commercial and light industrial development within the Village of Maple Park.
3. Extend/upgrade storm drainage and sanitary sewer lines throughout the Area.
4. Improve and update antiquated and/or inadequate water lines, mains and distribution systems.
5. Improve and update streets, street lighting, landscaping, curbs, alleys, parks, public green space, recreational amenities, sidewalks, bike paths and other pedestrian walkways throughout the Redevelopment Project Area.
6. Enhance the tax base for the Village and other taxing districts through coordinated, comprehensive planning efforts by either the public or private sectors which focus on efforts to improve infrastructure, property reuse, and the upgrade of existing buildings.
7. Attract new commercial development which complies with Village zoning and land use ordinances, increases assessed valuations and enhances the real estate tax base for the Village and creates additional employment opportunities within the community.
8. Encourage new residential development and, thereby, increase the Village's population and expand the economic base of the Town.
9. Attract tourism and retail/commercial businesses through the use of financial incentives offered by Tax Increment Financing and, thereby, increase retail business activity which will lead to an increase in municipal sales taxes for the Village.
10. Further improve the overall quality of life, health and well being of the community.



### 3 - Maple Park TIF District Redevelopment Plan & Projects

#### *TIF District Planning Process and Calendar*

A variety of policies, programs, and strategies are often used to promote economic development in a community. This Redevelopment Plan provides a review of the uses and application of tax increment financing (TIF) as well as the extent to which certain properties reviewed for this TIF District qualify for designation as a TIF Redevelopment Project Area (the “Area”).

The Tax Increment Allocation Redevelopment Act of 65 ILCS 5/11-74.4 *et. seq.* (the “Act”) requires a municipality to follow certain procedures in establishing a TIF District. The proposed TIF District must contain several specific statutory characteristics which qualify the property as a TIF District or in the case of an Industrial Park Conservation Area, that unemployment has met certain standards. These characteristics differ if the property is improved or vacant. The characteristics and definitions as set forth below determine whether the area is Blighted, Conservation, a combination of both Blighted and Conservation Areas, or an Industrial Park Conservation Area (see *Appendix A*).

The process to create a TIF District is initiated by the municipality (see *Appendix B*). This process includes: creating an Interested Parties Registry and setting a date for an initial public meeting; providing notice of and holding an initial public meeting; determining the qualifications of the proposed redevelopment area; drafting a Redevelopment Plan; setting a date for a Public Hearing; sending notification of the Public Hearing to all taxing districts and the Illinois Department of Commerce and Economic Opportunity (DCEO) with an invitation to attend and provide comments; convening a Joint Review Board consisting of a representative selected by each community college district, local elementary school district, high school district or each local community unit school district, park district, library district, county, a representative of the municipality and a public member; publishing a notice twice before the Public Hearing in a newspaper of general circulation in the community; mailing of the notice of the Public Hearing to all taxpayers and residents within the proposed area; mailing of the notice of the Public Hearing to residential addresses within 750 feet of the proposed TIF District; and approving final ordinances: (1) approving the TIF Plan and Projects; (2) designating the TIF District; and (3) adopting tax increment allocation financing.

The Village of Maple Park engaged Jacob & Klein, Ltd. and The Economic Development Group, Ltd. to assist the Village in establishing the Maple Park TIF District on April 8, 2011.

A review of the qualifications of the proposed area evaluated the potential TIF District based upon statutory definitions and determined that there is sufficient evidence for the TIF District to be classified as a Combination of Blighted and Conservation Areas. Upon reviewing the proposed Redevelopment Plan and accepting the findings herein, the President and Village Board may move forward with the process for establishing the tax increment financing district. The timeline for certain activities relating to the establishment of the Maple Park TIF District is as follows:

Establish Interested Parties Registry by Ordinance .....	July 5, 2011
Initial Public Meeting Mailing .....	August 1, 2011
Initial Public Meeting .....	August 16, 2011
Second Public Meeting Mailing .....	September 7, 2011

Second Public Meeting .....	September 22, 2011
Submit Qualification Report to Village .....	September 23, 2011
Set date for Public Hearing by Ordinance .....	October 4, 2011
Certified Mailing to Taxing Districts .....	October 7, 2011
Certified Mailing to Taxpayers & Mailing to Residents .....	October 14, 2011
750' & IPR Mailings .....	October 21, 2011
JRB Meeting .....	October 26, 2011
First Publication of Public Hearing Notice .....	November 3, 2011
Second Publication of Public Hearing Notice .....	November 10, 2011
Public Hearing .....	November 22, 2011
Approve Final Ordinances to Establish TIF District .....	January 3, 2012

### ***Description of Proposed Redevelopment Project Area***

Pursuant to the Act, the proposed Redevelopment Project Area (the “Area”) includes only those contiguous parcels of real property and improvements thereon which would be substantially benefitted by a redevelopment project and the Area is not less in the aggregate than 1½ acres.

The proposed Maple Park TIF District includes properties shown in **Exhibit 1** (Boundary Map) and described in **Exhibit 2** (Legal Description). The proposed Area is bordered on the west by Pritchard Road and on the south by Illinois Route 38 except that the TIF extends to the south of Rt. 38 and west of County Line Road to include approximately 200 acres of the property commonly referred to as the "Clare" property. The proposed TIF extends to the east of County Line Road to the eastern boundary of the Village and north to Washington Street on the east side of County Line Road except to also extend north of Washington Street to include a rectangular parcel on the east side of County line Road. On the west side of County Line Road, the northern boundary is the northern boundary of the Village limits. Within this general boundary are numerous excluded parcels.

The Maple Park TIF District includes vacant and improved properties within the Village which have not been fully developed or benefitted from coordinated planning efforts by either the public or private sectors. The vacant and improved properties would substantially benefit by a series of proposed public and/or private redevelopment projects. Therefore, the Village finds that the Redevelopment Project Area on the whole has not been subject to growth and development through substantial investment by private enterprise and would not reasonably be anticipated to be further developed without the adoption of the proposed Maple Park TIF District Redevelopment Plan.

### ***Qualifying Characteristics of Proposed Redevelopment Project Area***

The Maple Park TIF District as a whole includes characteristics which qualify the Area as a combination of “Blighted” and “Conservation” Areas, as defined in the Tax Increment Allocation Redevelopment Act [TIF Act] (65 ILCS 5/11-74.4 *et. seq.*). **The terms “Blighted” and “Conservation” when applied to improved or vacant properties are statutory definitions, not common ideas of those terms.** The Statutory definitions which have been applied and used in this section are presented in *Appendix A*.

A summary of the Village's findings is as follows:

Total Number of Parcels (improved and vacant) .....	300
Total Number of Qualifying Parcels (improved and vacant) .....	280
<b>Total Percentage of Parcels (improved and vacant) which Qualify under the Act .....</b>	<b>93.3%</b>

Within the proposed Maple Park TIF District there were three hundred (300) vacant and improved parcels, 93.3% of which qualify under the TIF Act as a combination of Blighted and Conservation Areas (see Exhibit 3 for examples).

### **QUALIFYING CHARACTERISTICS OF IMPROVED PARCELS**

Total Number of Improved Parcels .....	215
Total Number of Improved Parcels which Qualify under the Act .....	195
<b>Total Percentage of <u>Improved</u> Parcels which Qualify under the Act .....</b>	<b>90.7%</b>
Of All Improved Parcels:	
Total "Blighted" .....	11
Total Number of Structures and Site Improvements .....	328
Number of Structures over 35 Years of Age .....	302
<b>Total Percentage of Structures over 35 Years of Age .....</b>	<b>92.1%</b>
Total "Conservation" .....	195
Total Number Conservation, but Not Blighted .....	184

The following qualifying characteristics are present in the **structures** and **site improvements** within the improved portion of the proposed TIF District (Note: If a parcel of property exhibits an individual characteristic more than once it is counted only once in the summary below):

Number showing signs of Dilapidation .....	8
Number showing signs of Obsolescence .....	2
Number showing signs of Deterioration .....	203
Number showing signs of Code Violations .....	0
Number showing signs of Illegal Uses .....	0
Number showing signs Excessive Vacancy .....	5
Number which Lack Sanitary Facilities .....	2
Number with Inadequate Utilities .....	129
Number subject to Overcrowding .....	4
Number used for Deleterious Uses .....	4
Number with EPA Issues .....	0
Number showing Lack of Planning .....	192
Number subject to Declining/Static EAV .....	215

**The applicable characteristics of Blight and Conservation were found reasonably distributed throughout the two hundred and fifteen (215) improved parcels, 90.7% of which qualify as a Conservation Area within the proposed Redevelopment Project Area.**

**QUALIFYING CHARACTERISTICS OF  
VACANT PARCELS**

Total Number of Vacant Parcels .....	85
Total Number of Vacant Parcels which Qualify under the Act .....	85
<b>Total Percentage of <u>Vacant</u> Parcels which Qualify under the Act .....</b>	<b>100%</b>

**Of All Vacant Parcels:**

*The first set of characteristics which apply to vacant land require any **two** of the following for qualification as a blighted area:*

Number subject to Obsolete Platting .....	4
Number subject to Diversity of Ownership .....	0
Number subject to Tax Delinquencies .....	0
Number subject to Deterioration of Adjacent Properties .....	74
Number subject to EPA Issues .....	0
Number subject to Declining/Static EAV .....	85

*An additional list of characteristics applied to vacant land requires only **one** of the following for qualification as a blighted area:*

Number containing an Unused Quarry, Mine or Strip Mine Pond .....	0
Number containing an Unused Railroad or Railroad Right-of-way .....	0
Number subject to Chronic Flooding/Contributes to Flooding within same watershed ( <b>Exhibit 4</b> ) .....	17
Number with Disposal Site .....	1
Number which were Blighted before becoming Vacant .....	3

**Of the eighty-five (85) vacant parcels surveyed within the Maple Park TIF District, 100% qualify as a Blighted Area. All of the vacant parcels will contribute to the effectiveness of the TIF District as a whole and are necessary either as potential development locations or to ensure contiguity within the TIF District.**

Pursuant to Section 5/11-74.4-3(a)(3)(C) of the Act, prior to designation of the Area, seventeen (17) of the vacant parcels qualify as a “Blighted Area” since each parcel has been subject to surface water that discharges from the TIF Area and contributes to flooding within the same watershed and further such parcels are subject to chronic flooding adversely impacting the real property in the area (**Exhibit 4**). The redevelopment projects proposed in this Plan will provide for facilities or improvements to contribute to the alleviation of all or part of the flooding. The Village has developed comprehensive ordinances and design criteria requiring redevelopment projects to provide facilities and improvements to alleviate its part of the flooding. However, the creation of the TIF District is critical to providing reimbursement to the Village and Developers for not only the normal infrastructure issues, but also the extraordinary storm water problems that exist within the Redevelopment Project Area.

## EQUALIZED ASSESSED VALUATION (EAV) OF PROPOSED REDEVELOPMENT PROJECT AREA

The total equalized assessed valuation (before exemptions) of the Village of Maple Park in tax year 2010, payable in 2011, was \$37,164,375. **The total equalized assessed valuation (before exemptions) of parcels studied for the Maple Park TIF District Redevelopment Project Area in tax year 2010 was \$12,496,634.** Therefore, the total EAV of the balance of the Village (outside of the Redevelopment Project Area) was \$24,667,741.

The Illinois TIF Act stipulates that properties (improved or vacant) may meet one of the characteristics of a “Blighted” or “Conservation” Area if: (1) the total equalized assessed valuation of the redevelopment project area decreased for three of the last five years; or (2) the total equalized assessed valuation of the redevelopment project area is increasing at an annual rate which is less than the balance of the municipality for three of the last five calendar years; or (3) the total equalized assessed valuation of the redevelopment project area increased at an annual rate which was less than the annual Consumer Price Index (CPI) for All Urban Consumers for three of the last five calendar years.

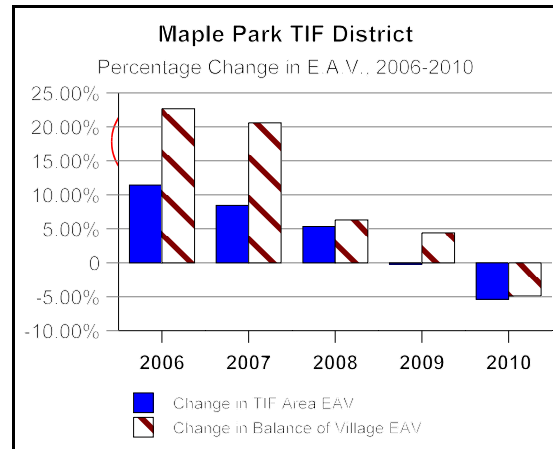


Figure 5. Village of Maple Park EAV, 2006-2010.

The equalized assessed valuation of the proposed Area satisfies (2) above since the EAV of the Area increased at an annual rate which was less than the annual increase in the balance of the Village’s EAV in five (5) of the last five (5) tax years (**Fig. 5**).

**Pursuant to the Act, the growth in equalized assessed valuation of the Maple Park TIF District assists in qualifying the Area as a combination of “Blighted” and “Conservation” Areas.**

### *Summary of Qualification Findings*

The following is a summary of relevant qualification findings as it relates to the potential designation of the proposed Redevelopment Project Area (Area) by the Village as a Tax Increment Financing (TIF) District. The findings herein pertain to the Proposed Redevelopment Project Area:

1. Pursuant to the Act, the proposed Redevelopment Project Area (Area) includes only those contiguous parcels of real property and improvements thereon which would be substantially benefitted by a redevelopment project; and the Area is greater than 1½ acres in size.
2. The Redevelopment Project Area qualifies as a combination of “Blighted” and “Conservation” Areas. The factors present throughout the Redevelopment Project Area as documented herein are present to a meaningful extent and are evenly distributed throughout the Redevelopment Project Area as follows:

- a. Within the Maple Park TIF District there are 300 parcels surveyed as vacant or improved, 93.3% of which qualify under the TIF Act either as a combination of Blighted [improved/vacant] or Conservation [improved] Areas.
  - b. The applicable characteristics of Blight and Conservation were found reasonably distributed throughout the proposed Maple Park TIF District as a whole. Of the 215 improved parcels, 90.7% qualify as a Conservation Area. Eleven (11) of the improved parcels also qualify as a Blighted Area, as defined in the TIF Act.
  - c. Of the 85 vacant parcels surveyed within the Maple Park TIF District, 100% qualify as a Blighted Area. A portion of the vacant parcels contribute to flooding within their same watershed. The public and private improvements provided for in the proposed Redevelopment Plan will help to alleviate all or part of this flooding.
  - d. The growth in equalized assessed valuation of the proposed Area assists in qualifying the Maple Park TIF District as a combination of Blighted and Conservation Areas.
3. The Redevelopment Project Area has not benefitted from coordinated planning efforts by either the public or private sectors. There is a need to focus on redevelopment efforts relating to infrastructure, property reuse, and the improvement or demolition of existing buildings. The Proposed Redevelopment Project Area would not be subject to redevelopment without the investment of public funds, including tax increments.
  4. All property in the proposed Redevelopment Project Area would substantially benefit by a series of proposed public and private redevelopment projects.
  5. Portions of the proposed Redevelopment Project Area may be suitable for redevelopment (public and private) for modern and more intensive mixed use if funding can be established to acquire and clear necessary properties, and to put in place appropriate incentives to overcome market impediments.

### ***Public Redevelopment Projects***

The Village plans to address the conditions which qualify the Redevelopment Project Area as a Combination of Blighted and Conservation Areas. The Area has infrastructure inadequacies and will require improvements throughout the life of the TIF District as projected below.

To realize the existing potential for residential, commercial and industrial development, utilities must be extended to these areas and adequate zoning controls adopted to protect future investment and ensure development. The Village expects that the implementation of the public projects provided herein will help address these current needs and attract new private investment within the Maple Park TIF District Redevelopment Project Area.

**The Designated and Anticipated Public Redevelopment Project Costs are as follows:**

1. Construction/Improvements of Streets, Sidewalks, Curbs ..... \$6,000,000
2. Construction/Improvements of Waterlines, Mains/Treatment Facilities ..... \$7,000,000
3. Construction/Improvements of Sanitary Sewage Lines,  
Lift Stations/Treatment Facilities ..... \$9,000,000
4. Construction/Improvements related to Storm Sewer and Drainage Facilities,  
including Retention Ponds and Detention Basins ..... \$5,000,000
5. Construction of a New Municipal Building ..... \$1,500,000
6. Engineering, Architectural, Legal, Administrative Costs ..... \$2,000,000
7. Other Professional Fees, Economic Development Staff ..... \$2,000,000
8. Property Assembly Costs, Marketing ..... \$1,500,000
9. Capital Costs of Other Taxing Districts ..... \$23,000,000

**TOTAL DESIGNATED & ANTICIPATED PUBLIC PROJECT COSTS ..... \$57,000,000**

***Private Redevelopment Projects***

The Village believes that the Redevelopment Project Area will not be developed without the use of tax increment financing. Therefore, the Village plans to offer incentives to potential Developers in order to encourage commitments for new private investment during the life of the TIF District.

**The Designated and Anticipated Private Redevelopment Projects are as follows:**

1. **Commercial Project I:** This project consists of a new building or the rehabilitation or renovation of an existing commercial building within the TIF District Redevelopment Area for use as a retail merchandise facility requiring an approximate total investment of \$250,000, including up to \$50,000 of TIF eligible project costs.
2. **Commercial Project II:** This project consists of a new building or the rehabilitation or renovation of an existing commercial building within the TIF District Redevelopment Area for use as a retail merchandise facility requiring an approximate total investment of \$200,000, including up to \$50,000 of TIF eligible project costs.
3. **Commercial Project III:** This project consists of a new building or the rehabilitation or renovation of an existing commercial building within the TIF District Redevelopment Area for use as a retail merchandise facility requiring an approximate total investment of \$300,000, including up to \$100,000 of TIF eligible project costs.
4. **Commercial Project IV:** This project consists of a new building or the rehabilitation or renovation of an existing commercial building within the TIF District Redevelopment Area for use as a commercial facility requiring an approximate total investment of \$300,000, including up to \$150,000 of TIF eligible project costs.
5. **Commercial Project V:** This project consists of a new building or the rehabilitation or renovation of an existing commercial building within the TIF District Redevelopment Area



- for use as a commercial facility requiring an approximate total investment of \$600,000, including up to \$300,000 of TIF eligible project costs.
6. **Commercial Project VI:** This project consists of a new building for use as a commercial-health care/medical facility requiring an approximate total investment of \$3,000,000, including up to \$1.5 million of TIF eligible project costs.
  7. **Commercial Project VII:** This project consists of a new building within the TIF District Redevelopment Area for use as a commercial-office park facility requiring an approximate total investment of \$1 million, including up to \$500,000 of TIF eligible project costs.
  8. **Commercial General Merchandise Project I:** This project consists of a new general merchandise retail facility requiring an investment of \$500,000, including up to \$150,000 of TIF eligible project costs.
  9. **Commercial General Merchandise Project II:** This project consists of a new general merchandise retail facility requiring an investment of \$1 million, including up to \$300,000 of TIF eligible project costs (**Fig. 6**).
  10. **Commercial General Merchandise Project III:** This project consists of a new general merchandise retail facility requiring an approximate total investment of \$3 million, including up to \$1.5 million of TIF eligible project costs.
  11. **Commercial Convenience Store/Restaurant I:** This facility is expected to be related to a chain of convenience store/fast food facilities common to interstate highway interchanges. The restaurant is expected to employ at least three supervisory employees and 50-60 food service workers. The project is estimated to require an approximate total investment of \$1,000,000 to construct, including up to \$400,000 of TIF eligible project costs.
  12. **Commercial Restaurant II:** A restaurant is projected to be constructed (or renovated within an existing building) within the TIF District. The restaurant is expected to employ approximately two supervisory employees and 30-40 food and food service workers. The project is projected to require an investment of \$1,000,000 to construct, including \$300,000 of TIF eligible project costs.
  13. **Commercial Restaurant III:** A third restaurant is projected to be constructed (or renovated within an existing building) within the TIF District. The restaurant is expected to employ approximately two supervisory employees and 30-40 food and food service workers. The project is projected to require an investment of \$1,000,000 to construct, including up to \$300,000 of TIF eligible project costs.



**Figure 6.** *The Village of Maple Park intends to use Tax Increment Financing to attract new commercial development to the community.*



14. **Commercial/Retail Strip Development:** This project consists of a row of individual outlets offering retail products and services. Approximate total investment is projected to be \$5 million, including \$1,000,000 of TIF eligible project costs.
15. **Commercial Motel/Hotel Project:** This project consists of a 80+ room hotel including small meeting facilities and will require a total investment of approximately \$10 million, including \$2,500,000 of TIF eligible project costs.
16. **Commercial Storage/Mini-Warehouse I:** This project consists of facilities including enclosed and/or outdoor miniature warehouse units. The total investment is approximately \$250,000, including \$50,000 of TIF eligible project costs.
17. **Commercial Storage/Mini-Warehouse II:** This project consists of facilities including enclosed and/or outdoor miniature warehouse units. The total investment is approximately \$250,000, including \$50,000 of TIF eligible project costs.
18. **Commercial Rehabilitation/Renovation Projects:** The equivalent of ten (10) projects involving facade renovations, structural rehabilitation/expansion and other repairs to existing buildings and facilities within the proposed Redevelopment Project Area are anticipated. Each project is valued at approximately \$250,000 and projected to be completed between 2013 and 2017. The cumulative result of these projects will increase total equalized assessed valuation within the TIF District by more than \$1.6 million when completed.
19. **Light Industrial Project I:** The construction of a 5,000 square foot manufacturing facility (or expansion of an existing facility) employing more than 10 people and requiring a total private investment of approximately \$500,000, including \$150,000 of eligible project costs.
20. **Light Industrial Project II:** The construction of a second 5,000 square foot manufacturing facility (or expansion of an existing facility) employing more than 10 people and requiring a total private investment of approximately \$500,000, including \$150,000 of TIF eligible project costs.
21. **Light Industrial Project III:** A 35,000 square foot manufacturing facility employing more than 20 people and requiring a total private investment of approximately \$3.5 million, including \$500,000 of TIF eligible project costs.



**Figure 7.** *The Village of Maple Park intends to use Tax Increment Financing to attract new industrial development to the community.*

22. **Light Industrial Project IV:** A 100,000 square foot manufacturing facility employing more than 75 people and requiring a total private investment of approximately \$10 million, including \$2,500,000 of TIF eligible project costs (**Fig. 7**).
23. **Residential Townhouse/Apartment Complex I:** This project consists of a 48 unit townhouse/apartment facility with average fair market values of \$150,000. Total investment is projected at \$7.2 million, including \$1.5 million of TIF eligible project costs.
24. **Residential Townhouse/Apartment Complex II:** This project consists of a 24 unit townhouse/apartment facility with average fair market values of \$150,000. Total investment is projected at \$3.6 million, including \$600,000 of TIF eligible project costs.
25. **Residential Single-Family Housing Development I:** This project consists of approximately 100 single family homes on parcels located within the TIF District. Phased in over a period of 10 years, the development is projected to offer homes with average market values of \$250,000. Total investment is projected to exceed \$25 million, including approximately \$6 million of TIF eligible project costs.
26. **Residential Single-Family Housing Development II:** This project consists of approximately 400 single family homes on parcels located within the TIF District. Phased in over a period of 15 years, the development is projected to offer homes with average market values of \$250,000. Total investment is projected to exceed \$100 million, including approximately \$25 million of TIF eligible project costs.
27. **Residential Duplex Project:** This project consists of 100 duplex units with average fair market values of \$125,000. Total investment is projected at \$12.5 million, including \$3,125,000 of TIF eligible project costs.
28. **Senior Living Facility Project:** This project consists of approximately 65 senior housing units and facilities on parcels located within the proposed TIF District. The development is projected to offer homes with average market values of \$155,000. Total investment is projected to exceed \$10 million, including \$1.5 million of TIF eligible project costs.
29. **Elderly Assisted/Supportive Living Facility:** The demand for senior housing often exists for elderly residents with low, fixed incomes. A facility located on approximately six acres with projected capacity for 10 private pay and 10 government subsidized units in Silvis is projected to require an investment of \$4.5 million, including \$750,000 of TIF eligible project costs (**Figure 8**).
30. **Residential Rehabilitation/Renovation Projects:** The equivalent of 24 projects involving exterior siding, roof or other structural repairs to existing residential buildings within the



**Figure 8.** *Assisted/independent living facilities within the Maple Park TIF District will be considered in order to accommodate anticipated future demand for senior housing in the area.*

proposed Redevelopment Project Area are anticipated. Each project is valued at approximately \$50,000 and projected to be completed between 2014 and 2021. Total investment is projected at \$1.2 million, including \$1.2 million of TIF eligible project costs.

**TOTAL DESIGNATED & ANTICIPATED PRIVATE PROJECT COSTS . . . \$55,675,000**

***Sources of Funds to Pay TIF Eligible Project Costs***

The Village may enter into Redevelopment Agreements with Developers through which the Village can utilize a portion of the Real Estate Tax Increments generated from these projects to reimburse Developers for a portion or all of their eligible project costs as provided in the TIF Act [Section 65 ILCS 5/11-74.4-3 (q)] (*Appendix A*). The Village may use a portion of any Real Estate Tax Increment generated for TIF eligible public project costs as well. The Village may also use Municipal Sales Taxes or any other sources of funds it may lawfully pledge.

<b>Project Description</b> (See Exhibit 5 for TIF District Projection examples relating to these projects.)	<b>Year Completed</b>	<b>Total Projected Investment</b>	<b>Projected Cumulative Real Estate Tax Increment</b>	<b>Estimated TIF Eligible Project Costs</b>
Commercial Project I	2012	\$200,000	\$179,573	\$50,000
Commercial Project II	2013	\$200,000	\$168,970	\$50,000
Commercial Project III	2013	\$300,000	\$253,455	\$100,000
Commercial Project IV	2014	\$300,000	\$238,015	\$150,000
Commercial Project V	2014	\$600,000	\$476,030	\$300,000
Commercial Project VI	2012	\$3,000,000	\$2,693,589	\$1,500,000
Commercial Project VII	2013	\$1,000,000	\$844,851	\$500,000
Commercial General Merchandise I	2014	\$500,000	\$396,691	\$150,000
Commercial General Merchandise II	2015	\$1,000,000	\$743,414	\$300,000
Commercial General Merchandise III	2016	\$3,000,000	\$2,084,700	\$1,500,000
Convenience Store/ Restaurant I	2015	\$1,000,000	\$743,414	\$400,000
Commercial Restaurant II	2015	\$1,000,000	\$743,414	\$300,000
Commercial Restaurant III	2016	\$1,000,000	\$694,900	\$300,000
Commercial/Retail Strip	2017	\$5,000,000	\$3,238,997	\$2,500,000
Commercial Motel/Hotel Project	2018	\$10,000,000	\$6,020,706	\$3,000,000
Comm. Storage/Mini-Warehouse I	2014	\$250,000	\$198,346	\$50,000
Comm. Storage/Mini-Warehouse II	2015	\$250,000	\$185,853	\$50,000
Comm. Rehabilitation/Renovations	2013-2017	\$2,500,000	\$1,862,173	\$2,500,000
Light Industrial Project I	2014	\$500,000	\$396,691	\$150,000
Light Industrial Project II	2015	\$500,000	\$371,707	\$150,000
Light Industrial Project III	2016	\$3,500,000	\$2,432,150	\$500,000
Light Industrial Project IV	2017	\$10,000,000	\$6,477,994	\$2,500,000

<b>Project Description</b> <i>(See Exhibit 5 for TIF District Projection examples relating to these projects.)</i>	<b>Year Completed</b>	<b>Total Projected Investment</b>	<b>Projected Cumulative Real Estate Tax Increment</b>	<b>Estimated TIF Eligible Project Costs</b>
Townhouse/Apt. Complex I	2018	\$7,200,000	\$3,901,417	\$1,500,000
Townhouse/Apt. Complex II	2017	\$3,600,000	\$2,098,870	\$600,000
Single-Family Development I	2014-2023	\$25,000,000	\$13,574,947	\$6,000,000
Single-Family Development II	2013-2027	\$100,000,000	\$48,588,523	\$25,000,000
Residential Duplex Project	2014-2029	\$12,500,000	\$4,875,244	\$3,125,000
Senior Living Facility Project	2015	\$10,075,000	\$6,040,236	\$2,500,000
Assisted/Supportive Living Facility	2016	\$4,500,000	\$1,876,230	\$750,000
Residential Rehab/Renovations	2014-2021	\$1,200,000	\$542,584	\$1,200,000
<b>TOTALS:</b>		<b>\$209,675,000</b>	<b>\$112,943,685</b>	<b>\$55,675,000</b>

### ***TIF Financing Summary***

Total Designated & Anticipated TIF Eligible Public Project Costs

within the Redevelopment Project Area . . . . . \$57,000,000

Total Designated & Anticipated TIF Eligible Private Project Costs

within the Redevelopment Project Area . . . . . \$55,675,000

Total Designated & Anticipated TIF Eligible Project Costs (Public & Private) . . . . . \$112,675,000

Designated & Anticipated Annual Administrative Fee (plus CPI and Costs) . . . . . \$5,000

*(Fees and costs of annual administration of the redevelopment project will be paid by in part by the Developers on a proportionate basis as increment is generated. Such fees and costs will initially be paid first from the increment before the Developers receive their reimbursements.)*

All redevelopment project cost estimates are in year 2011 dollars. In addition to the public and private project costs listed above, any developer notes or bonds issued to finance a Project may include an amount sufficient to pay interest, as well as customary and reasonable charges associated with the issuance of such obligations and provide for capitalized interest and reserves as may be reasonably required.

Adjustments to the designated and anticipated line item costs provided in this Redevelopment Plan are expected. Each individual project cost and the resulting tax revenues will be re-evaluated as each project is considered for financing under provisions of the Act.

The totals of line items set forth in this Redevelopment Plan are not intended to place a total limit on the described expenditures or intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the Area, provided the total amount of payment for all eligible redevelopment project costs, public and private, shall not exceed the amount set forth herein or as adjusted. Adjustments may be made to the designated and anticipated line items within the total, either increasing or decreasing line item costs for redevelopment.

By adoption of this Redevelopment Plan, the Village may without further formal statutory approval increase the total limit or any line item by the increase in the Consumer Price Index (currently all Urban Consumers, Chicago-Gary-Kenosha), plus 5%, as permitted by the TIF Act.

The potential developments included herein are not assured to occur but are reasonable expectations. The actual reimbursements may be for other projects and costs not anticipated in this list. Types of projects, investments and eligible redevelopment project costs may be re-allocated from time to time by the Village Board upon adoption of Redevelopment Agreements with private developers.

### ***Present and Projected Tax Increment***

The projected increases in equalized assessed value (EAV) for the Maple Park TIF District are as follows:

1. Total Projected Private Investment . . . . . \$209,675,000
2. Projected Cumulative Real Estate Increment  
Generated Over 23 Years . . . . . \$112,943,685
3. Base Year (2010) EAV of Redevelopment Project Area (*before exemptions*) . . . . . \$12,496,634
4. Estimated Potential Increase in EAV . . . . . \$64,681,667
5. Total Estimated EAV of Redevelopment Project Area  
after Redevelopment Projects are Completed (*line 3 plus 4*) . . . . . \$77,178,301

### ***Assessment of Financial Impact***

New economic development is not expected to occur within the Village of Maple Park at this location without the creation of the Maple Park TIF District. Without tax increment financing, the overlapping taxing districts are not expected to experience any significant increase in real estate tax revenue from the proposed redevelopment project area.

Using real estate tax rates from tax year 2010 payable 2011 and assuming an increase in real estate development of \$300,000 or a \$100,000 increase in equalized assessed valuation within each taxing district, the projected annual financial impact on each of the taxing bodies which levy taxes in the proposed TIF District are projected as follows:

Taxing Districts Listed on Tax Bill	Tax Rate	Projected Annual Impact (Dollars) for each \$100,000 Increase in EAV
Kane County	0.37298%	\$372.98
Dekalb County	0.90523%	\$905.23
Cortland Township	0.08452%	\$84.52
Cortland Township Rd & Bridge	0.15415%	\$154.15
Pierce Township	0.28571%	\$285.71

<b>Taxing Districts Listed on Tax Bill</b>	<b>Tax Rate</b>	<b>Projected Annual Impact (Dollars) for each \$100,000 Increase in EAV</b>
Pierce Township Road & Bridge	0.85201%	\$852.01
Afton-Pierce Multi-Twp	0.04256%	\$42.56
Virgil Township	0.27215%	\$272.15
Virgil Township Road & Bridge	0.29071%	\$290.71
Kaneland School Dist #302	5.38974%	\$5,389.74
Waubensee CC #516	0.40708%	\$407.08
Dekalb County Forest Preserve	0.07000%	\$70.00
Kane County Forest Preserve	0.22010%	\$220.10
Virgil Solid Waste Disp Dist	0.02317%	\$23.17
Maple Park Fire District	0.50637%	\$506.37
Maple Park Library	0.05862%	\$58.62
Village of Maple Park	0.80558%	\$805.58

All taxing districts affected by the Maple Park TIF District will continue to receive a proportionate share of real estate tax revenue derived from the initial equalized assessed value of the parcels within the proposed redevelopment project area as provided in Section 65 ILCS 5/11-74.4-8(a) of the Act as follows:

*That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the redevelopment project area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.*

The Village may enter into Intergovernmental Agreements with the taxing districts if there is any impact resulting from the creation of the Maple Park TIF District. If some portion of TIF funds are used to pay for capital costs the taxing districts incur because of the Maple Park TIF District, the taxing districts will be required to provide the Village with a list of future projected capital expenditures as part of an ongoing impact analysis.

The Village will notify all of the overlapping taxing districts of any proposed enlargement or amendments of the Maple Park TIF District Redevelopment Project Area, Plan and Projects as required by the Act. If extra costs impact the overlapping taxing districts due to the creation of the TIF District, the Village will review those costs and concerns.

Pursuant to Section 5/11-74.4-5 (e) of the Act, the Joint Review Board will review the effectiveness and the status of the redevelopment project area following the end of each of the Village's fiscal year during the life of the Maple Park TIF District. The Joint Review Board includes representatives of most of the taxing districts that have the authority to directly levy taxes on the property within the proposed redevelopment project area at the time the TIF District is approved.

## 4 - Other Statutory Requirements

***General Land Uses.*** The uses of the land within the Maple Park TIF District conform to the existing and proposed land uses as provided for in the Village's current zoning and subdivision codes.

***Certification of No Displacement of Residential Units.*** The Village of Maple Park hereby certifies that the Redevelopment Plan will not result in the displacement of residents from ten or more inhabited residential units. However, the proposed Area does contain more than 75 inhabited residential units.

***Commitment to Fair Employment.*** The Village of Maple Park will comply with fair employment practices and an Affirmative Action Plan in the implementation of this Redevelopment Plan and Projects.

***Provisions for Amending the Maple Park TIF Redevelopment Plan.*** The Redevelopment Plan may be amended in accordance with the Tax Increment Allocation Redevelopment Act and other applicable Village Ordinances.

***Term of the Maple Park TIF Redevelopment Plan and Project.*** The Redevelopment Plan and District shall be completed no later than December 31 of the year in which the payment to the County Treasurer is to be made with respect to ad valorem taxes levied in the 23<sup>rd</sup> calendar year after the year in which the Plan is adopted by the Village Board. The Village intends to utilize the incremental revenues generated in the 23<sup>rd</sup> year of the TIF District and received by the Village the following year.

***Nature and Term of Obligations.*** The Village may utilize a "pay-as-you-go" approach to financing private eligible project costs or issue bonds or other obligations to fund public infrastructure or other eligible project costs. Such obligations would not exceed 20 years in length or the term of the District whichever is less. The Village may also issue revenue bonds, developer notes or other obligations to fund private eligible project costs as well which would also be limited to 20 years in length. The repayment of debt service of these obligations would be limited to the increments generated as permitted by the Act or other pledged funds authorized by the Village.

***Contiguous Redevelopment Project Areas.*** Subsequent to the creation of the Maple Park TIF District, the Village may create other TIF Districts which are contiguous to the original TIF District. It is hereby contemplated that in any such contiguous TIF Districts, eligible redevelopment project costs in the original TIF District may be paid or reimbursed from increment generated in contiguous TIF Districts and eligible redevelopment project costs in any contiguous redevelopment project areas may be paid or reimbursed from increment generated in the original TIF District, as provided by the Act.

## **5 - Conclusion**

The Village of Maple Park has determined that in order to promote the health, safety, morals, and welfare of the public, blighted conditions need to be eradicated and that redevelopment within the proposed TIF District Redevelopment Project Area should be undertaken. In order to remove and alleviate adverse conditions, it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts by the development of the Redevelopment Project Area.

The Village finds that the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

The President and Village Board of Trustees hereby concludes that it is in the best interest of the Village and that the citizens Maple Park will benefit from the adoption of the Maple Park Tax Increment Financing District Redevelopment Plan and Projects.

## **VILLAGE OF MAPLE PARK, ILLINOIS**

By: \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / 2012  
President

Attest: \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / 2012  
Village Clerk



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## **6 - EXHIBITS**

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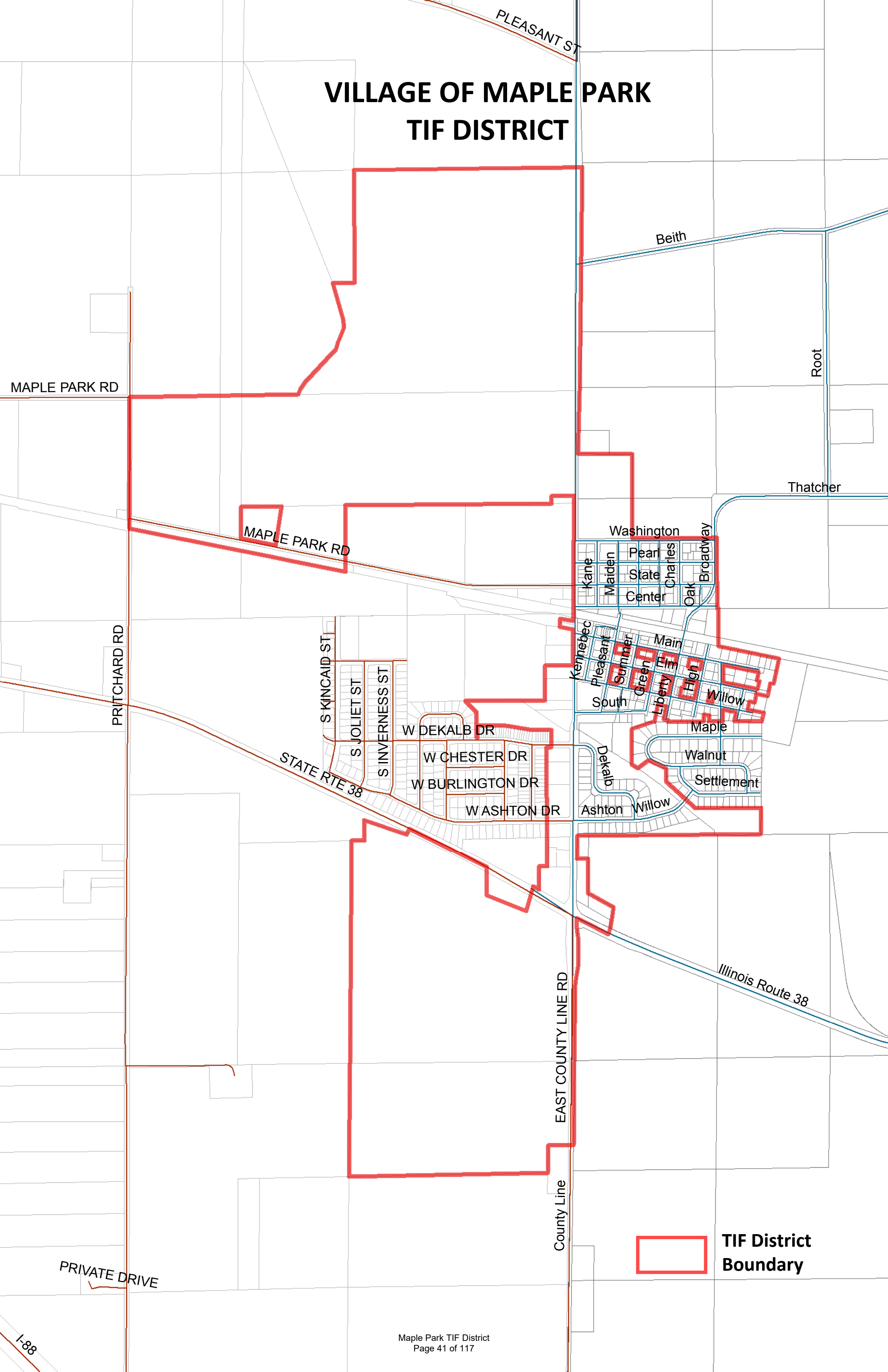
**EXHIBIT 1.**

**MAPLE PARK TIF DISTRICT  
BOUNDARY MAP  
(Revised 12/19/11)**

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# VILLAGE OF MAPLE PARK

## TIF DISTRICT



 **TIF District Boundary**



## **EXHIBIT 2.**

### **MAPLE PARK TIF DISTRICT LEGAL DESCRIPTION**

**(Revised 12/19/11)**

PARTS OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 6, EAST AND PARTS OF SECTIONS 30 AND 31, TOWNSHIP 40 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, AND ALSO PARTS OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 5, EAST AND PARTS OF SECTIONS 24, 25 AND 36, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 24 TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE CONTINUING EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24 TO THE EAST LINE OF COUNTY LINE ROAD; THENCE SOUTH ALONG THE EAST LINE OF SAID COUNTY LINE ROAD TO A POINT ON A LINE, SAID LINE BEING 788.72 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 675 FEET, MORE OR LESS; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 1014 FEET, MORE OR LESS, TO THE NORTH LINE OF WASHINGTON STREET; THENCE EAST ALONG THE NORTH LINE OF WASHINGTON STREET, AND THE EASTERLY EXTENSION OF SAID NORTH LINE TO THE EAST LINE OF BROADWAY STREET, SAID EAST LINE ALSO BEING THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 30; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION TO THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE CONTINUING SOUTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 31 TO THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY KNOWN AS THE CHICAGO & NORTHWESTERN RAILROAD), SAID SOUTHERLY LINE ALSO BEING THE NORTH LINE OF BLOCK 2 IN TRAVIS' ADDITION TO THE VILLAGE OF LODI (NOW MAPLE PARK); THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID RAILROAD TO THE NORTHEAST CORNER OF SAID BLOCK 2 IN TRAVIS' ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK 2 IN TRAVIS' ADDITION TO THE SOUTHEAST CORNER OF SAID BLOCK 2 IN TRAVIS' ADDITION; THENCE CONTINUING SOUTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 2, 160.00 FEET; THENCE WEST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, 40.00 FEET TO A POINT ON THE EAST LINE OF BLOCK 4 IN TRAVIS' ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK 4 TO THE NORTHEAST CORNER OF BLOCK 7 IN SAID TRAVIS' ADDITION; THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK 7 TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 7 OF TRAVIS' ADDITION; THENCE SOUTH ALONG THE WEST LINE OF LOT 2 OF SAID BLOCK 7 TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE WEST ALONG THE NORTH LINE OF LOT 6 IN SAID BLOCK 7 TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER OF SAID LOT 6 IN BLOCK 7, SAID CORNER ALSO BEING THE NORTHERLY LINE OF WILLOW STREET; THENCE EAST ALONG THE SOUTHERLY LINE OF BLOCK 7, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF WILLOW STREET, TO THE SOUTHEAST CORNER OF SAID BLOCK 7; THENCE SOUTHWESTERLY ALONG A LINE TO THE NORTHEAST CORNER OF LOT 2 IN MAERCKER SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2 IN MAERCKER SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH ALONG THE WESTERNMOST LINE OF LINE OF SAID LOT 2 TO THE WESTERLY CORNER OF SAID LOT 2, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 2 IN PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK; THENCE WEST ALONG THE NORTH LINE OF LOTS 2 AND 3 IN SAID PATTERSON'S ADDITION TO THE WESTERLY LINE OF PALMER DRIVE; THENCE NORTH ALONG THE WEST LINE OF SAID PALMER DRIVE TO THE INTERSECTION OF SAID WEST LINE OF PALMER DRIVE AND THE SOUTH LINE OF WILLOW STREET; THENCE WEST ALONG SAID SOUTH LINE OF WILLOW STREET TO THE INTERSECTION OF SAID SOUTH LINE OF WILLOW STREET AND THE EAST LINE OF BROADWAY STREET; THENCE SOUTH ALONG SAID EAST LINE OF BROADWAY STREET TO A POINT ON THE NORTHWEST CORNER OF LOT 4 IN SAID PATTERSON'S ADDITION TO THE VILLAGE



OF MAPLE PARK; THENCE WEST ALONG THE NORTH LINE OF SAID PATTERSON'S ADDITION, 175 FEET, MORE OR LESS; THENCE NORTHEASTERLY, 67 FEET, MORE OR LESS; THENCE NORTHWESTERLY, 68 FEET, MORE OR LESS; THENCE SOUTHWESTERLY, 80 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK; THENCE WEST ALONG THE NORTH LINE OF SAID PATTERSON'S ADDITION TO THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 3 OF HATHORN'S SOUTH ADDITION TO THE VILLAGE OF LODI (NOW MAPLE PARK); THENCE NORTH ALONG THE EAST LINE OF SAID LOT 8 TO THE NORTHEAST CORNER OF SAID LOT 8, SAID CORNER ALSO BEING THE SOUTHEASTERNMOST CORNER OF LIBERTY STREET; THENCE WEST ALONG THE SOUTH LINE OF SAID LIBERTY STREET TO THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 3 IN SAID HATHORN'S SOUTH ADDITION, SAID CORNER ALSO BEING THE SOUTHWESTERNMOST CORNER OF SAID LIBERTY STREET; THENCE NORTH ALONG THE WEST LINE OF SAID LIBERTY STREET TO THE NORTHEAST CORNER OF LOT 10 IN BLOCK 3 OF SAID HATHORN'S SOUTH ADDITION; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 10 TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH ALONG THE WEST LINE OF LOTS 10, 9 & 8 IN BLOCK 3 TO THE SOUTHWEST CORNER OF LOT 8, SAID CORNER ALSO BEING ON THE NORTH LINE OF PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK; THENCE WEST ALONG THE NORTH LINE AND CONTINUING SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID PATTERSON'S ADDITION TO THE NORTHWESTERN CORNER OF SAID PATTERSON'S ADDITION; THENCE SOUTH ALONG THE WEST LINE OF SAID PATTERSON'S ADDITION TO THE SOUTHWESTERNMOST CORNER OF SAID PATTERSON'S ADDITION; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 14 IN PATTERSON'S ADDITION TO THE SOUTHERLY CORNER OF SAID LOT 14, SAID CORNER ALSO BEING THE WESTERLY CORNER OF PARCEL 1 IN THE SETTLEMENT SUBDIVISION; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF PARCEL 1 TO THE NORTHWESTERLY CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING ON THE SOUTHERLY LINE OF WALNUT AVENUE; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE OF WALNUT AVENUE TO THE NORTHWESTERLY CORNER OF LOT 32 IN SAID THE SETTLEMENT SUBDIVISION; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID PARCEL 1 AND CONTINUING SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 TO THE EASTERNMOST CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING ON THE NORTHWEST LINE OF WILLOW LANE; THENCE SOUTHEASTERLY ALONG A LINE TO THE NORTHWESTERNMOST CORNER OF PARCEL 3 IN SAID THE SETTLEMENT SUBDIVISION; THENCE SOUTHEAST ALONG THE NORTHWESTERN LINE OF SAID PARCEL 3 AND CONTINUING WEST ALONG THE NORTH LINE OF SAID PARCEL 3 TO THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL 3 TO THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL 3 TO THE SOUTHWEST CORNER OF SAID PARCEL 3, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 103 IN SQUIRES CROSSING SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 103 TO THE SOUTHWEST CORNER OF SAID LOT 103, SAID CORNER ALSO BEING ON THE EAST LINE OF COUNTY LINE ROAD; THENCE SOUTH ALONG THE EAST LINE OF SAID COUNTY LINE ROAD, 276.6 FEET, MORE OR LESS; THENCE EAST, 135 FEET, MORE OR LESS; THENCE SOUTH, 413.1 FEET, MORE OR LESS; THENCE SOUTHEAST, 336.66 FEET, MORE OR LESS; THENCE SOUTHWESTERLY, 333 FEET, MORE OR LESS TO THE CENTERLINE OF ILLINOIS ROUTE 38; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF ILLINOIS ROUTE 38 TO THE NORTHERLY EXTENSION OF THE EAST LINE OF COUNTY LINE ROAD; THENCE SOUTH ALONG THE EAST LINE OF COUNTY LINE ROAD TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 31; THENCE CONTINUING SOUTH ALONG THE EAST LINE OF SAID COUNTY LINE ROAD, 990 FEET, MORE OR LESS; THENCE WESTERLY TO THE WEST LINE OF SAID COUNTY LINE ROAD; THENCE WESTERLY, 264 FEET, MORE OR LESS; THENCE SOUTHERLY, 330 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF GOVERNMENT LOT 2 OF THE NORTHEAST QUARTER OF SECTION 1; THENCE WEST ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 2 TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTHERLY TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER, 156 FEET, MORE OR LESS; THENCE NORTH, 241 FEET, MORE OR LESS; THENCE SOUTHEASTERLY, 544 FEET, MORE OR LESS; THENCE NORTHEASTERLY, 110 FEET, MORE OR LESS, TO THE CENTERLINE OF ILLINOIS ROUTE 38; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID ILLINOIS ROUTE 38, 1,190 FEET, MORE OR LESS; THENCE SOUTHERLY, 270 FEET, MORE OR LESS; THENCE SOUTHEASTERLY, 378 FEET, MORE OR LESS; THENCE NORTHEASTERLY, 233

FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF SAID STATE ROUTE 38; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID ILLINOIS ROUTE 38, 137 FEET, MORE OR LESS; THENCE NORTHERLY, 270 FEET, MORE OR LESS; THENCE EASTERLY, 97 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 2 IN COUNTY LINE BUSINESS PARK; THENCE NORTH ALONG THE WEST LINE OF LOTS 2 AND 3 IN SAID COUNTY LINE BUSINESS PARK TO THE NORTHWEST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING ON THE SOUTH LINE OF LOT C-2 IN HERITAGE HILL ESTATES – PHASE 1 SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT C-2 TO THE SOUTHWEST CORNER OF SAID LOT C-2; THENCE NORTH ALONG THE WEST LINE OF SAID LOT C-2 TO THE NORTHWEST CORNER OF SAID LOT C-2; THENCE NORTH ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 9 IN SAID HERITAGE HILLS ESTATES – PHASE 1; THENCE NORTH ALONG THE EAST LINE OF LOTS 1 THRU 9 IN SAID HERITAGE HILLS ESTATES – PHASE 1 TO THE NORTHEAST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING ON THE SOUTH LINE OF WEST DEKALB DRIVE; THENCE EAST ALONG THE SOUTH LINE OF SAID WEST DEKALB DRIVE TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 7D IN HERITAGE HILLS TOWNHOMES; THENCE NORTH ALONG THE EASTERLY EXTENSION AND THE EAST LINE OF SAID LOT 7D TO THE NORTHEAST CORNER OF SAID LOT 7D; THENCE WESTERLY ALONG THE NORTH LINE OF SAID HERITAGE HILLS TOWNHOMES TO THE NORTHWEST CORNER OF LOT 1C IN SAID HERITAGE HILLS TOWNHOMES, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF UNIT 7 IN RPK RESUBDIVISION; THENCE WESTERLY ALONG THE NORTH LINE OF SAID RPK RESUBDIVISION TO THE NORTHWEST CORNER OF UNIT 1 IN SAID RPK RESUBDIVISION, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 7A IN SAID HERITAGE HILLS TOWNHOMES; THENCE ALONG THE NORTH LINE OF SAID HERITAGE HILLS TOWNHOMES TO THE NORTHWEST CORNER OF LOT 1A IN SAID HERITAGE HILLS TOWNHOMES; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1A TO THE SOUTHWEST CORNER OF SAID LOT 1A; THENCE WEST ALONG THE NORTH LINE OF WEST DEKALB DRIVE TO THE SOUTHEAST CORNER OF LOT 71 IN SAID HERITAGE HILLS ESTATES – PHASE 1; THENCE NORTH ALONG THE EAST LINE OF LOTS 71 THRU 73 TO THE NORTHEAST CORNER OF SAID LOT 73; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOTS 74 AND 75 TO THE NORTHWESTERLY CORNER OF PARK A IN SAID HERITAGE HILLS ESTATES – PHASE 1; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARK A TO THE NORTHERLY CORNER OF SAID PARK A; THENCE CONTINUING EASTERLY, 300 FEET, MORE OR LESS; THENCE NORTHERLY, 264 FEET, MORE OR LESS; THENCE EASTERLY, 325 FEET, MORE OR LESS, TO THE WEST LINE OF COUNTY LINE ROAD; THENCE NORTH ALONG THE WEST LINE OF SAID COUNTY LINE ROAD, 580 FEET, MORE OR LESS; THENCE NORTHWESTERLY, 183 FEET, MORE OR LESS; THENCE NORTHERLY, 99 FEET, MORE OR LESS; THENCE SOUTHEASTERLY, 183 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID COUNTY LINE ROAD; THENCE NORTH ALONG THE WEST LINE OF SAID COUNTY LINE ROAD TO A POINT ON THE NORTH LINE OF THE SOUTH 82.5 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE WESTERLY, 270 FEET, MORE OR LESS; THENCE SOUTH 82.5 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25; THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER QUARTER LINE, 2,440 FEET, MORE OR LESS; THENCE SOUTH, 783 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY KNOWN AS THE CHICAGO & NORTHWESTERN RAILROAD); THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID UNION PACIFIC RAILROAD TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 25 TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, 2,000 FEET, MORE OR LESS, TO THE CENTERLINE OF A DRAINAGE DITCH; THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF A DRAINAGE DITCH, 1,500 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25 TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE NORTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25 TO THE POINT OF BEGINNING, IN KANE AND DEKALB COUNTIES, ILLINOIS.

**EXCEPTING THEREFROM THE FOLLOWING TRACTS OF LAND:**

1. LOTS 1, 2, 3 IN BLOCK 10 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK);
2. LOTS 1 THRU 4 IN BLOCK 9 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK);

3. LOTS 2 THRU 4 IN BLOCK 8 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK);
4. LOTS 3 THRU 5 IN BLOCK 7 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK);
5. LOTS 1, 2, 7, 8 IN BLOCK 15 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK);
6. LOTS 1 THRU 6 IN BLOCK 16 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK);
7. LOTS 3 THRU 6 IN BLOCK 17 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK);
8. LOTS 3 THRU 8 AND THE EAST HALF OF LOT 9 IN BLOCK 18 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK);
9. LOT 6 AND THE WEST 7' OF LOT 5 IN BLOCK 19 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK);
10. **PARCEL ONE:** THAT PART OF LOT 2 LYING WEST OF A LINE DRAWN FROM THE NORTHWEST CORNER OF SAID LOT 2 TO A POINT ON THE SOUTH LINE OF SAID LOT WHICH IS 7.4 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT, MEASURED ON SAID SOUTH LINE; ALL OF LOT 3; THAT PART OF LOTS 4 AND 6 LYING EAST OF A LINE WHICH BEGINS AT A POINT ON THE NORTH LINE OF SAID LOT 4 WHICH IS 24.59 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT, MEASURED ON SAID NORTH LINE, AND EXTENDS SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 6 WHICH IS 7.81 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT, MEASURED ON SAID SOUTH LINE; LOT 7 EXCEPT THAT PART OF LOT 7 LYING WEST OF A LINE WHICH BEGINS AT A POINT ON THE NORTH LINE OF SAID LOT 7, WHICH IS 7.81 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT MEASURED ON SAID NORTH LINE; AND EXTENDS THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID LOT WHICH IS 4.23 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT, MEASURED ON SAID SOUTH LINE; AND LOT 8 EXCEPT THAT PART OF LOT 8 LYING EAST OF A LINE WHICH BEGINS AT A POINT ON THE NORTH LINE OF LOT 8, WHICH IS 57.41 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT, MEASURED ON SAID NORTH LINE; AND EXTENDS THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID LOT WHICH IS 63.97 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT, MEASURED ON SAID SOUTH LINE, ALL IN BLOCK 1 OF Z & J HATHORN'S SOUTH ADDITION TO THE VILLAGE OF LODI (NOW MAPLE PARK), IN THE VILLAGE OF MAPLE PARK, KANE COUNTY, ILLINOIS;  
**PARCEL TWO:** LOTS 1 AND 2 IN BLOCK 1, Z & J HATHORN'S SOUTH ADDITION TO THE VILLAGE OF MAPLE PARK, KANE COUNTY, ILLINOIS (EXCEPT THAT PART OF LOT 2, BLOCK 1 OF Z & J HATHORN'S SOUTH ADDITION TO THE VILLAGE OF MAPLE PARK, KANE COUNTY, ILLINOIS LYING WEST OF A LINE DRAWN FROM THE NORTHWEST CORNER OF SAID LOT 2 TO A POINT ON THE SOUTH LINE OF SAID LOT WHICH IS 7.4 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT, MEASURED ON SAID SOUTH LINE, AND THAT PART OF LOT 8, BLOCK 1 OF Z & J HATHORN'S SOUTH ADDITION TO THE VILLAGE OF MAPLE PARK, KANE COUNTY, ILLINOIS LYING EAST OF A LINE WHICH BEGINS AT A POINT ON THE NORTH LINE OF SAID LOT 8, WHICH IS 57.41 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT, MEASURED ON SAID NORTH LINE; AND EXTENDS THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID LOT WHICH IS 63.97 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT, MEASURED ON SAID SOUTH LINE;
11. LOTS 4, 5, 6 AND THE WEST HALF OF LOT 3 IN BLOCK 4 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK) AND THE EAST 110' OF BLOCK 5 IN TRAVIS' ADDITION TO LODI (NOW MAPLE PARK) AND LOTS 1, 2 IN HARVELL'S REPLAT OF PART OF BLOCK 5 IN TRAVIS' ADDITION TO LODI (NOW MAPLE PARK) AND ALSO VACATED PALMER DRIVE; AND
12. THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTH 1/2; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF SOUTH 1/2 3,490.28 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE 475.28 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE SOUTHERLY AT AN ANGLE OF 91 DEGREES 13 MINUTES, 28 SECONDS MEASURED CLOCKWISE FROM SAID NORTH LINE, ALONG SAID WEST LINE 372.23 FEET TO THE NORTHERLY LINE OF MAPLE PARK ROAD; THENCE SOUTHEASTERLY AT AN ANGLE OF 100 DEGREES, 54 MINUTES, 55 SECONDS MEASURED CLOCKWISE FROM SAID WEST LINE, ALONG SAID NORTHERLY LINE 416.45 FEET; THENCE NORTHERLY AT AN ANGLE OF 87 DEGREES, 15 MINUTES, 35 SECONDS MEASURED CLOCKWISE FROM SAID NORTHERLY LINE 465.98 FEET TO THE POINT OF BEGINNING, ALL IN CORTLAND TOWNSHIP, DEKALB COUNTY, ILLINOIS.

**EXHIBIT 3.**

**EXAMPLES OF BLIGHTED AND CONSERVATION AREAS  
WITHIN THE PROPOSED TIF DISTRICT**

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**EXHIBIT 4.**

**ENGINEER'S OPINION REGARDING  
FLOODING ON VACANT PARCELS**

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2413 Algonquin Rd Unit 502, Algonquin, IL 60102

Tel: 815-893-6320 Fax: 847-893-6842

www.lintechengineering.com

October 6, 2011

Ms. Gwen R. Crawford, Vice President  
The Economic Development Group, Ltd.  
Jacob & Klein, Ltd.  
1701 Clearwater Avenue  
Bloomington, IL 61704

Subject: Maple Park TIF District  
Lintech Project No. 2011-10

Dear Ms. Crawford:

Lintech Engineering, LLC has been appointed Village Engineer for the Village of Maple Park since 2010. Prior to joining the Village, Lintech has been developing land throughout northern Illinois for the past 12 years. Therefore, we have become very familiar with drainage conditions and flood patterns within the Village of Maple Park.

We have enclosed a map showing the boundary of the proposed TIF District as well as a portion of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) that covers the TIF District. Flood plains are outlined in the enclosed FIRM for your reference. We have overlaid the flood plains (pink) on the TIF area (blue) for ease of reference.

Any redevelopment project shall provide sound engineering practice to prevent flood encroachment. Any redevelopment project within existing flood plains shall provide thorough engineering analysis to ensure post-development runoff rate is less than or equal to the pre-development runoff rate.

The Village of Maple Park has conducted a surface drainage investigation after a three day storm event in 2008. The report identified various flooded locations throughout the Village. We have enclosed an excerpt of the report for your reference. In addition, the vacant property south of Rte. 38 and the vacant property north of Maple Park Road, including the areas surrounding the sewage plant also experience flooding after major storm events. Therefore, we certify the above-mentioned properties are subject to flooding that adversely impacts the real properties within, and surface water that discharges from all or part of the TIF area will continue to contribute to flooding within the same watershed.

The following practices can be incorporated to improve the Village's drainage system:

- Perform engineering studies, surveys, and plans at locations with known drainage issues
- Construct berms to prevent flood encroachment
- Install storm sewer or upsize existing storm sewer
- Regrade flat swales
- Construct riprap at outfalls to prevent sediment erosion
- Inspect and maintain existing drainage system at a known interval

Please contact us if there are any questions.

Very truly yours,

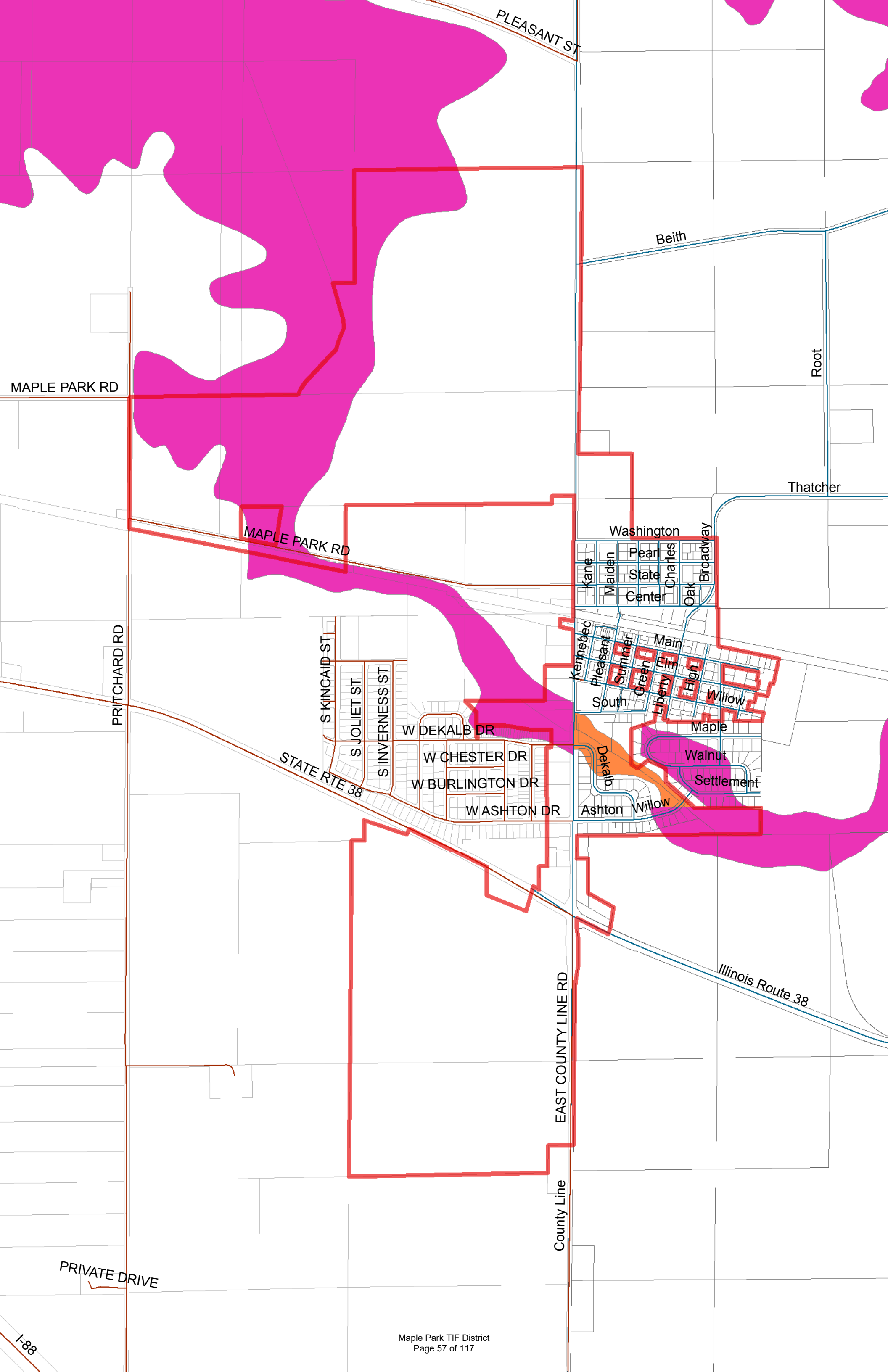
LINTECH ENGINEERING, LLC

A handwritten signature in black ink, appearing to read 'J.C.L.', with a stylized flourish at the end.

Jeremy C. Lin, PE BCEE

cc: Kathleen Curtis, President - Village of Maple Park (via email)

Enclosures



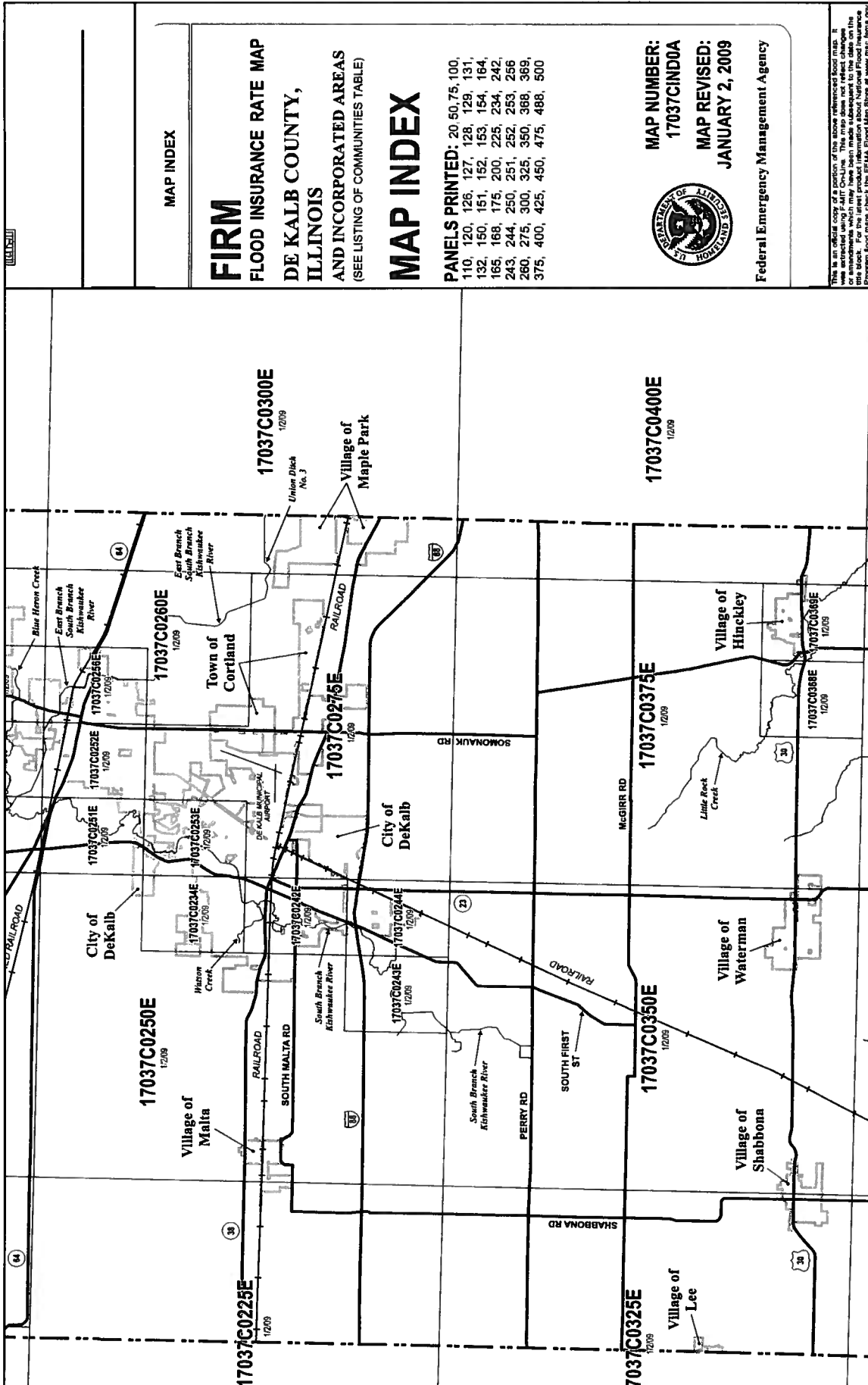












# MAP INDEX

## FIRM

FLOOD INSURANCE RATE MAP

DE KALB COUNTY,  
ILLINOIS

AND INCORPORATED AREAS  
(SEE LISTING OF COMMUNITIES TABLE)

## MAP INDEX

PANELS PRINTED: 20 50,75, 100,  
110, 120, 126, 127, 128, 129, 131,  
132, 150, 151, 152, 153, 154, 164,  
165, 168, 175, 200, 225, 234, 242,  
243, 244, 250, 251, 252, 253, 256,  
260, 275, 300, 325, 350, 368, 369,  
375, 400, 425, 450, 475, 488, 500



MAP NUMBER:  
17037CIND0A

MAP REVISED:  
JANUARY 2, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRM On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the map. For the most current information, please visit the FEMA Flood Map Store at [www.fema.gov](http://www.fema.gov)



October 16, 2008

President and Board of Trustees  
Village of Maple Park  
302 Willow Street  
P.O. Box 220  
Maple Park, Illinois 60151-0220

***Subject: Village of Maple Park - Surface Drainage Investigation for  
September 12 through 14, 2008 Flood Event***

Dear President and Trustees:

In accordance with Work Order 081128.33 authorized at the Village Board meeting on October 7, 2008, we have completed the work described in Attachment A of the Work Order. This letter report provides a summary of the initial observations during the flood event, subsequent field work, map review, alternatives considered to reduce flooding and preliminary opinions of probable cost for each selected alternative.

### **The Event**

The Village experienced rainstorms over a three day period from September 12 to September 14, 2008 during which a total of approximately 14 inches of rain fell. Though there was rainfall occurring throughout the three days, there were several periods of heavy rainfall, especially during the evening of Saturday, September 13. The Village requested Baxter & Woodman to visit various locations in the Village, both during and after the occurrence of major flooding. Baxter & Woodman used the

8678 Ridgely Road

Crystal Lake, IL 60012

815.459.1260

Fax 815.455.0450

info@baxterwoodman.com

Village's existing storm sewer system atlas/map and recorded 13 separate areas of flooding to be studied with this investigation.

### **Map Review**

We reviewed 1) the storm sewer system map marked-up in the field during the flooding, 2) the Village's existing topographic/contour map and 3) the Village's storm sewer system map to determine where flooding occurred and possible reasons for the flooding. Most of the flooding occurred in areas of localized sags and low spots surrounded by land with higher ground elevations. An extreme example of this is the northwest corner of State Street and Charles Street. Many of the low areas have storm sewers or field tiles in them, but the existing pipes are very small relative to the size of pipes needed to adequately drain these low areas. In a few areas, flooding was caused by runoff from upstream areas being substantial enough to flood areas as the runoff flowed past and through the areas. An example of this is the intersection of County Line Road and West Ashton Drive.

### **Field Visit**

In addition to the visits made during and immediately after the flooding event, we visited the 13 sites observed to have flooding several weeks after the event. This visit was used to obtain additional information and to gain insight into possible

solutions/alternatives to reduce or eliminate flooding in the future. The conditions observed during this subsequent visit are discussed in the following section for each of the 13 identified flooded areas.

**Discussion of Flooded Areas and Alternatives**

The following discussions are presented in numerical order, using the numbers shown on Exhibit 1, attached at the back of this report, to identify the 13 areas noted to have flooded during the rain, runoff and flood event. The discussions also include a brief summary of the alternative(s) considered to alleviate future flooding, with an alternative selected for each area to be used to prepare an opinion of probable cost for each alternative later in the report.

*Area 1 - West Ashton Drive/Route 38* - The flooding in this area appeared to be caused by runoff flowing under and across Route 38, then flowing north toward a berm(s) constructed by the developer, and then flowing around the berm into the back and side yards of lots on the south side of West Ashton Drive. Portions of the berm(s) appear to have been constructed with shallow depths of fill or perhaps have been modified/excavated since the berm(s) construction.

A thorough review of the development/drainage plans, and perhaps detailed surveys, would be needed to determine if the berm(s) construction/modifications have

caused runoff to flow to unintended areas along unintended drainageways. Most developments provide swales between houses to allow drainage from the back yard to the front yard, or vice versa. The swales between the houses on West Ashton Drive should flow from back yards to front yards. However, our review of the drainage swales and grading between the houses indicates several potential problems.

Our field visit indicated grading between houses is inadequate for many lots. The swales are often flat from back to front, have a high point causing runoff to flow to either the back or the front yard, are not deep enough between the houses, or have the ground surface near the tops of foundations. In addition to inadequately graded swales, we noticed several lots where fences and landscaping/fill block the flow of water between houses.

We recommend the grading plans for the development be reviewed to determine the addresses/lots where overland flow swales are indicated on the development plans. This review would be followed by inspections of the swales, with some survey work to verify ground slopes, ground elevations and foundation elevations. Any work to improve drainage between houses would be the responsibility of individual lot owners or of the developer if the improvements are still covered by a



warranty or Letters of Credit, or if the development improvements have not been accepted.

Reconstruction of the berms, by raising them or lengthening them, must be carefully designed and constructed. Drainage from Route 38 and property to the south of the lots on West Ashton Drive can not be blocked and cause flooding of off-development property. A review of the development's grading plan, and detailed survey work, should be completed before any changes are made to the berm(s).

*Area 2 - County Line Road and West Ashton Drive* - This area flooded from what appeared to be overflowing ditches along the west side of County Line Road, with some ponding of the flow at the intersection of the two streets. The flooding did not cause any damage to nearby buildings, and the roads were passable by vehicles. There appears to be a low area at the northwest corner of the intersection pavement, which could cause some ponding of runoff.

There is a ditch to the northwest of this intersection, and minor grading of the area between the intersection pavement and the ditch would reduce the depth of water flowing across West Ashton Drive. A larger, deeper ditch, both south and north of West Ashton Drive; and a larger storm sewer and a larger culvert along County Line



**President and Board of Trustees  
Village of Maple Park**

**October 16, 2008  
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Road, would be required to alleviate the flooding experienced during the September flood event.

*Area 3 - County Line Road and DeKalb Drive, east side* - This flooded area was noted because it resulted in water ponding and flowing over the road pavement. The east side of the intersection is located between two detention basins constructed as part of the development east and south of this intersection. This area is part of the Union Ditch floodplain and would be expected to flood to some extent, especially during extreme rainfall/runoff like that of the September event.

At the time of our field visit, the two inlets at the intersection still contained construction materials under their grates. The northeast inlet had geotextile/filter fabric installed between the grate and the frame, while the southeast inlet had an inlet protection filter with fabric installed under its grate. The presence of the filter and the fabric in these inlets reduced the amount of water that could enter the inlets and storm sewer system. However, the surrounding flooding from the Union Ditch and detention basins may have resulted in a flooded intersection whether or not the filter and fabric were installed.

These erosion and sedimentation control measures are often used during construction to limit the amount of sediment entering storm sewers. Construction and



construction traffic appear to still be using DeKalb Drive to the east, so the inlets should remain protected with the filter/geotextile fabric.

*Area 4 - County Line Road and DeKalb Drive, west side* - This area was flooded as part of the high water level caused by the flooded Union Ditch. The low areas on either side of DeKalb Drive are detention facilities constructed as part of the development to the west and would be anticipated to have been flooded. The pavement of DeKalb Drive was flooded simply because its elevation was below the flood level of Union Ditch and the surrounding detention facilities.

Construction required to reduce the flood water level of Union Ditch consists of a second, parallel culvert installed across the Union Pacific railroad tracks near the Village's wastewater treatment plant. An improved culvert crossing of the railroad would reduce water levels on the south side of the tracks by approximately 1 to 2 feet. The Letter of Map Revision currently submitted to the Illinois Department of Natural Resources would need to be approved, and then the proposed culvert construction and resultant changes in the flood elevations would need to be permitted and approved by several state and federal agencies.

*Area 5 - Southeast Corner of Elm Street and Palmer Drive* - This small area consisted of localized ponding around an inlet. The storm sewer and inlets in this area

were installed in 2008 as part of a street improvement project. The storm sewers were installed with the purpose of providing positive drainage for the area, but not to prevent localized ponding. Though the area had ponding, the new storm sewers worked as designed.

There are no recommendations for improvements to alleviate flooding/ponding in this area. The storm sewers in this area will be located during the as-built phase of construction and their elevations, sizes, structures and pipe materials will be added to the Village's GIS mapping.

*Area 6 - East of Northeast Corner of Elm Street and Broadway Street* - This small, isolated area was subject to the same flooding as Area 5 and is drained by the same system of storm sewer inlets, manholes and pipes as Area 5.

As with Area 5, there are no recommendations for improvements to alleviate flooding/ponding in this area. The storm sewers in this area will be added to the Village's GIS mapping.

*Area 7 - East end of Main Street* - This area is a very low area with high ground to the south and east and the railroad situated on high ground to the north. The area to the west appears to be somewhat higher in elevation than the sag around 803 Main Street, and the house at 803 is lower than the street elevation. The area flooded

because of extreme overland runoff and possibly because of a field tile flowing from the farm east of Main Street to the west. There are no known storm sewer inlets or pipes in this area, and only when flood waters are high enough will runoff flow overland to the west.

It may be possible to install a positive drain from the lowest area in the lot at 803 Main Street to the storm sewer along Broadway Street. However, this would only serve to dewater the area and could not alleviate flooding because the downstream storm sewer along Broadway Street is only an 8-inch pipe. Larger storm sewer pipe, along with new inlets and manholes, would be needed to provide any significant relief to this flooding problem. The construction of a new storm sewer would serve to alleviate flooding in the other nearby areas, specifically Areas 8, 9 and 10.

*Area 8 - Southeast Corner of Main Street and Broadway Street* - This area is a low, flat area with minimal storm sewer inlets and storm sewer pipes available to drain the area. The ponding was the result of too much runoff, small diameter storm sewer pipes and clogged inlet grates. During our subsequent visit after the flood event, we noticed standing water at the edges of the pavement even in a very light rain.

Some additional inlets and regrading of the area would help to dewater the area, but as with Area 7, the additional inlets and regrading would not alleviate

flooding because the small storm sewer pipe size. Larger storm sewer pipe, along with new inlets and manholes, would be needed to provide any significant relief to this flooding problem. The construction of a new storm sewer would serve to alleviate flooding in the other nearby areas, specifically Areas 7, 9 and 10.

*Area 9 - North Side of Main Street and East Side of High Street* - The flooding on the north side of Main Street at High Street was similar to the flooding at 803 Main Street, except the depth of flooding was not as great. This is a low sag in an low area, with localized flooding around the house. The north side and south/east sides of the intersection with High Street were flooded enough to cause a flow of water to cross Main Street. Even in the light rain during our subsequent visit, we noticed water standing on both sides of Main Street and along the east side of High Street.

As with Areas 7 and 8, additional inlets and regrading of the area would help to dewater the area, but the additional inlets and regrading would not alleviate flooding because the small storm sewer pipe sizes. The construction of a new storm sewer would serve to alleviate flooding in Areas 7, 8 and 10.

*Area 10 - Liberty Street, at and north of Elm Street* - This area flooded for reasons similar to Areas 7, 8 and 9 – low ground surface elevations, flat topography, an inadequate number of inlets, small storm sewers and too much runoff from an

extreme rainfall event. Most of the flooding here was within the street rights-of-way and low areas in the yards.

As with Areas 7, 8 and 9, additional inlets and regrading of the area would help to dewater the area, but the additional inlets and regrading would not alleviate flooding because the small storm sewers along Liberty Street. Larger storm sewer pipe, along with new inlets and manholes, would be needed to provide any significant relief to this flooding problem. The construction of a new storm sewer would serve to alleviate flooding in Areas 7, 8 and 9.

*Area 11 - Broadway Street and Pearl Street* - This is a recurring flooded area, which was flooded once again by the September 2008 flood event. Surface water can and does enter the basement of at least one house in this area. Drainage at the intersection of these two streets is questionable, with the Village maps showing drainage to the south and anecdotal information showing drainage to the east. A field tile may be providing drainage to the area, but its capacity is minimal and probably serves to only dewater the area after rainfall/runoff has ended.

There is a low area in the farm field to the northeast of the intersection, but draining Area 11 with more inlets and larger pipes flowing to the low area in the farm field may be unacceptable to the farm owner(s). The purchase of approximately 4 to 5

acres of the farm parcel would provide a discharge point and detention/retention basin, but would still be dependent on a properly functioning field tile for ultimate drainage of the basin. This alternate is highly dependent on the willingness of the property owner to sell their land and on the existence a functioning field tile.

The second alternate is the construction of a new, properly sized storm sewer with an adequate number of inlets and manholes to drain not only this area, but Areas 12 and 13 as well, and any other areas of concern north of the railroad tracks. A new storm sewer would alleviate flooding and would address the poor condition of the existing stormwater drainage facilities in this area.

*Area 12 - State Street and Charles Street* - This area is the extreme example of a low area sag with a house located at the lowest elevation of the sag. This area had extreme flooding during the September 13<sup>th</sup> flood event, with a water level high enough to force the homeowners at the northwest corner of the intersection to leave their house with about 3 feet of water on the ground floor of the house. The water level had risen high enough to be within a few inches of elevation from flooding the Village's Water Treatment Plant. The area is drained by small diameter storm sewers and an old field tile.

Construction of a properly sized storm sewer, with an adequate number of inlets and manholes, would serve this area and Areas 11 and 13. A new storm sewer would alleviate flooding and would address the poor condition of the existing storm sewers and field tiles in and near this area.

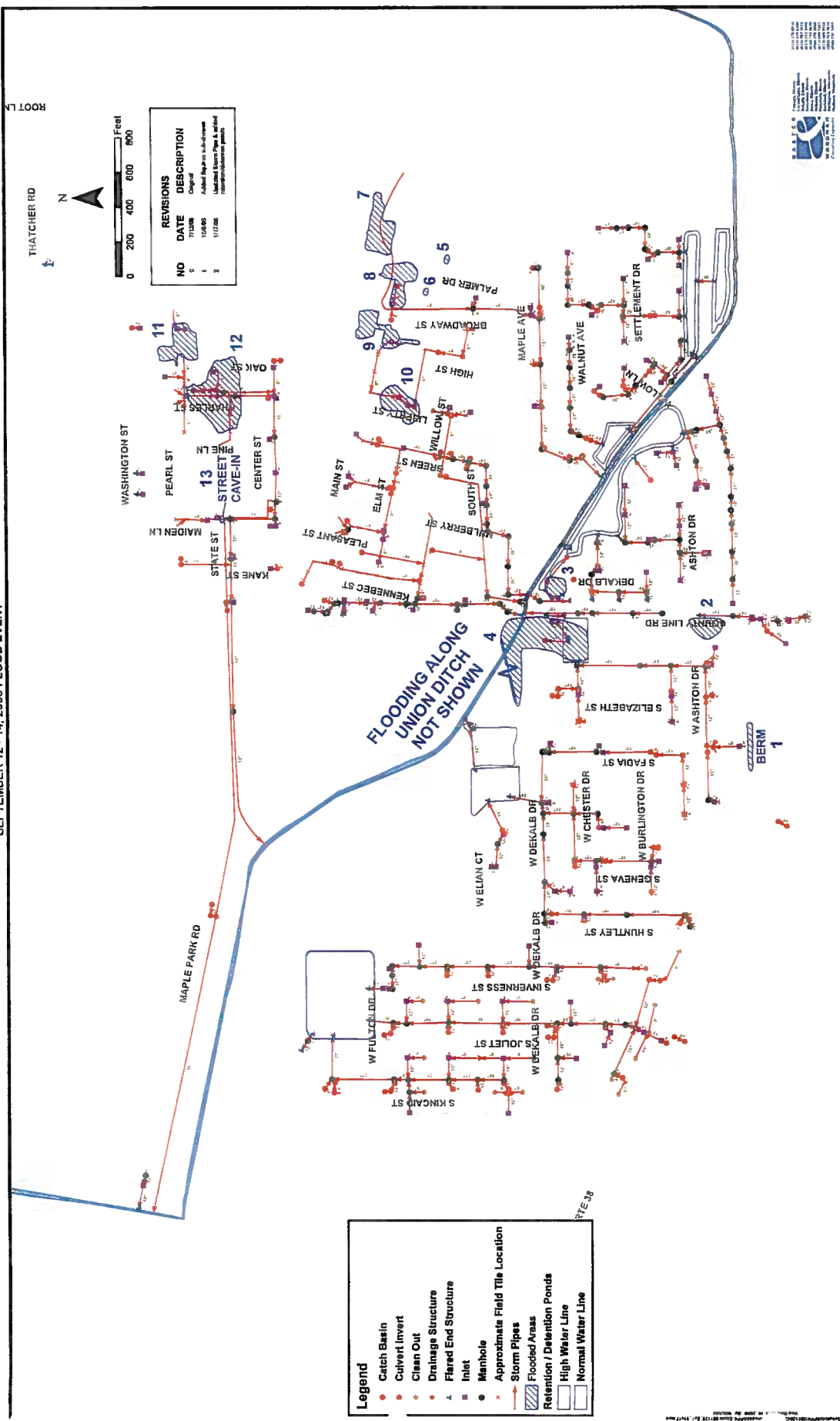
*Area 13 - State Street and Maiden Lane* - This intersection had some minor flooding during the flood event, but the flooding was alleviated rather quickly when the street collapsed. The soil around the storm sewer pipe had washed away into the storm sewer, creating a void under the street's asphalt pavement. Eventually, and in a short period of time, the void opened up, leaving a large hole in the street and the storm sewer exposed.

Due to the emergency status of the cave-in, and the already critical need for response at other locations around the Village, a quick repair of the pipe and backfilling of the hole had to be completed. If time and material had been available, the repair could have included a new manhole built on the storm sewer and one or two inlets installed at the intersection.

Future improvements to alleviate flooding in this area would be part of the storm sewer design and construction to respond to the flooding and need for improvements in Areas 11 and 12.

**Village of Maple Park, Illinois**  
**Storm Sewer System**

**LOCATIONS OF SURFACE AREA FLOODING  
SEPTEMBER 12 - 14, 2008 FLOOD EVENT**







## **EXHIBIT 5.**

### **EXAMPLE TIF DISTRICT PROJECTIONS**

NOTE: The following Projections are examples based on estimates and do not represent an offer or acceptance of any terms relating to proposed redevelopment projects or agreements.

*The information and assumptions contained in this material are based upon information, material and assumptions provided to Jacob & Klein (J&K) and The Economic Development Group, Ltd. (EDG) by outside persons including public officials. J&K and EDG have not undertaken independent investigation to verify any of the information or material contained herein. No warranty, express or implied, as to the accuracy of the materials and information or the results projected in the foregoing presentation is made by J&K or EDG, its officers or employees. J&K and EDG specifically disclaim the accuracy of the formulas and calculations and has no obligation to investigate or update, recalculate or revise the calculations. The material presented herein is subject to risks, trends and uncertainties that could cause actual events to differ materially from those presented. Those providing information contained in this presentation have represented to J&K and EDG that, as of the date it was provided, the information was accurate to the best of their knowledge. Any person viewing, reviewing or utilizing this presentation should do so subject to all of the foregoing limitations and shall conduct independent investigation to verify the assumptions and calculations contained herein. By acceptance and use of this presentation, the user accepts all of the foregoing limitations and releases J&K and EDG from any liability in connection therewith.*

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# EXHIBIT 5 (A)

## VILLAGE OF MAPLE PARK TIF DISTRICT

### Proposed Commercial Projects

12/28/2011

Calendar Year of Receipts	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Commercial Project I	Built	Assessed	\$5,533	\$5,699	\$5,870	\$6,046	\$6,228	\$6,415	\$6,607	\$6,805	\$7,009	\$7,220	\$7,436
Commercial Project II		Built	Assessed	\$5,533	\$5,699	\$5,870	\$6,046	\$6,228	\$6,415	\$6,607	\$6,805	\$7,009	\$7,220
Commercial Project III		Built	Assessed	\$8,300	\$8,549	\$8,805	\$9,070	\$9,342	\$9,622	\$9,911	\$10,208	\$10,514	\$10,830
Commercial Project IV		Built	Assessed	\$8,300	\$8,549	\$8,805	\$9,070	\$9,342	\$9,622	\$9,911	\$10,208	\$10,514	\$10,830
Commercial Project V		Built	Assessed	\$16,600	\$17,098	\$17,611	\$18,139	\$18,683	\$19,244	\$19,821	\$20,416	\$21,028	\$21,654
Commercial Project VI	Built	Assessed	\$83,000	\$85,490	\$88,055	\$90,696	\$93,417	\$96,220	\$99,106	\$102,080	\$105,142	\$108,296	\$111,545
Commercial Project VII		Built	Assessed	\$27,667	\$28,497	\$29,352	\$30,232	\$31,139	\$32,073	\$33,035	\$34,027	\$35,047	\$36,099
Comm. General Merch. Project I		Built	Assessed	\$13,833	\$14,248	\$14,676	\$15,116	\$15,570	\$16,037	\$16,518	\$17,013	\$17,524	\$18,046
Comm. General Merch. Project II		Assessed				\$27,667	\$28,497	\$29,352	\$30,232	\$31,139	\$32,073	\$33,035	\$34,027
Comm. General Merch. Project III		Assessed				\$27,667	\$28,497	\$29,352	\$30,232	\$31,139	\$32,073	\$33,035	\$34,027
Convenience Store/Restaurant I		Built	Assessed			\$27,667	\$28,497	\$29,352	\$30,232	\$31,139	\$32,073	\$33,035	\$34,027
Restaurant II		Built	Assessed			\$27,667	\$28,497	\$29,352	\$30,232	\$31,139	\$32,073	\$33,035	\$34,027
Restaurant III		Built	Assessed			\$27,667	\$28,497	\$29,352	\$30,232	\$31,139	\$32,073	\$33,035	\$34,027
Commercial/Retail Strip Project		Built	Assessed			\$27,667	\$28,497	\$29,352	\$30,232	\$31,139	\$32,073	\$33,035	\$34,027
Motel/Hotel Project		Built	Assessed			\$27,667	\$28,497	\$29,352	\$30,232	\$31,139	\$32,073	\$33,035	\$34,027
Comm. Storage/Mini-Warehouse I		Built	Assessed	\$6,917	\$7,124	\$7,338	\$7,558	\$7,785	\$8,018	\$8,259	\$8,507	\$8,762	\$9,021
Comm. Storage/Mini-Warehouse II		Built	Assessed			\$6,917	\$7,124	\$7,338	\$7,558	\$7,785	\$8,018	\$8,259	\$8,507
Commercial Rehab/Renovations		2/10 Built	2/10 Assessed	\$13,833	\$28,082	\$42,757	\$57,874	\$73,443	\$89,055	\$104,729	\$120,466	\$136,264	\$152,124
Senior Living Facility Project		Built	Assessed			\$224,792	\$231,535	\$238,481	\$245,636	\$253,005	\$260,595	\$268,413	\$276,465
Elderly Assisted/Supp. Living Facility		Built	Assessed			\$224,792	\$231,535	\$238,481	\$245,636	\$253,005	\$260,595	\$268,413	\$276,465
Total Real Estate Tax Increment			\$88,533	\$146,523	\$210,402	\$545,255	\$760,813	\$935,804	\$1,240,545	\$1,277,761	\$1,316,094	\$1,355,577	\$1,396,244
Cumulative R. E. Tax Increment			\$88,533	\$235,056	\$445,458	\$990,713	\$1,751,526	\$2,687,330	\$3,927,875	\$5,205,636	\$6,521,731	\$7,877,307	\$9,273,552

Calendar Year of Receipts	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	TOTALS
Commercial Project I	\$7,659	\$7,889	\$8,126	\$8,370	\$8,621	\$8,879	\$9,146	\$9,420	\$9,703	\$9,994	\$10,294	\$10,602	\$179,573
Commercial Project II	\$7,436	\$7,659	\$7,889	\$8,126	\$8,370	\$8,621	\$8,879	\$9,146	\$9,420	\$9,703	\$9,994	\$10,294	\$168,970
Commercial Project III	\$11,155	\$11,489	\$11,834	\$12,189	\$12,554	\$12,931	\$13,319	\$13,719	\$14,130	\$14,554	\$14,991	\$15,440	\$253,455
Commercial Project IV	\$10,830	\$11,155	\$11,489	\$11,834	\$12,189	\$12,554	\$12,931	\$13,319	\$13,719	\$14,130	\$14,554	\$14,991	\$238,015
Commercial Project V	\$21,659	\$22,309	\$22,978	\$23,668	\$24,378	\$25,109	\$25,862	\$26,638	\$27,437	\$28,260	\$29,108	\$29,981	\$476,030
Commercial Project VI	\$114,891	\$118,338	\$121,888	\$125,545	\$129,311	\$133,191	\$137,186	\$141,302	\$145,541	\$149,907	\$154,404	\$159,037	\$2,693,589
Commercial Project VII	\$37,182	\$38,297	\$39,446	\$40,629	\$41,848	\$43,104	\$44,397	\$45,729	\$47,101	\$48,514	\$49,969	\$51,468	\$844,851
Comm. General Merch. Project I	\$18,049	\$18,591	\$19,149	\$19,723	\$20,315	\$20,924	\$21,552	\$22,198	\$22,864	\$23,550	\$24,257	\$24,985	\$396,691
Comm. General Merch. Project II	\$35,047	\$36,099	\$37,182	\$38,297	\$39,446	\$40,629	\$41,848	\$43,104	\$44,397	\$45,729	\$47,101	\$48,514	\$743,414
Comm. General Merch. Project III	\$102,080	\$105,142	\$108,296	\$111,545	\$114,891	\$118,338	\$121,888	\$125,545	\$129,311	\$133,191	\$137,186	\$141,302	\$2,084,700
Convenience Store/Restaurant I	\$35,047	\$36,099	\$37,182	\$38,297	\$39,446	\$40,629	\$41,848	\$43,104	\$44,397	\$45,729	\$47,101	\$48,514	\$743,414
Restaurant II	\$35,047	\$36,099	\$37,182	\$38,297	\$39,446	\$40,629	\$41,848	\$43,104	\$44,397	\$45,729	\$47,101	\$48,514	\$743,414
Restaurant III	\$34,027	\$35,047	\$36,099	\$37,182	\$38,297	\$39,446	\$40,629	\$41,848	\$43,104	\$44,397	\$45,729	\$47,101	\$694,900
Commercial/Retail Strip Project	\$165,177	\$170,133	\$175,237	\$180,494	\$185,908	\$191,486	\$197,230	\$203,147	\$209,242	\$215,519	\$221,984	\$228,644	\$3,238,997
Motel/Hotel Project	\$320,732	\$330,354	\$340,265	\$350,473	\$360,987	\$371,817	\$382,971	\$394,461	\$406,294	\$418,483	\$431,038	\$443,969	\$6,020,706
Comm. Storage/Mini-Warehouse I	\$9,025	\$9,295	\$9,574	\$9,862	\$10,157	\$10,462	\$10,776	\$11,099	\$11,432	\$11,775	\$12,128	\$12,492	\$198,346
Comm. Storage/Mini-Warehouse II	\$8,762	\$9,025	\$9,295	\$9,574	\$9,862	\$10,157	\$10,462	\$10,776	\$11,099	\$11,432	\$11,775	\$12,128	\$185,853
Commercial Rehab/Renovations	\$87,695	\$90,326	\$93,035	\$95,827	\$98,701	\$101,662	\$104,712	\$107,854	\$111,089	\$114,422	\$117,855	\$121,390	\$1,862,173
Senior Living Facility Project	\$284,759	\$293,302	\$302,101	\$311,164	\$320,499	\$330,114	\$340,018	\$350,218	\$360,725	\$371,546	\$382,693	\$394,174	\$6,040,236
Elderly Assisted/Supp. Living Facility	\$91,872	\$94,628	\$97,467	\$100,391	\$103,402	\$106,504	\$109,699	\$112,990	\$116,380	\$119,872	\$123,468	\$127,172	\$1,876,230
Total Real Estate Tax Increment	\$1,438,132	\$1,481,275	\$1,525,714	\$1,571,485	\$1,618,630	\$1,667,189	\$1,717,204	\$1,768,720	\$1,821,782	\$1,876,435	\$1,932,729	\$1,990,710	\$29,683,557
Cumulative R. E. Tax Increment	\$10,711,683	\$12,192,959	\$13,718,672	\$15,290,158	\$16,908,787	\$18,575,976	\$20,293,180	\$22,061,901	\$23,883,683	\$25,760,118	\$27,692,847	\$29,683,557	

EXHIBIT 5 (A)

Real Estate Assumptions - Commercial Projects													
	Commercial Project I	Commercial Project II	Commercial Project III	Commercial Project IV	Commercial Project V	Commercial Project VI	Commercial Project VII	Comm. Gen. Merch. I	Comm. Gen. Merch. II	Comm. Gen. Merch. III	Conv. Store/ Restaurant I	Restaurant II	Restaurant III
Total Projected Market Value	\$200,000	\$200,000	\$300,000	\$300,000	\$600,000	\$3,000,000	\$1,000,000	\$500,000	\$1,000,000	\$3,000,000	\$1,000,000	\$1,000,000	\$1,000,000
Increase in EAV	\$66,667	\$66,667	\$100,000	\$100,000	\$200,000	\$1,000,000	\$333,333	\$166,667	\$333,333	\$1,000,000	\$333,333	\$333,333	\$333,333
Real Estate Tax Increment	\$5,533	\$5,533	\$8,300	\$8,300	\$16,600	\$83,000	\$27,667	\$13,833	\$27,667	\$83,000	\$27,667	\$27,667	\$27,667
Estimated Eligible Project Costs	\$50,000	\$50,000	\$100,000	\$150,000	\$300,000	\$1,500,000	\$500,000	\$150,000	\$300,000	\$1,500,000	\$400,000	\$300,000	\$300,000

Real Estate Assumptions - Commercial Projects									
	Comm. Retail Strip Project	Motel/Hotel Project	Commercial Storage/Mini-Warehouse I	Commercial Storage/Mini-Warehouse II	Commercial Rehab Projects	Senior Living Facility Project	Elderly Assis/Supp. Living	TOTALS	
Total Projected Market Value	\$5,000,000	\$10,000,000	\$250,000	\$250,000	\$2,500,000	\$10,075,000	\$4,500,000	\$45,675,000	
Increase in EAV	\$1,666,667	\$3,333,333	\$83,333	\$83,333	\$833,333	\$2,708,333	\$900,000	\$13,975,000	3.0%
Real Estate Tax Increment	\$138,333	\$276,667	\$6,917	\$6,917	\$69,167	\$224,792	\$74,700	\$1,159,925	Total Tax Rate
Estimated Eligible Project Costs	\$1,000,000	\$2,500,000	\$50,000	\$50,000	\$2,500,000	\$2,500,000	\$750,000	\$14,950,000	8.30000%
									Variables

Variables	
Inflation Rate	3.0%
Total Tax Rate	8.3000%

The information and assumptions contained in the foregoing material are based upon information, material and assumptions provided to Jacob & Klein, Ltd. (J&K) and the Economic Development Group, Ltd. (EDG) by outside persons including public officials. J&K and EDG have not undertaken independent investigation to verify any of the information or material contained herein. No warranty, express or implied, as to the accuracy of the materials and information or the results projected in the foregoing presentation is made by J&K or EDG, its officers or employees. J&K and EDG specifically disclaim the accuracy of the formulas and calculations and has no obligation to investigate or update, recalculate or revise the calculations. The material presented herein is subject to risks, trends and uncertainties that could cause actual events to differ materially from those presented. Those providing information contained in this presentation have represented to J&K and EDG that, as of the date it was provided, the information was accurate to the best of their knowledge. Any person viewing, reviewing or utilizing this presentation should do so subject to all of the foregoing limitations and shall conduct independent investigation to verify the assumptions and calculations contained herein. By acceptance and use of this presentation, the user accepts all of the foregoing limitations and releases J&K and EDG from any liability in connection therewith.

# EXHIBIT 5 (B)

## VILLAGE OF MAPLE PARK TIF DISTRICT

### Proposed Industrial Projects

TIF FORMED													
Calendar Year of Receipts	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Light Industrial Project I													
Light Industrial Project II													
Light Industrial Project III													
Light Industrial Project IV													
Total Real Estate Tax Increment													
Cumulative R. E. Tax Increment													

Calendar Year of Receipts	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	TOTALS
Light Industrial Project I													
Light Industrial Project II													
Light Industrial Project III													
Light Industrial Project IV													
Total Real Estate Tax Increment													
Cumulative R. E. Tax Increment													

Real Estate Assumptions - Industrial Projects					
	Light Industrial I	Light Industrial II	Light Industrial III	Light Industrial IV	TOTALS
Total Projected Market Value	\$500,000	\$500,000	\$3,500,000	\$10,000,000	\$14,500,000
Increase in EAV	\$166,667	\$166,667	\$1,166,667	\$3,333,333	\$4,833,333
Real Estate Tax Increment	\$13,833	\$13,833	\$96,833	\$276,667	\$401,167
Estimated Eligible Project Costs	\$150,000	\$150,000	\$500,000	\$2,500,000	\$3,300,000

Variables	
Inflation Rate	3.0%
Total Tax Rate	8.3000%

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# EXHIBIT 5 (C)

## VILLAGE OF MAPLE PARK TIF DISTRICT

### Proposed Townhouse/Apartment Complex Projects

12/28/2011

TIF FORMED

Calendar Year of Receipts	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Townhouse/Apt. Complex Project I							Built	Assessed	\$179,280	\$184,658	\$190,198	\$195,904	\$201,781
Townhouse/Apt. Complex Project II						Built	Assessed	\$89,640	\$92,329	\$95,099	\$97,952	\$100,891	\$103,917
Total Real Estate Tax Increment								\$89,640	\$271,609	\$279,757	\$288,150	\$296,795	\$305,699
Cumulative R.E. Tax Increment								\$89,640	\$361,249	\$641,007	\$929,157	\$1,225,952	\$1,531,650

Calendar Year of Receipts	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	TOTALS
Townhouse/Apt. Complex Project I	\$207,835	\$214,070	\$220,492	\$227,107	\$233,920	\$240,937	\$248,165	\$255,610	\$263,279	\$271,177	\$279,312	\$287,692	\$3,901,417
Townhouse/Apt. Complex Project II	\$107,035	\$110,246	\$113,553	\$116,960	\$120,469	\$124,083	\$127,805	\$131,639	\$135,589	\$139,656	\$143,846	\$148,161	\$2,098,870
Total Real Estate Tax Increment	\$314,870	\$324,316	\$334,045	\$344,066	\$354,388	\$365,020	\$375,971	\$387,250	\$398,867	\$410,833	\$423,158	\$435,853	\$6,000,287
Cumulative R.E. Tax Increment	\$1,846,520	\$2,170,835	\$2,504,880	\$2,848,947	\$3,203,335	\$3,568,355	\$3,944,326	\$4,331,576	\$4,730,443	\$5,141,276	\$5,564,434	\$6,000,287	

Real Estate Assumptions - Residential Projects				
	Townhouse / Apt.		Townhouse / Apt.	
	Complex I	Complex II	Complex I	Complex II
Total Projected Market Value	\$7,200,000	\$3,600,000	\$10,800,000	\$10,800,000
Increase in EAV	\$2,400,000	\$1,200,000	\$3,600,000	\$3,600,000
Homestead Exemptions	\$240,000	\$120,000	\$360,000	\$360,000
Real Estate Tax	\$179,280	\$89,640	\$268,920	\$268,920
Estimated Eligible Project Costs	\$1,500,000	\$600,000	\$2,100,000	\$2,100,000

Variables	
Inflation Rate	3.0%
Total Tax Rate	8.3000%

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# EXHIBIT 5 (D)

## VILLAGE OF MAPLE PARK TIF DISTRICT

### Residential Duplex Development

12/28/2011

TIF FORMED

Calendar Year of Receipts	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Built in 2014					\$17,762	\$18,295	\$18,844	\$19,409	\$19,991	\$20,591	\$21,209	\$21,845	\$22,500
Built in 2015				Assessed	Assessed		\$18,295	\$18,844	\$19,409	\$19,991	\$20,591	\$21,209	\$21,845
Built in 2016				Built	Built	Assessed	\$17,762	\$18,295	\$18,844	\$19,409	\$19,991	\$20,591	\$21,209
Built in 2017						Built	Assessed	\$17,762	\$18,295	\$18,844	\$19,409	\$19,991	\$20,591
Built in 2018							Built	Assessed	\$17,762	\$18,295	\$18,844	\$19,409	\$19,991
Built in 2019								Built	Assessed	\$17,762	\$18,295	\$18,844	\$19,409
Built in 2020									Built	Assessed	\$17,762	\$18,295	\$18,844
Built in 2021										Built	Assessed	\$17,762	\$18,295
Built in 2022											Built	Assessed	\$17,762
Built in 2023												Built	Assessed
Total Real Estate Tax Increment					\$17,762	\$36,057	\$54,901	\$74,310	\$94,301	\$114,892	\$136,101	\$157,946	\$180,446
Cumulative R.E. Tax Increment					\$17,762	\$53,819	\$108,719	\$183,029	\$277,330	\$392,222	\$528,322	\$686,268	\$866,714

Calendar Year of Receipts	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	TOTALS
Built in 2014-2022	\$185,859	\$191,435	\$197,178	\$203,094	\$209,186	\$215,462	\$221,926	\$228,584	\$235,441	\$242,504	\$249,780	\$257,273	\$3,504,437
Built in 2023	\$17,762	\$18,295	\$18,844	\$19,409	\$19,991	\$20,591	\$21,209	\$21,845	\$22,500	\$23,175	\$23,871	\$24,587	\$3,366,264
Built in 2024	Assessed	\$17,762	\$18,295	\$18,844	\$19,409	\$19,991	\$20,591	\$21,209	\$21,845	\$22,500	\$23,175	\$23,871	\$227,492
Built in 2025	Built	Assessed	\$17,762	\$18,295	\$18,844	\$19,409	\$19,991	\$20,591	\$21,209	\$21,845	\$22,500	\$23,175	\$227,987
Built in 2026		Built	Assessed	\$20,722	\$21,344	\$21,984	\$22,644	\$23,323	\$24,023	\$24,744	\$25,486	\$26,250	\$6,352,679
Built in 2027			Built	Assessed	\$20,722	\$21,344	\$21,984	\$22,644	\$23,323	\$24,023	\$24,744	\$25,486	\$3,802,613
Built in 2028				Built	Assessed	\$20,722	\$21,344	\$21,984	\$22,644	\$23,323	\$24,023	\$24,744	\$613,768
Built in 2029					Built	Assessed	\$20,722	\$21,344	\$21,984	\$22,644	\$23,323	\$24,023	\$565,649
Total Real Estate Tax Increment	\$203,621	\$227,492	\$252,079	\$280,364	\$309,497	\$339,504	\$370,411	\$381,524	\$392,970	\$404,759	\$416,901	\$429,408	\$4,875,244
Cumulative R.E. Tax Increment	\$1,070,336	\$1,297,828	\$1,549,906	\$1,830,270	\$2,139,767	\$2,479,271	\$2,849,682	\$3,231,206	\$3,624,176	\$4,028,934	\$4,445,835	\$4,875,244	

Real Estate Assumptions	TOTALS
Market Value per Unit	\$125,000
Increase in EAV	\$41,667
Homestead Exemption	\$6,000
Real Estate Tax (Per Unit)	\$2,960
Built in 2014	6
Built in 2015	6
Built in 2016	6
Built in 2017	6
Built in 2018	6
Built in 2019	6
Built in 2020	6
Built in 2021	6
Built in 2022	6
Built in 2023	6
Built in 2024	6
Built in 2025	6
Built in 2026	6
Built in 2027	6
Built in 2028	6
Built in 2029	6
Built in 2030	6
Built in 2031	6
Built in 2032	6
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Built in 2258	6
Built in 2259	6
Built in 2260	6
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Built in 2500	6
Built in 2501	6
Built in 2502	6
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Built in 2504	6
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Built in 2559	6
Built in 2560	6
Built in 2561	6
Built in 2562	6
Built in 2563	6
Built in 2564	6
Built in 2565	6
Built in 2566	6
Built in 2567	6
Built in 2568	6
Built in 2569	6
Built in 2570	6
Built in 257	



# EXHIBIT 5 (E)

## VILLAGE OF MAPLE PARK TIF DISTRICT

### Residential Single-Family Housing Development I

12/28/2011

TIF FORMED

Calendar Year of Receipts	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Built in 2014					\$64,187	\$66,112	\$68,096	\$70,139	\$72,243	\$74,410	\$76,642	\$78,942	\$81,310
Built in 2015			Built	Assessed	Assessed	\$64,187	\$66,112	\$68,096	\$70,139	\$72,243	\$74,410	\$76,642	\$78,942
Built in 2016				Built	Built	Assessed	\$64,187	\$66,112	\$68,096	\$70,139	\$72,243	\$74,410	\$76,642
Built in 2017					Built	Built	Assessed	\$64,187	\$66,112	\$68,096	\$70,139	\$72,243	\$74,410
Built in 2018						Built	Built	Assessed	\$64,187	\$66,112	\$68,096	\$70,139	\$72,243
Built in 2019							Built	Built	Assessed	\$64,187	\$66,112	\$68,096	\$70,139
Built in 2020								Built	Built	Assessed	\$64,187	\$66,112	\$68,096
Built in 2021									Built	Built	Assessed	\$64,187	\$66,112
Built in 2022										Built	Built	Assessed	\$64,187
Built in 2023											Built	Built	Assessed
Total Real Estate Tax Increment					\$64,187	\$130,299	\$198,395	\$268,533	\$340,776	\$415,186	\$491,828	\$570,769	\$652,079
Cumulative R.E. Tax Increment					\$64,187	\$194,486	\$392,880	\$661,413	\$1,002,189	\$1,417,375	\$1,909,203	\$2,479,972	\$3,132,051

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Calendar Year of Receipts	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	TOTALS
Built in 2014-2022	\$671,642	\$691,791	\$712,545	\$733,921	\$755,938	\$778,617	\$801,975	\$826,034	\$850,815	\$876,340	\$902,630	\$929,709	\$12,664,008
Built in 2023	\$64,187	\$66,112	\$68,096	\$70,139	\$72,243	\$74,410	\$76,642	\$78,942	\$81,310	\$83,749	\$86,262	\$88,849	\$910,939
Total Real Estate Tax Increment	\$735,828	\$757,903	\$780,640	\$804,059	\$828,181	\$853,027	\$878,617	\$904,976	\$932,125	\$960,089	\$988,892	\$1,018,558	\$13,574,947
Cumulative R.E. Tax Increment	\$3,867,879	\$4,625,782	\$5,406,422	\$6,210,482	\$7,038,663	\$7,891,690	\$8,770,307	\$9,675,283	\$10,607,408	\$11,567,497	\$12,556,388	\$13,574,947	

Real Estate Assumptions	TOTALS
Market Value per Home	\$250,000
Increase in EAV	\$83,333
Homestead Exemption	\$6,000
Real Estate Tax (Per Home)	\$6,419
Built in 2014	10
Built in 2015	10
Built in 2016	10
Built in 2017	10
Built in 2018	10
Total Homes	100

Variables	
Inflation Rate	3.0%
Total Tax Rate	8.3000%

Estimated Eligible Project Costs: \$6,000,000

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EXHIBIT 5 (F)

VILLAGE OF MAPLE PARK TIF DISTRICT

Residential Single-Family Housing Development II

12/28/2011 TIF FORMED		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Calendar Year of Receipts		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Built in 2013			Built	Assessed	\$166,885	\$171,892	\$177,049	\$182,360	\$187,831	\$193,466	\$199,270	\$205,248	\$211,405	\$217,748
Built in 2014				Built	Assessed	\$166,885	\$171,892	\$177,049	\$182,360	\$187,831	\$193,466	\$199,270	\$205,248	\$211,405
Built in 2015					Built	Assessed	\$166,885	\$171,892	\$177,049	\$182,360	\$187,831	\$193,466	\$199,270	\$205,248
Built in 2016						Built	Assessed	\$166,885	\$171,892	\$177,049	\$182,360	\$187,831	\$193,466	\$199,270
Built in 2017							Built	Assessed	\$166,885	\$171,892	\$177,049	\$182,360	\$187,831	\$193,466
Built in 2018								Built	Assessed	\$173,304	\$178,503	\$183,858	\$189,374	\$195,055
Built in 2019									Built	Assessed	\$173,304	\$178,503	\$183,858	\$189,374
Built in 2020										Built	Assessed	\$173,304	\$178,503	\$183,858
Built in 2021											Built	Assessed	\$173,304	\$178,503
Built in 2022												Built	Assessed	\$173,304
Built in 2023													Built	Assessed
Total Real Estate Tax Increment					\$166,885	\$338,777	\$515,826	\$698,186	\$886,017	\$1,085,901	\$1,291,782	\$1,503,840	\$1,722,259	\$1,947,231
Cumulative R.E. Tax Increment					\$166,885	\$505,663	\$1,021,488	\$1,719,674	\$2,605,691	\$3,691,593	\$4,983,375	\$6,487,215	\$8,209,474	\$10,156,705

Calendar Year of Receipts		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	TOTALS
Built in 2013-2022		\$2,005,648	\$2,065,817	\$2,127,792	\$2,191,626	\$2,257,374	\$2,325,096	\$2,394,848	\$2,466,694	\$2,540,695	\$2,616,915	\$2,695,423	\$2,776,286	\$38,620,918
Built in 2023		\$173,304	\$178,503	\$183,858	\$189,374	\$195,055	\$200,907	\$206,934	\$213,142	\$219,536	\$226,122	\$232,906	\$239,893	\$2,459,535
Built in 2024		Assessed	\$173,304	\$178,503	\$183,858	\$189,374	\$195,055	\$200,907	\$206,934	\$213,142	\$219,536	\$226,122	\$232,906	\$2,219,642
Built in 2025		Built	Assessed	\$173,304	\$178,503	\$183,858	\$189,374	\$195,055	\$200,907	\$206,934	\$213,142	\$219,536	\$226,122	\$1,986,736
Built in 2026			Built	Assessed	\$173,304	\$178,503	\$183,858	\$189,374	\$195,055	\$200,907	\$206,934	\$213,142	\$219,536	\$1,760,614
Built in 2027				Built	Assessed	\$173,304	\$178,503	\$183,858	\$189,374	\$195,055	\$200,907	\$206,934	\$213,142	\$1,541,077
Total Real Estate Tax Increment		\$2,178,952	\$2,417,624	\$2,663,457	\$2,916,665	\$3,177,469	\$3,272,793	\$3,370,977	\$3,472,106	\$3,576,269	\$3,683,557	\$3,794,064	\$3,907,886	\$48,588,523
Cumulative R.E. Tax Increment		\$12,335,657	\$14,753,281	\$17,416,738	\$20,333,403	\$23,510,872	\$26,783,665	\$30,154,641	\$33,626,747	\$37,203,016	\$40,886,574	\$44,680,637	\$48,588,523	

Real Estate Assumptions		TOTALS	
Market Value per Home		\$250,000	\$100,000,000
Increase in EAV		\$83,333	\$33,333,333
Homestead Exemption		\$6,000	\$2,400,000
Real Estate Tax (Per Home)		\$6,419	\$2,567,467
Built in 2013	26	Built in 2018	27
Built in 2014	26	Built in 2019	27
Built in 2015	26	Built in 2020	27
Built in 2016	26	Built in 2021	27
Built in 2017	26	Built in 2022	27

Estimated Eligible Project Costs: \$25,000,000

Variables	
Inflation Rate	3.0%
Total Tax Rate	8.3000%

Total	400
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# EXHIBIT 5 (G)

## VILLAGE OF MAPLE PARK TIF DISTRICT

### Residential Rehabilitation/Renovation Projects

12/28/2011

TIF FORMED

Calendar Year of Receipts	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Built in 2014			Built	Assessed	\$0	\$0	\$0	\$0	\$4,150	\$4,275	\$4,403	\$4,535	\$4,671
Built in 2015			Built	Assessed	\$0	\$0	\$0	\$0	\$0	\$4,150	\$4,275	\$4,403	\$4,535
Built in 2016				Assessed	Built	Assessed	\$0	\$0	\$0	\$0	\$4,150	\$4,275	\$4,403
Built in 2017				Built	Assessed	Built	Assessed	\$0	\$0	\$0	\$0	\$4,150	\$4,275
Built in 2018					Built	Assessed	Built	Assessed	\$0	\$0	\$0	\$0	\$4,150
Built in 2019						Built	Assessed	Built	Assessed	\$0	\$0	\$0	\$0
Built in 2020							Built	Assessed	Built	Assessed	\$0	\$0	\$0
Built in 2021								Built	Assessed	Built	Assessed	\$0	\$0
<b>Total Real Estate Tax Increment</b>									<b>\$4,150</b>	<b>\$8,425</b>	<b>\$12,827</b>	<b>\$17,362</b>	<b>\$22,033</b>
<b>Cumulative R.E. Tax Increment</b>									<b>\$4,150</b>	<b>\$12,575</b>	<b>\$25,402</b>	<b>\$42,764</b>	<b>\$64,797</b>

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Calendar Year of Receipts	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	TOTALS
Built in 2014	\$4,811	\$4,955	\$5,104	\$5,257	\$5,415	\$5,577	\$5,745	\$5,917	\$6,094	\$6,277	\$6,466	\$6,660	\$133,074
Built in 2015	\$4,671	\$4,811	\$4,955	\$5,104	\$5,257	\$5,415	\$5,577	\$5,745	\$5,917	\$6,094	\$6,277	\$6,466	\$215,976
Built in 2016	\$4,535	\$4,671	\$4,811	\$4,955	\$5,104	\$5,257	\$5,415	\$5,577	\$5,745	\$5,917	\$6,094	\$6,277	\$64,358
Built in 2017	\$4,403	\$4,535	\$4,671	\$4,811	\$4,955	\$5,104	\$5,257	\$5,415	\$5,577	\$5,745	\$5,917	\$6,094	\$86,850
Built in 2018	\$4,275	\$4,403	\$4,535	\$4,671	\$4,811	\$4,955	\$5,104	\$5,257	\$5,415	\$5,577	\$5,745	\$5,917	\$262,016
Built in 2019	\$4,150	\$4,275	\$4,403	\$4,535	\$4,671	\$4,811	\$4,955	\$5,104	\$5,257	\$5,415	\$5,577	\$5,745	\$337,252
Built in 2020	\$0	\$4,150	\$4,275	\$4,403	\$4,535	\$4,671	\$4,811	\$4,955	\$5,104	\$5,257	\$5,415	\$5,577	\$181,869
Built in 2021	\$0	\$0	\$4,150	\$4,275	\$4,403	\$4,535	\$4,671	\$4,811	\$4,955	\$5,104	\$5,257	\$5,415	\$196,909
<b>Total Real Estate Tax Increment</b>	<b>\$26,844</b>	<b>\$31,799</b>	<b>\$36,903</b>	<b>\$37,625</b>	<b>\$38,754</b>	<b>\$39,917</b>	<b>\$41,114</b>	<b>\$42,348</b>	<b>\$43,618</b>	<b>\$44,927</b>	<b>\$46,275</b>	<b>\$47,663</b>	<b>\$542,584</b>
<b>Cumulative R.E. Tax Increment</b>	<b>\$91,641</b>	<b>\$123,440</b>	<b>\$160,343</b>	<b>\$197,968</b>	<b>\$236,723</b>	<b>\$276,640</b>	<b>\$317,754</b>	<b>\$360,102</b>	<b>\$403,720</b>	<b>\$448,647</b>	<b>\$494,921</b>	<b>\$542,584</b>	

Real Estate Assumptions		TOTALS
Total Projected Investment	\$50,000	\$1,200,000
Increase in EAV	\$16,667	\$400,000
Real Estate Tax (Per Home)	\$1,383	\$33,200

Variables	
Inflation Rate	3.0%
Total Tax Rate	8.3000%

Estimated Eligible Project Costs: \$1,200,000

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## **7 - APPENDICES**

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## **APPENDIX A.**

### **TAX INCREMENT FINANCING TERMS AND DEFINITIONS**

The Village of Maple Park is establishing its TIF District utilizing the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4 *et. seq.*]. Certain terms are used in this Redevelopment Plan which are defined in the Tax Increment Allocation Redevelopment Act. The following terms shall mean:

**Municipality:** An incorporated City, Village or Town in the State of Illinois.

**Redevelopment Project Area:** 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 an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.

**Redevelopment Plan:** 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 or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area.

**Redevelopment Project:** Any public and private development project in furtherance of the objectives of a redevelopment plan.

**Redevelopment Project Costs:** Redevelopment Project Costs include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan and a redevelopment project. Such costs include, without limitation, the following:

- A. Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after the effective date of this amendatory Act of the 91st General Assembly, 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. In addition, "redevelopment project costs" shall not include lobbying expenses. 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;
- B. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;

- C. Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- D. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- E. Costs of the construction of public works or improvements;
- F. Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
- G. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
- H. 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 redevelopment plan/project;
- I. 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);
- J. Payment in lieu of taxes are those estimated tax revenues from real property in a redevelopment project area derived from real property that has been acquired by a municipality which according to the redevelopment project or plan is to be used for a private use which taxing districts would have received had a municipality not acquired the real property and adopted tax increment allocation financing and which would result from levies made after the time of the adoption of the tax increment allocation financing to the time the current equalized value of real property in the redevelopment project area exceeds the total initial equalized value of real property in said area;
- K. 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;

- L. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that: 1) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act; 2) 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; 3) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; 4) the total of such interest payments paid pursuant to this 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 this Act.

**Taxing Districts:** Counties, townships, cities and incorporated towns and villages, school, road, park, sanitary, mosquito abatement, forest preserve, public health, fire protection, river conservancy, tuberculosis sanitarium and any other municipal corporations or districts with the power to levy taxes.

**Obligations:** Bonds, loans, debentures, notes, special certificates or other evidence of indebtedness issued by the municipality to carry out a redevelopment project or to refund outstanding obligations.

**Labor Surplus Municipality:** A municipality in which, at any time during the 6 months before the municipality by ordinance designates an industrial park conservation area, the unemployment rate was over 6% and was also 100% or more of the national average unemployment rate for that same time as published in the United States Department of Labor Bureau of Labor Statistics publication entitled "The Employment Situation" or its successor publication. If unemployment rate statistics for the municipality are not available, the unemployment rate in the municipality shall be deemed to be the same as the unemployment rate in the principal County in which the municipality is located.

**Industrial Park Conservation Area:** An area within the boundaries of a redevelopment project area located within the territorial limits of a municipality that is a labor surplus municipality or within 1 ½ miles of the territorial limits of a municipality that is a labor surplus municipality if the area is annexed to the municipality; which area is zoned as industrial no later than at the time the municipality by ordinance designates the redevelopment project area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.

**Blighted Area:** Any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where: If **improved**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 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 buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
- B. **Obsolescence.** The condition or process of falling into disuse. Structures have 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 and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
  - 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, 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 one 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 and service.
  - J. **Deleterious land use or layout.** The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
  - K. **Environmental clean-up.** The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous

substances, or underground storage tanks required by State or federal law, provided that the remediation costs 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. The **total equalized assessed value** of the proposed redevelopment project area has declined for 3 of the last 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 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

If **vacant**, the sound growth of the redevelopment project area is impaired by a combination of two 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 vacant part of the redevelopment project area to which it pertains:

- A. **Obsolete platting of vacant land** that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.
- B. **Diversity of ownership** of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
- C. **Tax and special assessment delinquencies** exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.
- D. **Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.**
- E. **The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs** for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- F. The **total equalized assessed value** of the proposed redevelopment project area has declined for 3 of the last 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 3 of the last 5 calendar years for which information is available

or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

If **vacant**, the sound growth of the redevelopment project area is impaired by **one of the following factors** that (I) is 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) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

- A. The area consists of one or more unused quarries, mines, or strip mine ponds.
- B. The area consists of unused railyards, rail tracks, or railroad rights-of-way.
- C. The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
- D. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
- E. Prior to the effective date of this amendatory Act of the 91st General Assembly, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.
- F. The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

**Conservation Area:** Any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the factors listed above for “Blighted Improved Areas” is detrimental to the public safety, health, morals or welfare and such an area may become a Blighted Area.

## **APPENDIX B.**

### **INTRODUCTION TO TAX INCREMENT FINANCING**

The search for innovative local financing for economic development is a constant challenge for most Cities, Towns, and Villages throughout the country. For many communities, particularly those in rural areas, Tax Increment Financing (TIF) is often the only locally controlled mechanism available for stimulating new investment, economic growth, and a better quality of life.

TIF in Illinois establishes a geographic boundary (i.e., a district or redevelopment project area) for which new private investment is encouraged. To facilitate new investment, a City, Town or Village may issue debt instruments to finance specific public sector improvements that will enable the redevelopment of deteriorated, blighted, or other conservation areas within its corporate limits. By making public improvements, the municipality may invite new private investment so that the expected increase in property tax revenues (i.e., the increment) can be captured to amortize the public facility debt. Sometimes a municipality chooses to use TIF on a *pay-as-you-go* basis whereby revenue is spent as it is collected. In either case, it is expected that new investment in a designated redevelopment area will stimulate a resurgence of population, employment, and assessed valuation throughout the entire community.

It should be noted that TIF does not raise property taxes and it does not create a new tax or a new taxing district. Only an increased assessment or an overall increase in tax rates can raise taxes. TIF is merely used to reallocate increased property tax revenues created by increased assessed valuation that is realized after a TIF District is established. A TIF District may last for up to 23 years unless the municipality chooses a shorter period. The advantage of TIF for the municipality is that it is able to preserve a property tax base during the life of the TIF District that will pay for the basic public services the TIF redevelopment area already receives. New incremental property tax revenue helps pay for the infrastructure necessary for stimulating additional private-sector investment.

In 1977, the Illinois Legislature passed the "Tax Increment Allocation Redevelopment Act," now recorded as 65 ILCS 5/11-74.4 *et seq.* The TIF Act recognizes that in many municipalities of the State blighted and conservation areas exist which need to be developed or redeveloped to eliminate those conditions or prevent them from occurring. The Act further declares that prevention or eradication of these conditions by private and public redevelopment projects is essential to the public interest.

In Village of Canton v. Crouch, 79 Ill. 2d 356 (1980) the Illinois Supreme Court, approving the use of TIF, stated:

*"Stimulation of economic growth and removal of economic stagnation  
are also objectives which enhance the public [good]."*

#### ***How Does TIF Work?***

Tax Increment Financing is a powerful tool that enables municipalities to self-finance its redevelopment programs. TIF funds can pay for public improvements and other economic development incentives using the increased property tax revenue the improvements help generate. Everyone pays their taxes within a TIF District. However, a TIF District does not generate tax revenues by increasing tax rates. Rather, TIF generates revenues by allowing the municipality to capture, temporarily, the new tax revenues generated by the enhanced valuation of properties resulting from the various redevelopment projects.

The overall process for creating a TIF District includes:

- 1) The Village identifies an economically stagnant or physically declining area and determines that private investment in the area is not likely to occur at a reasonable rate if no public investment is forthcoming.
- 2) Having completed studies and plans and conducted public hearings as called for by state law, the Village creates a new TIF District.
- 3) The County Clerk certifies the total equalized assessed valuation of property in the redevelopment project area as of the date the TIF District is created. All property taxes arising from this certified initial valuation, or "base value," continue to be paid to existing taxing bodies within the TIF District. Any incremental taxes arising from increases in property values after this point are re-allocated and set aside for "public and private redevelopment project costs" within the designated redevelopment project area.

Within a TIF District, all overlapping taxing districts continue to receive property taxes levied on the base equalized assessed valuation (EAV) of properties within the project area. The Village also has the authority to enter into Intergovernmental Agreements to address any additional financial impact the TIF District may pose.

- 4) The Village makes public improvements and provides other assistance intended to spur private development within the TIF District. To defray the cost, the Village can sell bonds secured by the incremental taxes the improvements will generate or reimburse certain public and private development costs using a *pay-as-you-go* approach.
- 5) After 23 years, all obligations must be paid off and the TIF District is dissolved. All taxes then generated on the new assessed valuation are distributed to the taxing bodies. The TIF District may be ended earlier than 23 years if there are no remaining obligations for which real estate tax increment has been previously committed. The TIF District may be extended for an additional 12 years, for a total of 35 years, by Act of the Illinois Legislature.

A TIF District's revenues ("tax increment") come from the increased assessed value of property and improvements within the District. Once a TIF District is established, the "base" assessed value is determined. As vacant land and dilapidated properties develop with TIF assistance, the equalized assessed valuation (EAV) of those properties increases. New property taxes resulting from the increased assessed valuation above the base value create an incremental increase in tax revenues generated within the TIF District.

The "tax increment" created between the "baseline" and the new EAV is captured, deposited into a special Village TIF account and used solely for economic development. The real estate tax increment can be used as a source of revenue to reimburse certain costs for public and private projects either by issuing TIF bonds or by reimbursing developers on a "pay-as-you-go" basis. All of the other taxing bodies continue to receive real estate tax revenue from the base assessed valuation, so there is no loss of revenue to those local taxing bodies. For additional information, visit [www.tifillinois.com](http://www.tifillinois.com).

The maximum life of a TIF District is 23 years. When the TIF expires and the town's investments in both

public and private redevelopment projects within the TIF redevelopment area are fully repaid, property tax revenues are again shared by all the taxing bodies. All taxing bodies then share the expanded tax base – the growth which would not have been possible without the utilization of Tax Increment Financing.

### ***How Long Does it Take to Create a TIF District?***

Typically the process for establishing a TIF District requires 6-8 months to complete. The length of time required to create a TIF District depends on several factors such as the municipality's ability to complete necessary annexations and the availability of local property tax data, historical records, maps, and other planning documents. Once the calendar is set for the Public Hearing, statutory guidelines determine the earliest date when the TIF District may be created.

There are many opportunities for public participation during the process of creating and operating a TIF District. A written Redevelopment Plan must be available for public review at least 45 days prior to a Public Hearing. The Public Hearing offers the community a chance to raise questions, voice concerns, and learn about the goals and objectives driving the redevelopment effort before the District is created.

### ***What Conditions Qualify an Area to be Designated as a TIF District?***

In addition to being located within the municipal boundaries or annexed to the municipality, the TIF Act includes three sets of conditions for qualifying an area as a TIF District:

- Blighted Conditions – examples include dilapidation, obsolescence, deterioration, inadequate utilities, declining assessed valuations.
- Conservation Conditions – at least 50% of the structures in the proposed redevelopment area are 35 years of age or older.
- Industrial Park Conservation Conditions – based largely on a relatively high unemployment rate.

### ***How Can TIF District Funds Be Used?***

When the Illinois General Assembly adopted the Illinois Tax Increment Allocation Redevelopment Act (ILCS 65 5/11-74.4 *et. seq.*) in 1977, it granted municipalities the power and authority to address the adverse conditions of blighted and conservation areas within their jurisdictions by undertaking redevelopment projects that were essential to the public interest. TIF can be used to fund a variety of public improvements and other investments that are indeed essential to a successful redevelopment program, including:

- Area-wide public infrastructure improvements such as road and sidewalk repairs, utility upgrades, water and sewer projects.
- Acquisition, clearance and other land assembly and site preparation activities.
- Rehabilitation of older, deteriorating or obsolescent buildings.
- Correction or mitigation of environmental problems and concerns.

- Job training, workforce readiness and other related educational programs.
- Incentives to retain or attract private development.

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*For more information about Tax Increment Financing, please contact:*

Jacob & Klein, Ltd. and  
The Economic Development Group, Ltd.  
1701 Clearwater Avenue, Bloomington, IL 61704  
Ph: (309) 664-7777 Fax: (309) 664-7878  
Website: [www.tifillinois.com](http://www.tifillinois.com)



## VILLAGE OF MAPLE PARK

### ATTACHMENT B – TIF INFRASTRUCTURE PROJECT PRIORITY LIST



# VILLAGE OF MAPLE PARK TIF DISTRICT - PUBLIC INFRASTRUCTURE PRIORITY LIST

TIF Priority #	Work Area	Category	Fund/Dept. Number	CIP ID #	Description	Manufacturer/ Work To Be Done	Make/Model	Past Fiscal Year - FY 2020	Current Fiscal Year - FY 2021	Year 2 FY 2022	Year 3 FY 2023	Year 4 FY 2024	Year 5 FY 2025
1	WA4	Streets	13-00	TIF-003	Televise, Root Cut, Jet Storm Sewer - Pearl Street				15,930				
2	WA6	WWTP	56-10	WWTP-0002	WWTP Facility (New) - 3.23 Acre Land Purchase, Appraisal, Legal/Closing							275,000	
3	WA1	Water Improv.	54-00	W-0015	Water Tower - Engineering				25,000				
4	WA6	WWTP	56-10	WWTP-0003	WWTP Facility (New) - Engineering/Design/Permitting							125,000	
5	WA1	Water Improv.	54-00	W-0022	Water Tower - Construction							1,825,000	
6	WA6	WWTP	56-10	WWTP-0004	WWTP Facility (New) Construction							5,500,000	
7	WA6	WWTP	56-10	WWTP-0010	Demolish/Remove WWTP Bldg.								
8	WA1	Water	52-10	W-0033	150,000 gallon waterspheroid** - Item #1 Blast Clean/Repair/Containment; Item #6 Coat Foundation; Item #8 Ring Couplings; Items #11, 12 #13								195,000
9	WA6	WWTP	56-10	WWTP-0011	Decommission/Remove Cesspools at WWTP							275,000	
10	WA1	Water	52-10	W-0034	150,000 gallon waterspheroid - Items #2 Abrasive Blast Clean; Item #3 Install Clips/Pressure Fitting for Cathodic Protection								22,600
11	WA6	WWTP	56-10	WWTP-0008	WWTP - Generator, ATS, electric, pad, natural gas piping							175,000	
12	WA1	Water	52-10	W-0035	150,000 gallon waterspheroid - Item #4 Blast Clean Pit Pipe/Repair; Item #5 Repair Spalling Concrete Foundation								5,300
13	WA1	Water	52-10	W-0036	150,000 gallon waterspheroid - Item #7 Install Handrail/Painter's Railing on Roof; Item #9 Replace Globe/Cage for Light Fixture; Item #10 Install Ladder Extension on Condensate Plat.								14,300
14	WA1	Water	52-10	W-0037	150,000 gallon waterspheroid - Item #14 Remove Glandular Expansion Joint Repl. w/Bellows; Item #15 Install AL Cover over Fill/Draw Pipe Insulation.								18,900
15	WA1	Water	52-10	W-0038	150,000 gallon waterspheroid - Item #16 Install Mud Valve; Item #17 Replace Condensate Drain Line								6,600
16	WA4	Admin	01-10	A-0016	Civic Center - Space Needs Study								
17	WA4	Admin	01-10	A-0031	Civic Center - Generator, Pad and ATS						250,000		
18	WA4	Admin	01-10	A-0034	Public Works Garage						120,000		
19	WA4	MFT	19-00	MFT-0005	Maple - Walnut to end of street at corn field	Construction - Pavement							
20	WA3	TIF	13-00	TIF-0002	Wayside Horns	Horn Installation							
21	WA1	Road & Bridge	15-00	RB-0008	Main to Kennebec - Downtown	Parking Study			5,000				
22	WA4	TIF		13-00	TIF-0004 through TIF-0008	General Improvements Assistance Grants - 5 @ \$3,000 ea.						15,000	15,000
									0	40,930	5,000	370,000	8,190,000
												275,700	



# VILLAGE OF MAPLE PARK

## ATTACHMENT C – GENERAL IMPROVEMENTS ASSISTANCE GRANT PROGRAM



# Village of Maple Park

## TIF District General Improvements Assistance Grant Program

### Maple Park Tax Increment Financing (TIF) District

In 2012, the Village of Maple Park established its first Tax Increment Financing (TIF) District an effort to stimulate new private investment, encourage economic development and improve public infrastructure. As a result, the Village now offers various ways of helping property owners and/or tenants located within the Maple Park TIF District area to reduce the costs of residential, commercial and industrial redevelopment projects. The *Maple Park General Improvements Assistance Grant Program* is one method of helping existing businesses.

### Maple Park General Improvements Assistance Grant Program

#### **PURPOSE:**

The primary goal of the Village of Maple Park's *General Improvements Assistance Grant Program* is to visibly enhance, preserve and rehabilitate the commercial properties within Maple Park's Tax Increment Financing (TIF) District, an area which encompasses the historic downtown business district and includes commercial properties located along County Line Road. TIF District was established in 2012 to stimulate private, economic development and while also improving, updating and maintaining our public infrastructure. The Village utilizes TIF resources to annually fund the *Maple Park General Improvements Assistance Grant Program*, hereinafter "Program", which is outlined in this application.

#### **FUNDING:**

Business and property owners within the Maple Park TIF District may be eligible for a maximum \$3,000.00 reimbursement grant. These grants cover up to 30% of TIF Eligible Costs and are awarded on a first come, first served basis. The Applicant is required to match or exceed any awarded program funding through an investment of their own capital toward the project's total cost.

#### **PROPERTY ELIGIBILITY:**

To be eligible for reimbursement of project costs under this Program, the following requirements and conditions shall be met:

- The property must be a commercial establishment that is located within Maple Park's TIF District (see TIF boundary map on Village's website [www.VillageofMaplePark.org](http://www.VillageofMaplePark.org)); and Properties must not be in arrears of property assessments, municipal utilities, or taxes; and
- The total project cost must exceed \$10,000.00; and
- The Applicant must be either (1) the owner of a building within Maple Park's TIF District, or (2) the owner of a business within Maple Park's TIF District, who has a valid lease of at least a 1-year term; and
- The improvement project must be for one or more of the items listed as eligible for reimbursement below; and

- Repair, renovation, or installation projects started prior to the submission of a grant application are ineligible for reimbursement of project costs under this Program; and
- The Property must not have received a grant under this program within the immediately preceding three (3) years.

### **ELIGIBLE COSTS FOR REIMBURSEMENT:**

Grants are issued in the form of reimbursements for eligible expenses once the work has been completed. This program allows for the reimbursement of the following exterior and interior work:

- Driveway/parking lot paving replacement (excluding new lot driveway patching, Sealcoating) must be replacement or resurfacing the entire lot, if less than 2,000 sq. ft., or a minimum of 2,000 sq. ft. if not entire lot.
- Sidewalk replacement (excluding crack repair, maintenance) connecting to adjacent property sidewalks, commercial properties along Main, County Line Road, and Route 38 must be a minimum of 8 ft. wide and extend to the curb and comply with all other Village requirements.
- HVAC Replacement.
- Structural Repairs that have framed property unsafe.
- Exterior Windows.
- Exterior Doors.
- Exterior Siding (not on the front façade).
- Interior ADA Compliance Upgrades.
- Major Interior Remodeling, that includes a removal, additions or moving of walls to make space more usable.
- Interior Electrical Upgrade to Bring to Code.
- Interior Installation or Fire Suppressions System.

### **INELIGIBLE REIMBURSEMENT COSTS:**

- Maintenance
- Painting
- Signage

### **PROGRAM REVIEW AND APPROVAL PROCESS:**

All Applicants are on a first come, first serve basis. Applications are limited to one (1) grant per parcel, per fiscal year (Village of Maple Park's fiscal year is May 1<sup>st</sup> - April 30<sup>th</sup>.) The Village has established an initial annual program allocation of \$15,000.00 per fiscal year so Applicants are encouraged to file early and execute the improvements as soon as possible. The Village encourages you to employ or purchase services, products and materials available within the Village whenever possible. The Program process is as follows:

1. Application submitted along with required supportive documentation and photographs.
2. Attend Finance Committee meeting to discuss/answer questions about your application and subject property.
3. At the same meeting, the Finance Committee will review your application and either a) ask for clarification and re-submittal, or b) make a decision as to whether to grant or deny "preliminary approval" and recommend to the Village Board that the application is eligible to proceed.
4. Notice to proceed letter from the Village Clerk. (*Steps 3 & 4 confirm your application's place in line for funding as long as the following steps are completed.*)

5. Applicant will execute improvements within 5-months and completed within 11-months of Village's notice to proceed. Extension requests must be made in writing. However, the Applicant may risk a depletion of funds within the fiscal year. The Village may modify this time-line on a case-by-case basis based on the project's specific factors.
6. Submit "close-out" items to Village Clerk and Finance Committee for review and final approval and the next scheduled Finance Committee Meeting.
7. Upon recommendation from the Finance Committee, the Village Board shall approve the final disbursement of grant reimbursement funds at the following, monthly Board meeting.
8. If the Applicant has not met one or any of these requirements, the Finance Committee will re-evaluate the status of the project and may unilaterally rescind or modify the amount of the grant.

For more information and applications relating to the *Maple Park General Improvements Assistance Grant Program* please contact:

**Maple Park Village Hall, 302 Willow Street, PO Box 220, Maple Park, IL 60151-0220; Phone (815) 827-3309**



# Village of Maple Park

## TIF District General Improvements Assistance Grant Program Application

Business owners within the Maple Park TIF District may be eligible for a *Maple Park TIF District General Improvements Assistance Grant* to improve deteriorated, structures within the Maple Park TIF District Redevelopment Area. General Improvements Grants for 30% of eligible costs up to \$3,000.00 are awarded on a first come, first served basis and are limited to one grant per parcel - per the fiscal year of the Village. The *Maple Park TIF District General Improvements Assistance Grant* program is funded annually by the Village of Maple Park and the Village encourages you to buy within the Village whenever possible.

Name of Business Owner(s): \_\_\_\_\_ Address: \_\_\_\_\_  
Name of Property Owner(s): \_\_\_\_\_ Address: \_\_\_\_\_  
**Applicant/Contact Person:** \_\_\_\_\_ Address: \_\_\_\_\_  
Applicant Daytime Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Property Owner Contact Information, if different from Applicant:

Property Owner Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Project Description:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Project Street **Address:** \_\_\_\_\_ Within TIF District? ☐ YES ☐ NO

Property **Tax PIN #:** \_\_\_\_\_ **Tax Bill** Attached? ☐ YES ☐ NO

### Required Items to Include with Your Initial Application:

- ✓ Copy of the most recent, paid property tax bill with PIN Number.
- ✓ "Before" photos\* of the proposed area(s) of improvement; exterior wall(s), roofs, doorways, etc.
- ✓ On a separate sheet of 8.5" x 11" paper, provide a simple, hand drawn diagram of the building's footprint dimensions. Below each footprint dimension, indicate that respective wall's height (to the best of your ability). Include your name and address on this diagram.
- ✓ Attend TIF Committee Meeting when your project application is an agenda item.

### Required Close-Out Items for Final Approval:

- ✓ All invoices and receipts supporting project costs and accounting records validating payment.
- ✓ "After" photos\* of the completed work.
- ✓ If requested, attend TIF Committee Meeting to review and approve project (close-out).

*\*All photo submissions can be: hard copy prints on regular 8.5 x 11 paper or photographs (3.5x5 or 4x6) The Village reserves the right to request digital files of photographs as well as field verify all submitted dimensions. Net Grant Amount:*

**Grant Amount not to exceed \$3,000.00**..... \$ \_\_\_\_\_  
Less Application Fee ..... - 5.00  
Less Project Inspection Fee ..... \_\_\_\_\_  
Plus Project Inspection Fee Waiver ..... + \_\_\_\_\_  
**Net Grant Amount** ..... \$ \_\_\_\_\_

**NOTE: Applicant must provide itemized copy of receipts and a copy of most recently paid property tax bill prior to receiving *Maple Park TIF District General Improvement Assistance Grant Funds*. Village will measure the project and require before-and-after photos of the project prior to disbursement of funds.**

\_\_\_\_\_  
Business Owner's Signature

\_\_\_\_\_  
Village of Maple Park

\_\_\_\_\_  
Property Owner's Signature if not the same as above.

\_\_\_\_\_  
Maple Park TIF District  
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**ELIGIBLE ITEMS INCLUDE:**

Exterior:

- Driveway/parking lot paving replacement (excluding new lot/driveway patching, Sealcoating) must be replacement or resurfacing the entire lot, if less than 2,000 sq. ft., or a minimum of 2,000 sq. ft. if not entire lot.
- Sidewalk replacement (excluding crack repair, maintenance) connecting to adjacent property sidewalks, commercial properties along Main, County Line Road, and Rt 38 must be a minimum of 8 ft. wide and extend to the curb and comply with all other Village requirements.
- HVAC Replacement.
- Structural Repairs that have framed property unsafe.
- Exterior Windows.
- Exterior Doors.
- Exterior Siding (not on the front facade)

Interior:

- ADA Compliance Upgrades.
- Major Interior Remodeling, that includes a removal, additions or moving of walls to make space more usable.
- Electrical Upgrade to Bring to Code.
- Installation or Fire Suppression System.

**NON-ELIGIBLE ITEMS:**

- Maintenance
- Painting
- Signage



VILLAGE OF MAPLE PARK  
ATTACHMENT D – TIF FINANCING APPLICATION





## TAX INCREMENTAL FINANCING APPLICATION

Please complete and submit the following information to the Village of Maple Park for a more detailed review of the feasibility of your request for Tax Incremental Financing (TIF) assistance. The application is comprised of four parts: 1) Applicant Information, 2) Project/Property Information, 4) Project Budget/Financial Information, and 4) Attachments.

Where there is not enough space for your response or additional information is requested, please use an attachment. Use attachments only when necessary and to provide clarifying or additional information.

The Finance Committee reviews all applications for TIF assistance. Failure to provide all required information in a complete and accurate manner could delay processing of your application and the Finance Committee reserves the right to reject or halt processing the application for incomplete submittals.

For further information please refer to the "Village of Maple Park Tax Incremental Financing Policy" document.

### Applicant Information

Legal Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Legal Entity (check one):  
☐ Individual(s)      ☐ Joint Tenants      ☐ Tenants in Common  
☐ Corporation      ☐ LLC      ☐ Partnership  
☐ Other: \_\_\_\_\_

If not a Illinois corporation / partnership / LLC, state where organized: \_\_\_\_\_

Will a new entity be created for ownership (check one)?      ☐ Yes      ☐ No

Principals of existing or proposed corporation / partnership / LLC and extent of ownership interests:

Name	Address	Title	Interest

Is any owner, member, stockholder, partner, officer, or director of any previously identified entities, or any member of the immediate family of any such person, an employee of the Village of Maple Park (check one)?      ☐ Yes      ☐ No

If yes, give the name and relationship of the employee: \_\_\_\_\_

Have any of the applicants (including the principals of the corporation / partnership / LLC) ever been charged or convicted of a misdemeanor or felony?      ☐ Yes      ☐ No

If yes, please furnish details: \_\_\_\_\_

**Project / Property Information**

**Project Narrative**

Overall Project Summary and Objectives: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Summary:	
Parcel / Land Area:	_____SF
Building Area:	_____SF
# of Dwelling Units:	_____
# of Stories:	_____
# of Parking Spaces:	_____

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current and Proposed Uses: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Description of End Users: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Describe any zoning changes that will be needed: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Identify any other approvals, permits, or licenses (i.e. Liquor License, Health Department, etc.): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Describe briefly what the project will do for the property and neighborhood: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Project Timeline	
Step	Date
Final Plan / Specification Preparation	
Bidding and Contracting	
Firm Financing Approval	
Construction / Rehabilitation	
Landscaping / Site Work	
Occupancy / Lease Up	

## Development Team

Developer: \_\_\_\_\_ Architect: \_\_\_\_\_

Surveyor: \_\_\_\_\_ Contractor: \_\_\_\_\_

Other Members: \_\_\_\_\_

Describe Development Team expertise and experience in developing similar projects: \_\_\_\_\_

\_\_\_\_\_

Other current Development Team projects in development: \_\_\_\_\_

\_\_\_\_\_

Financial ability of the applicant to complete the project: \_\_\_\_\_

\_\_\_\_\_

Full and part-time jobs to be created by the proposed project including estimated salary: \_\_\_\_\_

\_\_\_\_\_

## Professional Studies

**Market Studies:** Applications for commercial and residential projects must include a comprehensive market study. The market study must identify target markets, analysis of competition, demographics, market rents, letters of intent/interest from prospective tenants, or for housing developments, sale prices or rental rates of comparable properties.

**Appraisal:** All projects that involve the transfer of land must include a recent appraisal. Projects that include land as a form of equity or collateral must also submit a recent appraisal. The appraisal must value the property "as is", and the impact on value must be considered for such items as demolition, environmental remediation, relocation of utilities, lease buy-outs, and other work necessary to make the site developable. The property must be valued assuming that the highest and best use is the proposed use.

## Project Budget / Financial Information

Identify the sources of funds used to finance the project. Typical sources include equity, lender financing, mezzanine financing, government financing, other anticipated types of public assistance, and any other types or methods of financing.

Use of Funds	Amount (\$)	\$ per SF of Building Area
Land Acquisition		
Demolition		
Environmental Remediation		
Site Clearance and Preparation		
Soft Costs / Fees		
Soft Cost Contingency		
Hard Construction Costs		
Total Projected Costs		

Sources of Funds	Amount (\$)	% of total project costs	
<b>Equity</b>			_____ %
Developer Equity			_____ %
Other: _____			_____ %
Total Equity			_____ %
<b>Loans</b>	<b>Rate</b>	<b>Term</b>	
Construction Financing	_____ %	_____ mos.	
Permanent Financing	_____ %	_____ yrs.	_____ %
<b>TIF Assistance</b>			_____ %
Other: _____			_____ %
<b>Total Sources of Funds</b>			100%

Source Amount	Terms: Years / Interest	Contact Information
Equity: _____		
Loans:		
1.		
2.		
3.		
4.		

Detailed Pro Forma (must correspond to line items for Use of Funds on previous page)	
Land Acquisition	\$
Demolition	\$
Site Clearance	
Infrastructure	\$
Utilities / Removal	\$
Utilities / Relocation	\$
Utilities / Installation	\$
Hazardous Materials Removal	\$
Other: _____	\$
Total Site Clearance and Preparation	\$
Soft Costs / Fees	
Project Management ( _____ %)	\$
General Contractor ( _____ %)	\$
Architect / Engineer ( _____ %)	\$
Developer Fee ( _____ %)	\$
Appraisal	\$
Soil Testing	\$
Market Study	\$
Legal / Accounting	\$
Insurance	\$
Title / Recording / Transfer	\$
Building Permit	\$
Mortgage Fees	\$
Construction Interest	\$
Commissions	\$
Marketing	\$
Real Estate Taxes	\$
Other Taxes	\$
Other: _____	\$
Other: _____	\$
Sub-Total Soft Costs / Fees	\$
Soft Cost Contingency	\$

## Pro Forma Income and Expense Schedule

Applicants whose projects involve the rental of commercial, retail, industrial, or living units must submit project pro formas that identify income and expense projections on an annual basis for a minimum five-year to a maximum eleven-year period. If you expect a reversion of the asset after a holding period please include that in your pro forma as well. Please check with Village staff to determine the time period needed for the pro forma. Identify all assumptions (such as absorption, vacancies, debt service, operational costs, etc.) that serve as the basis for the pro formas. **Two sets of pro formas are to be submitted. The first set should show the project without TIF assistance and the second set with TIF assistance.**

For owner-occupied industrial and commercial projects, detailed financial information must be presented that supports the need for financial assistance (see below).

## Analysis of Financial Need

Each application must include financial analyses that demonstrate the need for TIF assistance. **Two analyses must be submitted: one WITHOUT TIF assistance and one WITH TIF assistance.** The applicant must indicate the minimum return or profit the applicant needs to proceed with the project and rationale for this minimum return or profit. The analyses will necessarily differ according to the type of project that is being developed.

**Rental Property:** For projects involving rental of space by the developer to tenants (tenants include offices, retail stores, industrial companies, and households), an internal rate of return on equity must be computed with and without TIF assistance based on the pro forma of income and expense prepared for the **Income and Expense Schedule** below. The reversion at the end of the ten-year holding period must be based on the capitalized 11th year net operating income. The reversionary value is then added to the 10th year cash flow before discounting to present value. State all assumptions to the analyses.

**For Sale Residential:** Show profit as a percent of project cost (minus developer fee and overhead and minus sales commissions and closing costs, which should be subtracted from gross sales revenue). Other measure of profitability may be submitted, such as profit as a percent of sales revenue.

**Mixed Use Commercial / For-Sale Residential:** Provide either separate analyses for each component of the project or include in the revenue sources for the for-sale portion, the sale value of the commercial component based on the net operating income of the commercial space at stabilization. Indicate how the sale value was derived.

**Owner-Occupied Commercial:** For projects, such as “big-box” retail projects, provide copies of the analyses that the company needs to meet or exceed the company’s minimum investment threshold(s) for proceeding with the project.

**Competitive Projects:** In instances where the Village is competing with other jurisdictions for the project (e.g., corporate headquarters, new manufacturing plant), present detailed analyses that demonstrate the capital and operating cost differential between the proposed location(s) in Maple Park and locations that are seriously being considered by the applicant.

Revenue Projections – Rental Project			
	Year 1	Year 2	>>Year 11
Income rent per sf (or avg.)	\$	\$	\$
Commercial Rent	\$	\$	\$
Commercial Expense Recoveries	\$	\$	\$
Residential Rent	\$	\$	\$
Other Revenue: _____	\$	\$	\$
<b>Gross Potential Income</b>	\$	\$	\$
Commercial Vacancy _____%	\$	\$	\$
Residential Vacancy _____%	\$	\$	\$
<b>Effective Gross Income (EGI)</b>	\$	\$	\$
<b>Expenses</b>			
Maintenance & Repairs	\$	\$	\$
Real Estate Taxes	\$	\$	\$
Insurance	\$	\$	\$
Management Fee	\$	\$	\$
Professional Fees	\$	\$	\$
Other Expense: _____	\$	\$	\$
Other Expense: _____	\$	\$	\$
<b>Total Expenses</b>	\$	\$	\$
<b>Net Operating Income (NOI)</b>	\$	\$	\$
Capital Expenses (reserves, tenant improvements, commissions)	\$	\$	\$
Debt Service	\$	\$	\$
<b>Net Cash Flow (before depreciation)</b>	\$	\$	\$
<b>Reversion in Year 10</b>			
Year 11 NOI before Debt & Capital Expenses	\$		
Capitalization Rate		%	
Gross Reversion	\$		

Revenue Projections – For-Sale Project			
Gross Sales Revenue Housing Units	Unit Type*	Number	Price / Unit
			\$
			\$
			\$
			\$
			\$
			\$
<b>Total Housing Sales:</b>			\$
*affordable units if any			
<b>Housing Unit Upgrades:</b>			\$
Commercial Space	Unit Type	Size (SF)	Price per SF
			\$
			\$
			\$
<b>Total Commercial Sales</b>			\$
<b>Total Gross Sales Revenue</b>			\$
<b>Cost of Sales</b>			
Commissions	%	\$	
Marketing	%	\$	
Closing	%	\$	
Other Costs: _____	%	\$	
<b>Total Costs of Sales</b>			\$
<b>Net Sales Revenue</b>			\$



## Attachments

### Summary Letter

Provide a summary of the project in the form of a letter addressed to the Village Administrator. The letter should not exceed two (2) pages in length and should include only the following essential information about the project:

- Description of site or building
- Description of end users
- Profitability
- Overview of private-sector financing
- Summary of increment projections
- Total development costs
- Current and proposed uses
- Project start and end dates
- Description of public benefits, including job creation
- Amount of TIF assistance requested
- Name of developer and owner
- Statement regarding why TIF is essential and why the “but for” provision will be met

*Note: In the “but for” discussion, you must clearly describe why TIF is needed to help this project and why the project will not / cannot proceed without such support. Failure to clearly provide the “but for” explanation will delay action on your application.*

### Project Narrative

Provide an in-depth overview of the project in narrative format. The narrative must include a description of the following aspects of the project:

- Current condition of the site and historical overview that includes the size and condition of any existing structures, environmental conditions, and past uses of the site.
- Proposed use(s) of project (e.g. industrial, commercial, retail, office, residential for sale or rental, senior/assisted housing, etc.).
- Construction information about the project including: size of any existing structure to be demolished or rehabbed; size of any new construction: types of construction materials (structural and finish); delineation of square foot allocation by use; total number and individual square footage of residential units; type of residential units (e.g. for-sale, rental, condominium, single-family, etc.); number of affordable residential units; number and type of parking spaces; and construction phasing.
- A summary of the proposed “green” features to be included in the project. All projects that receive TIF assistance are encouraged to include environmentally friendly features.

### Filing Requirements

You must provide all of the following items with your signed application:

- **Fee:** An application fee of 1% for projects with assistance up to \$100,000, 2% for projects with assistance between \$100,000 to \$499,999, or 3% for projects with assistance at \$500,000 or greater. This fee is to cover Village costs associated with evaluating the TIF application. Make your check payable to the Village of Maple Park.
- **Site Maps:** Provide a map that shows the location of the site. Also provide a map that focuses on the project and its immediate surroundings. Both maps should be no larger than 11x17 inches. Larger maps may be required for projects presented to the Plan Commission, Finance Committee, or Village Board.

- **Project Renderings:** Provide preliminary architectural drawings, plans, and renderings for the project. These drawings should be no larger than 11x17 inches. Larger drawings may be required for projects presented to the Plan Commission, Finance Committee, or Village Board.

## Notes

- If the project requires planning and zoning approvals, you must make these applications concurrent with this request.

## Agreement

I, by signing this application, agree to the following:

- I have read and will abide by all the requirements of the Village for Tax Incremental Financing.
- The information submitted is correct.
- I agree to pay all costs involved in the legal and fiscal review of this project. These costs may include, but not be limited to, bond counsel, outside legal assistance, and outside financial assistance, and all costs involved in the issuance of the bonds or loans to finance the project.
- I understand that the Village reserves the right to deny final approval, regardless of preliminary approval or the degree of construction completed before application for final approval.
- The undersigned authorizes the Village of Maple Park to check credit references and verify financial and other information.
- The undersigned also agrees to provide any additional information as may be requested by the Village after filing of this application.

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Applicant Printed Name/Title

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Applicant Signature

---

Date

## WHAT IS A MUNICIPAL ADVISOR?

A municipal advisor is one who gives advice to a municipal entity regarding municipal financial products or the issuance of municipal securities.

The Municipal Securities Rulemaking Board (MSRB) defines a Municipal Advisor as follows:

*“A person or entity (with certain exceptions) that (a) provides advice to or on behalf of a municipal entity or obligated person with respect to municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, and other similar matters concerning such financial products or issues, or (b) solicits a municipal entity, for compensation, on behalf of an unaffiliated municipal securities dealer, municipal advisor, or investment adviser to engage such party in connection with municipal financial products, the issuance of municipal securities, or investment advisory services.”*

Source: <http://www.msrb.org/Glossary/Definition/MUNICIPAL-ADVISOR.aspx>

## THE ECONOMIC DEVELOPMENT GROUP, LTD. IS A REGISTERED MUNICIPAL ADVISOR

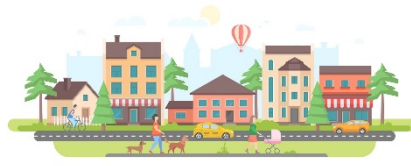
The U.S. Securities and Exchange Commission’s (SEC) final municipal advisor registration and recordkeeping Rules became effective on July 1, 2014. Firms that are engaged in, or plan to be engaged in, in municipal advisory activities must be registered with both the SEC and the Municipal Securities Rulemaking Board (MSRB).

On August 5, 2015, the Securities Exchange Commission (SEC) executed an order granting registration to **The Economic Development Group, Ltd.** (SEC Reg. No. 866-01676-00) pursuant to Section 15B(a)(2) of the Securities Exchange Act of 1934. On September 9, 2015, **The Economic Development Group, Ltd. (EDG)** registered with the Municipal Securities Rulemaking Board (MSRB ID No. K1117) as a Municipal Advisor for the purpose of providing advice to or on behalf of a municipal entity or obligated person with respect to municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, and other similar matters concerning such financial products or issues. As a Registered Municipal Advisor, EDG may also undertake marketing efforts to solicit a municipal entity for the purpose of designating EDG as a Registered Municipal Advisor for the issuance of a (TIF District or non-TIF District) municipal security, or as an *Independent Registered Municipal Advisor* to provide facts and information relating to the issuance of other types of debt obligations.

Examples of the types of activities that **The Economic Development Group, Ltd.**, would undertake as a Registered Municipal Advisor, or as an *Independent Registered Municipal Advisor*, include the following:

- Acts in a fiduciary capacity for the municipality
- Assists in developing the plan of finance and related transaction timetable
- Identifies and analyzes financing solutions and alternatives for funding capital improvement plan
- Advises on the method of sale, taking into account market conditions and near-term activity in the municipal market
- Assists in preparation of any rating agency strategies and presentations
- Coordinates internal/external accountants, feasibility consultants and escrow agents
- Assists with the selection of underwriters, underwriter compensation issues, syndicate structure and bond allocations
- Prepares preliminary cash flows/preliminary refunding analysis
- Verifies cash flow calculations
- Plans and coordinates bond closings

## SAMPLE IRMA LETTER



July 1, 2018

### Independent Registered Municipal Advisor (IRMA) Representation Letter

The City of Hopeful, McLean County, Illinois (the “City”) is hereby disclosing and notifying all potential underwriters, placement agents and other market participants that it has retained an Independent Registered Municipal Advisor (“Municipal Advisor” or “IRMA”) pursuant to Section 975 of Title IX of the Dodd-Frank Wall Street reform and Consumer Protection Act (“Dodd-Frank Act”) amended Section 15B of the Securities Exchange Act of 1934 (“Exchange Act”).

**By publicly posting the following written disclosure, the City intends that market participants receive and use it for purposes of the Independent Registered Municipal Advisor Exemption (the “IRMA Exemption”) as provided in the Securities and Exchange Commission’s final rules adopted for municipal advisor registration (the “Final MA Rules”).**

#### Disclosure of Independent Registered Municipal Advisor Representation

The City is represented by and will rely on its Municipal Advisor, **The Economic Development Group, Ltd.** (“EDG”), and more specifically Steven Kline, Gwen Crawford and Paul Ostrosky, for General Municipal Advisory Services and to provide advice on proposals from financial services firms concerning the issuance of municipal securities and municipal financial products. The individuals listed herein are on our retained team at our Municipal Advisor and have been employed by our Municipal Advisor for two years (or more) prior to the date of this disclosure and, thus, are not “associated” (as defined in the Final MA Rules) at either an entity level or an individual level with persons seeking to rely on the IRMA Exemption. Any changes to the City’s team going forward will be promptly posted to the City’s website. **The written notice required under the IRMA Exemption of the Final MA Rules stating that an underwriter or placement agent is not a municipal advisor and is, therefore, not subject to a fiduciary duty to the City should be provided to the City at the address noted below, with a copy to The Economic Development Group, Ltd. at 1701 Clearwater Avenue, Bloomington, Illinois 61704.**

Notices and proposals should be addressed to Mr. Melvin B. Maybe, Mayor, City of Hopeful, 626 Mockingbird Lane, Hopeful, Illinois 99999. To encourage the continued sharing of ideas and propriety information by market participants, the City intends to keep original materials provided by and concepts it discusses with market participants from time to time confidential (to the extent provided by law), but hereby reserves the right, in its sole discretion, to share any information which will be seriously considered by the City with its Municipal Advisor. **Please note that aside from regulatory mandated correspondence between an underwriter and municipal advisor, an underwriter or placement agent should not speak directly with or send documents directly to the City’s Municipal Advisor unless specifically directed to do so by the City’s Mayor or designated personnel.**

This Representation Letter may be relied upon until amended or otherwise replaced by a new Representation Letter posted to the City’s website.

Sincerely,

Melvin B. Maybe, Mayor  
City of Hopeful, Illinois



## THE ECONOMIC DEVELOPMENT GROUP, LTD.

August 4, 2020

Village of Maple Park  
 Village President and Board of Trustees  
 302 Willow St, P.O. Box 220  
 Maple Park, IL 60151

Re: **Independent Registered Municipal Advisor**  
 Proposed Economic Development Group, Ltd.  
 Engagement Letter

Dear President Curtis and Village Trustees:

A Municipal Advisor (MA) is one who gives advice to a municipal entity regarding municipal financial products or the issuance of municipal securities.

The U.S. Securities and Exchange Commission's (SEC) final municipal advisor registration and recordkeeping rules became effective on July 1, 2014. Firms that are engaged in, or plan to be engaged in, municipal advisory activities must be registered with both the SEC and the Municipal Securities Rulemaking Board (MSRB). Therefore, a firm must register as an MA if it provides "advice" to a municipality. "Advice" is defined under the MA rules promulgated by the SEC to include, without limitation, a recommendation that is particularized to the specific needs, objectives, or circumstances of a municipal entity or obligated person with respect to municipal financing products or the issuance of municipal securities, including with respect to the structure, timing, terms, and other similar matters concerning such financial products or issues, based on all the facts and circumstances.

The Economic Development Group, Ltd. (EDG) is registered as a Municipal Advisor with both the SEC and the MSRB. As such, we ask that the Village hereby designates the Economic Development Group, Ltd. as its *Independent Registered Municipal Advisor* for the purpose of providing the Village with facts, figures and advice on the possible structure, timing, terms, and other matters concerning the potential issuance of municipal securities, such as bonds, bank loans or other types of debt obligations that the Village may wish to consider. Activities that the Economic Development Group, Ltd., proposes to undertake on behalf of the Village as its *Independent Registered Municipal Advisor* include the following:

- Act in a fiduciary capacity for the Village;
- Assist in developing the plan of finance and related transaction timetable;
- Identify and analyze financing solutions and alternatives for funding capital improvement plans;
- Advise on the method of sale, considering market conditions and near-term activity in the municipal market;
- Assist in the preparation of any rating agency strategies and presentations;
- Coordinate internal/external accountants, feasibility consultants and escrow agents;

- Assist with the selection of underwriters, underwriter compensation issues, syndicate structure and bond allocations;
- Verify cash flow calculations;
- Prepare preliminary cash flows analysis;
- Plan and coordinate bond closings.

The Economic Development Group, Ltd. is currently engaged by the Village to provide professional services relating to the establishment and ongoing annual administration of its Tax Increment Financing (TIF) District. Jacob & Klein, Ltd., an economic development law firm and affiliate of The Economic Development Group, Ltd., is also engaged by the Village for legal services relating to matters pertaining to the establishment and annual administration of the TIF District.

The Economic Development Group, Ltd. hereby agrees to provide *IRMA* services, including facts, calculations, projections and information relating to the potential issuance of such municipal securities, such as bonds, bank loans or other types of debt obligations **at no additional fee (\$0.00 annual fee)**.

**If at any time the Village determines that it is necessary to proceed with the issuance of a specific SEC regulated municipal security or other financial product and wishes to rely on the advice of EDG for said issuance, then EDG shall provide such advice pursuant to a separate Letter of Engagement with a fee that is commensurate with said issuance and approved by the Village at that time.**

The Economic Development Group, Ltd. has determined that it does not have any conflicts of interest that would interfere with its ability to fulfill its duty of care and its duty of loyalty to the Village pursuant to MSRB rules.

EDG's most recent update to its Form MA occurred on February 5, 2020 and Form MA-I occurred on October 25, 2017, as required by the SEC for the purpose of amending contact information relating to its Registered Municipal Advisor Representatives. To date, EDG has not been the subject of any legal or disciplinary complaints or other information for which the SEC requires municipal advisors to provide. The Village may access EDG's Form MA and Form MA-I information on-line by visiting the Electronic Data Gathering, Analysis, and Retrieval system (EDGAR) found at: <https://www.sec.gov/edgar/searchedgar/companysearch.html>.

Upon designating EDG as its *Independent Registered Municipal Advisor*, the Village may publicly post a written disclosure letter (see ***Exhibit 1***, "Sample IRMA Disclosure Letter") indicating that the Village intends that market participants receive and use such letter for purposes of the *Independent Registered Municipal Advisor Exemption* as provided in the SEC's final rules adopted for municipal advisor registration. This Engagement Letter and the related Representation Letter may be relied upon until amended or otherwise replaced by a new Representation Letter posted to the Village's website.

EDG, in acting as your MA, will rely on data from outside sources. EDG will act and provide advice to the best of its ability and knowledge, however, no warranty or guarantee is provided and by entering into this Engagement, the Village hereby releases EDG, its owners, officers, and employees from any liability in connection with advice or information provided pursuant to this Engagement. The Village hereby acknowledges that EDG is not engaged by the Village for the purpose of providing continuing disclosure services, and EDG is not responsible for the Village's prior compliance with continuing disclosure obligations as specified in Rule 15c2-12 under the Securities Exchange Act of 1934.

We request that the Village Board approve this Engagement Letter and authorize the President to execute this Engagement Letter in order for EDG to proceed as the Village's *Independent Registered Municipal Advisor*.

We look forward to working on future financing transactions for the Village.

Respectfully Submitted,



Gwen R. Crawford, Vice President, The Economic Development Group, Ltd.

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**Accepted by and on behalf of the Village of Maple Park, Kane and DeKalb Counties, Illinois**

on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**Village of Maple Park**

By: \_\_\_\_\_  
Kathleen Curtis, Village President

Attest: \_\_\_\_\_  
Theresa D'Amato, Village Clerk

## **EXHIBIT 1**

### **SAMPLE INDEPENDENT REGISTERED MUNICIPAL ADVISOR LETTER**



[VILLAGE LETTERHEAD]

August 4, 2020

**Independent Registered Municipal Advisor (IRMA) Representation Letter**

The Village of Maple Park, Kane and DeKalb Counties, Illinois (the "Village") is hereby disclosing and notifying all potential underwriters, placement agents and other market participants that it has retained an *Independent Registered Municipal Advisor* ("Municipal Advisor" or "IRMA") pursuant to Section 975 of Title IX of the Dodd-Frank Wall Street reform and Consumer Protection Act ("Dodd-Frank Act") amended Section 15B of the Securities Exchange Act of 1934 ("Exchange Act").

**By publicly posting the following written disclosure, the Village intends that market participants receive and use it for purposes of the Independent Registered Municipal Advisor Exemption (the "IRMA Exemption") as provided in the Securities and Exchange Commission's final rules adopted for municipal advisor registration (the "Final MA Rules").**

**Disclosure of Independent Registered Municipal Advisor Representation**

The Village is represented by and will rely on its Municipal Advisor, **The Economic Development Group, Ltd.** ("EDG"), and more specifically Steven E. Kline and Gwen R. Crawford for General Municipal Advisory Services and to provide advice on proposals from financial services firms concerning the issuance of municipal securities and municipal financial products. The individual listed herein is on our retained team at our Municipal Advisor and has been employed by our Municipal Advisor for two years (or more) prior to the date of this disclosure and, thus, is not "associated" (as defined in the Final MA Rules) at either an entity level or an individual level with persons seeking to rely on the *IRMA Exemption*. Any changes to the Village's team going forward will be promptly posted to the Village's website. **The written notice required under the *IRMA Exemption* of the Final MA Rules stating that an underwriter or placement agent is not a municipal advisor and is, therefore, not subject to a fiduciary duty to the Village should be provided to the Village at the address noted below, with a copy to The Economic Development Group, Ltd. at 1701 Clearwater Avenue, Bloomington, Illinois 61704.**

Notices and proposals should be addressed to Ms. Dawn Wucki-Roszbach, Village Administrator, Village of Maple Park, 302 Willow Street, P.O. Box 220, Maple Park, IL 60151. To encourage the continued sharing of ideas and proprietary information by market participants, the Village intends to keep original materials provided by and concepts it discusses with market participants from time to time confidential (to the extent provided by law), but hereby reserves the right, in its sole discretion, to share any information which will be seriously considered by the Village with its Municipal Advisor. **Please note that aside from regulatory mandated correspondence between an underwriter and municipal advisor, an underwriter or placement agent should not speak directly with or send documents directly to the Village's Municipal Advisor unless specifically directed to do so by the Village President or designated personnel.**

This Representation Letter may be relied upon until amended or otherwise replaced by a new Representation Letter posted to the Village's website.

Sincerely,

Kathleen Curtis, Village President  
Village of Maple Park, Illinois