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

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

September, 2016
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>I. INTRODUCTION</td>
<td>1</td>
</tr>
<tr>
<td>II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION</td>
<td>6</td>
</tr>
<tr>
<td>III. LACK OF DEVELOPMENT AND GROWTH AND FISCAL IMPACT ON TAXING DISTRICTS</td>
<td>7</td>
</tr>
<tr>
<td>Evidence of the Lack of Development and Growth Within the RPA</td>
<td>7</td>
</tr>
<tr>
<td>Assessment of Fiscal Impact on Affected Taxing Districts</td>
<td>7</td>
</tr>
<tr>
<td>IV. QUALIFICATION FACTORS PRESENT IN THE RPA</td>
<td>8</td>
</tr>
<tr>
<td>Findings</td>
<td>8</td>
</tr>
<tr>
<td>Eligibility Survey</td>
<td>8</td>
</tr>
<tr>
<td>V. RPA GOALS AND OBJECTIVES</td>
<td>9</td>
</tr>
<tr>
<td>General Goals of the Village</td>
<td>9</td>
</tr>
<tr>
<td>General Redevelopment Objectives for the RPA</td>
<td>10</td>
</tr>
<tr>
<td>Specific Objectives for the RPA</td>
<td>10</td>
</tr>
<tr>
<td>VI. REDEVELOPMENT PROJECT</td>
<td>11</td>
</tr>
<tr>
<td>Strategies for Achieving Plan Goals and Objectives</td>
<td>11</td>
</tr>
<tr>
<td>Redevelopment Activities</td>
<td>12</td>
</tr>
<tr>
<td>General Land Use Plan</td>
<td>13</td>
</tr>
<tr>
<td>Additional Design and Control Standards</td>
<td>13</td>
</tr>
<tr>
<td>Eligible Redevelopment Project Costs</td>
<td>13</td>
</tr>
<tr>
<td>Projected Redevelopment Project Costs</td>
<td>19</td>
</tr>
<tr>
<td>Sources of Funds to Pay Redevelopment Project Costs</td>
<td>21</td>
</tr>
<tr>
<td>Nature and Term of Obligations to be Issued</td>
<td>21</td>
</tr>
<tr>
<td>Most Recent Equalized Assessed Valuation (EAV) for the RPA</td>
<td>22</td>
</tr>
<tr>
<td>Anticipated Equalized Assessed Valuation (EAV) for the RPA</td>
<td>22</td>
</tr>
<tr>
<td>VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT</td>
<td>23</td>
</tr>
<tr>
<td>Potential Redevelopment Project Actions</td>
<td>23</td>
</tr>
<tr>
<td>Commitment to Fair Employment Practices and Affirmative Action</td>
<td>24</td>
</tr>
<tr>
<td>Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs</td>
<td>25</td>
</tr>
<tr>
<td>VIII. PROVISIONS FOR AMENDING THE TIF PLAN AND PROJECT</td>
<td>26</td>
</tr>
</tbody>
</table>

APPENDIX A: LEGAL DESCRIPTION OF PROJECT AREA
APPENDIX B: BOUNDARY MAP OF RPA
APPENDIX C: ZONING MAP
APPENDIX D: EXISTING LAND USE PLAN
APPENDIX E: FUTURE LAND USE PLAN
APPENDIX F: TIF ELIGIBILITY REPORT
I. INTRODUCTION

Executive Summary

Kane, McKenna and Associates, Inc. (KMA) has been retained by the Village of Shorewood (the “Village”) to conduct an analysis of the qualification of an area, which if found to qualify, would allow for the establishment of the Jefferson Street (Route 52)/Route 59 TIF District (the “TIF District,” “Redevelopment Project Area,” or “RPA”), and to assist the Village in drafting this Jefferson Street (Route 52)/Route 59 Tax Increment Financing Redevelopment Plan and Project (the “TIF Plan” or “Plan”). KMA found that the area qualifies under the guidelines governing “conservation areas” pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended (the “TIF Act” or “Act”). The Eligibility Report detailing the area eligibility is attached as Appendix F. The Village is pursuing the designation of the TIF District as part of its strategy to promote the revitalization of key under-utilized properties located within the Village. This Plan will detail the plan for the potential implementation of the TIF District and is intended to help guide the redevelopment of the RPA.

For the purpose of planning the Jefferson Street (Route 52)/Route 59 Redevelopment Project Area, the Village initiated actions related to the study of an area generally bounded by frontage east and west along Interstate 55 to the northeast, Deerwood Drive and the Illinois Route 59/Jefferson Street shopping area to the northwest, Deer Run Trail to the east, Brookshore Drive and Summer Street to the west (including parcels on the north side and south side along the DuPage River, and Oakwood Drive, Channahon Street and Williams Street to the south. Adjacent right-of-ways are also included. Please see Appendix B for the map of the RPA. The Village proposes this Plan to assist an area in overcoming a number of redevelopment barriers.

TIF Plan Requirements

The Village is completing this Plan as required by the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended. To establish the TIF District the Village must adopt the TIF Plan and the TIF Eligibility Report.

The Act enables Illinois municipalities to establish TIF districts, either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest so as to: “promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas to be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas” (65 ILCS 5/11-74.4-2[b]).
By definition, a TIF “Redevelopment Plan” means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualify the redevelopment project area as a “blighted area,” “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 as set forth in the Tax Increment Allocation Redevelopment Act.

Community Background
The Village is a home rule municipality located in Troy Township in Will County, Illinois. It is approximately forty-five (45) miles southwest of Chicago’s Loop. The Village lies adjacent to the municipalities of Joliet and Minooka.

Shorewood is located just north of Interstate 80 and just west of Interstate 55 and although in a rural setting has easy access to the Chicago Loop which is about forty minutes north on I-55. Growing out of its origins as a resort community along the scenic DuPage River, Shorewood has emerged as a regional leader in high-caliber residential development. Shorewood has beautifully equipped parks and a town center that boasts a splash park and bandstand on a series of lakes. The area serves as a gathering place for the community for many events throughout the year.

The Village is served locally by Illinois Route 59, and east and west by US Route 52 which intersects in the east end of the community. The CN railroad extends north and south in the western portion of the Village. The Joliet Airport is located within a mile of Shorewood’s eastern boundary along US Route 52. Like most communities the recession left an impact on the economy of the Village and this Plan reflects the Village’s desire to be proactive in helping its economic prospects.

Shorewood began as a small fishing and resort community. Albert H. Bruning purchased farmland from Richard and Anna Meyer in 1926. He subdivided the land and sold small lots along the DuPage River for summer cottages. Joliet and Chicago residents used the cottages as weekend retreats. Hammel Woods and the DuPage River provided beautiful and popular sites for fishing, swimming and picnics.

The Village of Shorewood was previously known as Troy up until November 27, 1957 when the town was officially incorporated. The name West Troy was originally suggested by the first settler, Horace Haff, after he migrated there around 1830 from Troy, New York. Early Troy history mentions the construction of a sawmill by Jedidiah Wooley, a grist mill by William Grinton, a McGee knitting mill, and the McEvoy sheep farms.

The Shorewood Beach Improvement Association first considered incorporation on August 6, 1931. This association’s goals were to manage, control, and regulate the area as well as to improve parking. Over the years, funding began to run out, and these objectives could no longer be achieved.

At a meeting on April 22, 1957, the inhabitants of Troy decided to incorporate as a village, and on November 23, 1957, a vote was held. The necessary majority was reached with 99 out of 177 votes in favor of incorporation. However, a Troy, Illinois already existed over in Madison County, so the village was officially renamed Shorewood at that time.
In recent times, Shorewood has grown from its original cottage town beginnings to a developed suburb.

According to the 2010 Census, Shorewood has a population of approximately 15,615 with an estimated 2014 population of 16,186.

**The TIF District**

The RPA has properties on both the north and south side of Jefferson (Route 52) and east and west of Cottage (Route 59) in the central business area of the Village. The RPA is generally bounded by frontage east and west along Interstate 55 to the northeast, Deerwood Drive and the Illinois Route 59/Jefferson Street shopping area to the northwest, Deer Run Trail to the east, Brookshore Drive and Summer Street to the west (including parcels on the north side and south side along the DuPage River), and Oakwood Drive, Channahon Street and Williams Street to the south. Adjacent right-of-ways are also included. The RPA boundaries encompass an area that is one of the prime gateway intersections in the Village. The Village is seeking to have the RPA serve as a focal point of community activity. The Village is desirous to have the area redeveloped predominantly as a commercial and retail area with mixed use residential and the potential of a Riverwalk area. In general the RPA consists of approximately two hundred sixty-six (260) acres, three hundred forty-nine (349) tax parcels and approximately one hundred seventy-three (173) structures.

The RPA is an area of extreme economic importance for the Village as it serves as one of the gateways into the Village. The RPA is identified in numerous planning documents as an area for planning concentration and importance. The RPA is deemed an area for private investment ripe for the implementation of economic development tools like TIF to encourage redevelopment. This Plan reflects the strategies identified in the previous Village Plans and also the importance of the area for Shorewood.

**Rationale for Redevelopment**

The Village recognizes the need for implementation of a strategy to stabilize and encourage more investment in the RPA due to its pivotal nature within the Village. The analysis performed by KMA in conjunction with the guidance from the Village’s 2007 Comprehensive Plan, zoning map, and subsequent planning documents conclude that without further action by both public and private parties, disinvestment or under-investment is a possibility. The needed private investment to accomplish these goals may only be possible if TIF is adopted pursuant to the terms of the Act. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Existing conditions that may have precluded intensive private investment in the past may be eliminated. Ultimately, the implementation of the Plan will benefit the Village and all the taxing districts, which encompass the area in the form of a significantly expanded tax base.

The designation of the area as a Redevelopment Project Area will allow the Village to address area wide deficiencies. The Village can use the provisions in the TIF Act to develop actions for the redevelopment of the RPA including but not limited to the following:

- Providing viable uses/redevelopment for the properties located within the RPA;
- Establishing a pattern of land-use activities that will increase efficiency and economic relationships, especially as such uses complement adjacent commercial, retail, residential, recreational, institutional and other Village redevelopments;

- Providing infrastructure that is adequate in relation to Village redevelopment plans;

- Provision for roadway and traffic improvements within the area, including the continued review of ingress and egress requirements that satisfy area circulation, parking and connections to major arterials;

- Entering into redevelopment agreements in order to include the redevelopment of property and/or to induce new development to locate within the RPA;

- Improving area appearance through rehabilitation of structures, landscape, streetscape and signage programs; and

- Coordinating land and facilitating assembly in order to provide sites for more modern redevelopment plans.

The adoption of this Plan makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA will become a more viable area that will attract private investment. The small public investment will set the stage for the redevelopment of the area with private capital. This in turn will lead to the retention, expansion and attraction of commercial and other development into the Village in general and the RPA in particular.

The Redevelopment Plan
Again, the Village recognizes the need for implementation of a strategy to revitalize existing properties within the boundaries of the RPA and to stimulate and enhance private development. Private investment attraction and expansion are key components of the strategy. The needed private investment may only be possible if tax increment financing is adopted pursuant to the terms of the TIF Act. Incremental property tax revenue generated by redevelopment activities will play a decisive role in encouraging private redevelopment. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts which encompass the area in the form of a significantly expanded tax base.

The area on the whole would not reasonably be anticipated to be redeveloped in a coordinated manner without the adoption of a Redevelopment Plan and Project. The Village, with the assistance of Kane, McKenna and Associates, Inc. has commissioned this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.
The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA may become a more viable area that may attract more private investment. The public investment can set the stage for the redevelopment of the area with private capital. This in turn will lead to operation of viable mixed residential, retail, commercial and institutional uses within the area.

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

Through this Redevelopment Plan and Project, the Village will serve as a force for marshalling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts which encompass the RPA in the form of a stabilized and expanded tax base and creation of new employment and investment opportunities within the Village as a result of new private redevelopment in the area.

**Housing Impact**

It is further found, and certified by the Village, in connection with the process required for the adoption of this Plan and Project pursuant to 65 ILSC Section 5/11-74.4.3(n)(5) of the Act, that this Plan and Project will not result in the displacement of 10 or more inhabited residential units. Therefore, this Plan and Project does not include a housing impact study.

**Summary**

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

It is found and declared by the Village that the use of incremental tax revenues derived from the tax rates of various taxing districts in the Redevelopment Project Area for the payment of redevelopment project costs is of benefit to said taxing districts. This is because these taxing districts whose jurisdictions are included in the Redevelopment Project Area would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment.

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

Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by TIF.
II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

The Redevelopment Project Area legal description is attached in Appendix A.
III. LACK OF DEVELOPMENT, GROWTH AND FISCAL IMPACT ON TAXING DISTRICTS

Evidence of the Lack of Development and Growth within the RPA
As documented in the Eligibility Report, see Appendix F of this Plan, the RPA has suffered from a lack of development and the RPA qualifies as a “conservation area.” In recent years, the area has not benefited from sustained private investment and/or redevelopment. Absent intervention by the Village, properties within the RPA are not likely to increase in market value.

The RPA exhibits various conditions which, if not addressed by the Village, would eventually worsen and continue to discourage private sector investment in business enterprises. Consequently, the Village finds that actions taken, at least in part, through the implementation of this Plan will significantly mitigate such problems.

Assessment of Fiscal Impact on Affected Taxing Districts
It is not anticipated that the implementation of this Plan will have a negative financial impact on the affected taxing districts. Instead, action taken by the Village to stabilize and cause growth of its tax base through the implementation of this Plan will have a positive impact on the affected taxing districts by arresting the decline or lag in property values, as measured by assessed valuations (AV). The RPA’s equalized assessed valuation (EAV) has decreased 16% from 2009-2015, please refer to the Eligibility report for more details. The establishment of a TIF district is an attempt to halt this decline and reverse the effects. If the RPA is successful then it would protect other taxing districts from the potential downside risk of falling Assessed Values.

Although residential development is NOT the main goal of the RDA, there may be new scattered development within the RPA. As such, there could be an increased burden placed on the area’s school districts. To the extent that such development does occur, and additional school age children result from new community students to the district, the school taxing districts could potentially be affected if these new pupils enroll in public schools. The Village has made allowances in this Plan for revenue distributions to such taxing districts for this scenario and will follow the guidelines provided by the Act to compensate the districts at levels dictated by the precise increase in students.

Any surplus Special Tax Allocation Funds (to the extent any surplus exists) will be shared in proportion to the various tax rates imposed by the taxing districts, including the Village. Any such sharing would be undertaken after all TIF-eligible costs – either expended or incurred as an obligation by the Village – have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the Village as provided by the Act.
IV. TIF QUALIFICATION FACTORS PRESENT IN THE RPA

Findings
The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies for designation as a TIF District under the guidelines concerning “conservation areas” under Illinois law. See Table 2 below for a summary of the qualifying factors. Refer to the TIF Eligibility Report, (Appendix F) which is attached as part of this Plan for more details.

Table 2
Summary of Conservation Area Findings

<table>
<thead>
<tr>
<th>Maximum Possible Factors per Statute</th>
<th>Minimum Factors Needed to Qualify per Statute</th>
<th>Qualifying Factors Present in Proposed TIF District</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>3</td>
<td>6</td>
</tr>
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<td>• Deterioration</td>
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<td></td>
<td></td>
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<td>• Lack of Community Planning</td>
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<td>• Deleterious Land Use or Layout</td>
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Note: In addition to 6 qualifying factors above, the Proposed TIF District meets the statutory age threshold that 50% or more of the structures are 35 years or older.

Eligibility Survey
The RPA was evaluated beginning in June 2015 and continuing to the date of this report by representatives of Kane, McKenna and Associates, Inc., (KMA) and Village staff. Analysis was aided by certain reports obtained from the Village and other sources. In KMA’s evaluation, only information was recorded which would directly aid in the determination of eligibility for a TIF district.
V. **RPA GOALS AND OBJECTIVES**

The following goals and objectives are presented for the RPA in conformance with the Village’s Comprehensive Plan and amendments thereto. This Plan and the RPA are intended to help the Village obtain its planning goals for the community at large. The ideas and objectives represented below reflect the Village’s mission to create a prosperous community for all its residents. Table 3 below illustrates the relationship between the Village’s general planning processes and this Plan.

Table 3

<table>
<thead>
<tr>
<th>Village Values and Mission</th>
<th>Comprehensive Plan</th>
<th>Economic Development Goals</th>
<th>TIF Plan and RPA Objectives</th>
</tr>
</thead>
</table>

Shorewood Planning Process

**General Goals of the Village**

1) Continue to support existing business in the Village by partnering to make investments;

2) Enhance the economic viability, productivity, appearance and function of the Village’s commercial and industrial corridors;

3) To strengthen the property tax base of the Village and overlapping tax districts;

4) To create new jobs and retain existing jobs for Village and area residents;

5) To coordinate all redevelopment within the Village in a comprehensive manner, avoiding adjacent land use conflicts and negative community impacts; and

6) To create a cooperative partnership between Village and private redevelopment entities.
General Redevelopment Objectives for the RPA

1) Assist in coordinating redevelopment activities within the RPA in order to provide a positive marketplace signal;

2) Reduce or eliminate negative factors present within the area associated with the potential onset of blight;

3) Accomplish redevelopment over a reasonable time period;

4) Provide for high quality development within the RPA; and

5) Provide for an attractive overall appearance of the area.

Specific Objectives for the RPA

1) Develop design guidelines and Village controls that allow and encourage traditional town design;

2) Prepare a streetscape plan for Route 52 and Route 59 that includes plans for connecting the pedestrian system of the Village and the Village’s open space hierarchy;

3) Maintain the Village’s expectations for signage and lighting that is minimally-applied. Such enhancement features shall exhibit an understated elegance when deemed necessary;

4) Reinforce and improve the operational conditions of existing commercial areas of this RPA;

5) Develop and adopt development regulations that uniquely deal with the requirements of “main street” businesses;

6) Provide efficient and safe means of access to the “main street” to all Village residents.
VI. REDEVELOPMENT PROJECT

Strategies for Achieving Plan Goals and Objectives

As indicated in Section V of this Plan, the Village has established a planning process which guides economic development and land use activities throughout the Village. Consistent with the established planning process, the Village proposes to achieve economic development goals and objectives through strategies focusing on the redevelopment of the RPA, pursuit of projects within the RPA, and the promotion of private investment via public financing techniques, including but not limited to tax increment financing.

Potential strategies for the achieving project-specific objectives envisioned for the RPA include the following:

1) Implementing a plan that provides for the attraction of users to redevelop vacant and underutilized land and buildings that are available within the RPA;

2) Constructing public improvements which may include (if necessary):
   - Street and sidewalk improvements (including new street construction and widening of current streets; any street widening would conform with Village standards for context-sensitive design);
   - Utility improvements (including, but not limited to, water, stormwater management, and sanitary sewer projects consisting of construction and rehabilitation);
   - Signalization, traffic control and lighting;
   - Off-street parking and public parking facilities; and
   - Landscaping and beautification.

3) Entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act;

4) Providing for site preparation, clearance, environmental remediation, and demolition, including grading and excavation, as provided for under the TIF Act;

5) Redeveloping certain buildings through necessary rehabilitation and improvement of structures; and

6) Implementing job training programs in coordination with any Village, federal, state, and county programs.
Redevelopment Activities
Pursuant to the project objectives cited above, the Village will implement a coordinated program of actions. These include, but are not limited to, acquisition, site preparation, clearance, demolition, provision of public infrastructure and related public improvements and rehabilitation of structures, if necessary. Such activities conform to the provision of the TIF Act that define the scope of permissible redevelopment activities.

Site Preparation, Clearance, and Demolition

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

Land Assembly

Certain properties in the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. Relocation may also be required and the Village would conform to the provisions of the Act.

Public Improvements

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

- Improvements and/or construction of public utilities including extension of water mains as well as sanitary and storm sewer systems, detention facilities, roadways, and traffic-related improvements;
- Parking facilities (on grade and parking structures);
- Beautification, identification markers, landscaping, lighting, signage of public right-of-ways, and other elements of a streetscaping program; and
- Construction of new (or rehabilitation of existing) public facilities to allow for the redevelopment of the existing sites for new retail/commercial, mixed use, or light industrial uses.

Rehabilitation

The Village may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conform to Village code provisions. Improvements may include exterior and facade-related work as well as interior-related work.

Interest Rate Write-Down

The Village may enter into agreements with for-profit or non-profit owners/developers whereby a portion of the interest cost for construction, renovation or rehabilitation projects are paid for out of the Special Tax Allocation Fund of the RPA, in accordance with the Act.
Job Training

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

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

School District Costs

The Village may provide for payment of school district costs as provided for in the Act relating to residential components assisted through TIF funding.

General Land Use Plan

As noted in Section I of this Plan, the land-use within the RPA currently contains primarily light industrial, commercial, residential, institutional and mixed uses. Existing land uses are shown in Appendix D attached hereto and made a part of this Plan. Future land uses will conform to the Zoning Ordinance and the Comprehensive Plan process as either may be amended from time to time.

Additional Design and Control Standards

The appropriate design standards (including any Planned Unit Developments) as set forth in the Village’s Comprehensive Plan and Zoning Ordinance shall apply to the RPA.

Eligible Redevelopment Project Costs

Under the Act, redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred as well as any such costs incidental to the Plan. (Private investments, which supplement “Redevelopment Project Costs,” are expected to substantially exceed such redevelopment project costs.) Eligible costs permitted by the Act and pertaining to this Plan include:
(1) Professional Service Costs – Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

- The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;

- Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;

- In addition, redevelopment project costs shall not include lobbying expenses;

(2) Property Assembly Costs – Costs including but not limited to acquisition of land and other property (real or personal) or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

(3) Improvements to Public or Private Buildings – Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes\(^1\) or LEED-certified construction elements or construction elements with an equivalent certification per the TIF Act;

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\(^1\) Green Globes is an environmental assessment and certification program for commercial buildings, operated by the Green Buildings Initiative.
(4) Public Works – Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;

(5) Job Training – Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;

(6) Financing Costs – Costs including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including (a) interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months thereafter and (b) reasonable reserves related thereto;

(7) Capital Costs – To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan;
School-Related Costs – For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999, an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually.²

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

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

Payment in Lieu of Taxes;

² The calculation is as follows: (A) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (ii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (iv) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (v) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act. (B) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition Charge equal to or more than $5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (ii) for elementary school districts, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (iii) for secondary school districts, no more than 15% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act. (C) For any school district in a municipality with a population in excess of 1,000,000, additional provisions apply.
(11) Other Job Training – Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;

(12) Developer Interest Cost – Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

(A) Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
(B) Such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
(C) If there are not sufficient funds available in the special tax allocation fund to make the payment then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
(D) The total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
(E) The cost limits set forth in subparagraphs (B) and (D) of paragraph shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D); and
(F) Instead of the eligible costs provided by subparagraphs (B) and (D), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (F) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (F).3

The TIF Act prohibits certain costs. Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost. In addition, the statute prohibits costs related to retail development that results in the closing of nearby facilities of the same retailers. Specifically, none of the redevelopment project costs enumerated in the Act shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality.4

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

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3 The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (F) of paragraph (11) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later.

4 Termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.
If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

**Projected Redevelopment Project Costs**

Estimated project costs are shown in Table 4 below. Adjustments to estimated line-item costs below are expected and may be made without amendment to the Plan. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act.

Further, the projected cost of an individual line-item as set forth below is not intended to place a limit on the described line-item expenditure. Adjustments may be made in line-items, either increasing or decreasing line-item costs for redevelopment. The specific items listed below are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the total amount of payment for eligible redevelopment project costs (the “Total Estimated TIF Budget” in Table 4) shall not exceed the amount set forth below, as adjusted pursuant to the Act. As explained in the following subsection, incremental property tax revenues from any contiguous RPA may be used to pay eligible costs for the RPA.
Table 4
RPA Project Cost Estimates

<table>
<thead>
<tr>
<th>Program Actions/Improvements</th>
<th>Estimated Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Acquisition and Relocation</td>
<td>$17,500,000</td>
</tr>
<tr>
<td>Site Preparation, Including Environmental Remediation, Demolition, and Site Grading</td>
<td>$9,000,000</td>
</tr>
<tr>
<td>Utility Improvements (Including Water, Storm, Sanitary Sewer, Service of Public Facilities, and Road Improvements)</td>
<td>$12,500,000</td>
</tr>
<tr>
<td>Public Improvements/Facilities and Parking Structures</td>
<td>$23,000,000</td>
</tr>
<tr>
<td>Rehabilitation of Existing Structures</td>
<td>$7,000,000</td>
</tr>
<tr>
<td>Interest Costs Pursuant to the Act</td>
<td>$5,500,000</td>
</tr>
<tr>
<td>Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting, and Marketing)</td>
<td>$3,000,000</td>
</tr>
<tr>
<td>Job Training</td>
<td>$500,000</td>
</tr>
<tr>
<td>Statutory School and Library District Payments</td>
<td>$1,000,000</td>
</tr>
<tr>
<td><strong>TOTAL ESTIMATED TIF BUDGET</strong></td>
<td><strong>$79,000,000</strong></td>
</tr>
</tbody>
</table>

Notes:

1. All project cost estimates are in 2015 dollars. Costs may be adjusted for inflation per the TIF Act.
2. In addition to the costs identified in the table above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, and (c) capitalized interest and reasonably required reserves.
3. Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall budget amount outlined above.
Sources of Funds to Pay Redevelopment Project Costs
Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from incremental property tax revenues, proceeds from municipal obligations to be retired primarily with such revenues, and interest earned on resources available but not immediately needed for the Plan. In addition, pursuant to the TIF Act and this Plan, the Village may utilize net incremental property tax revenues received from other contiguous RPAs to pay eligible redevelopment project costs or obligations issued to pay such costs in contiguous project areas. This would include contiguous TIFs that the Village may establish in the future. (Conversely, incremental revenues from the TIF may be allocated to any contiguous TIF Districts.)

Redevelopment project costs as identified in Table 2 specifically authorize those eligible costs set forth in the Act and do not address the preponderance of the costs to redevelop the area. The majority of development costs will be privately financed. TIF or other public sources are to be used, subject to approval by the Village Board, only to leverage and commit private redevelopment activity.

The incremental tax revenues which will be used to pay debt service on the municipal obligations (if any) and to directly pay redevelopment project costs shall be the incremental increase in property taxes. The property tax increment would be attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA – over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2015 tax year for the RPA.

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

Nature and Term of Obligations to Be Issued
The Village may issue obligations secured by the Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its power pursuant to the Illinois State Constitution. Any and all obligations issued by the Village pursuant to this Plan and the Act shall be retired not more than twenty-three (23) years from the date of adoption of the ordinance approving the RPA, or as such a later time permitted pursuant to the Act and to the extent such obligations are reliant upon the collection of incremental property tax revenues from the completion of the twenty-third year of the TIF, with taxes collected in the twenty-fourth year. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance.
One or more series of obligations may be issued from time to time in order to implement this Plan. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year. The total principal and interest may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

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

Securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds. Further, the securities may be offered on such terms as the Village may determine, with or without the following features: capitalized interest; deferred principal retirement; interest rate limits (except as limited by law); and redemption provisions. Additionally, such securities may be issued with either fixed rate or floating interest rates.

**Most Recent Equalized Assessed Valuation for the RPA**
The most recent equalized assessed valuation for the RPA is based on the 2015 EAV, and is estimated to be approximately $21,133,523.

**Anticipated Equalized Assessed Valuation for the RPA**
Upon completion of the anticipated private development of the RPA over a twenty-three (23) year period, it is estimated that the EAV of the property within the RPA would increase to between $37,000,000-$42,000,000 depending upon market conditions and the scope of the redevelopment projects.
VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

Potential Redevelopment Project Actions
The Village will implement a strategy with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses conform to Village zoning and planning requirements, or if the Village undertakes redevelopment activities pursuant to this Plan. Depending upon the scope of the development as well as the actual uses, the following activities may be undertaken by the Village:

- **Land Assembly and Relocation:** Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site, with relocation costs undertaken as provided by the Act. It is expected that the Village would facilitate private acquisition through reimbursement or write-down of related costs, including the acquisition of land needed for construction of public improvements.

- **Demolition and Site Preparation:** The existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition of certain parcels may be necessary for future projects. Additionally, the redevelopment plan contemplates site preparation, or other requirements including environmental remediation necessary to prepare the site for desired redevelopment projects.

- **Rehabilitation:** The Village may assist in the rehabilitation of buildings or site improvements located within the RPA.

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

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

- **Roadway/Street/Parking Improvements:** The Village may widen and/or vacate existing roads. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the public. Utility services may also be provided or relocated in order to accommodate redevelopment activities.

- **Traffic Control/Signalization:** Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.
Public Facility-Related Infrastructure: Certain public facilities (including public safety and other taxing districts) improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.

School District and Library Costs: Provide for the payment of such costs pursuant to the requirements of the TIF Act.

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

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

Commitment to Fair Employment Practices and Affirmative Action
As part of any Redevelopment Agreement entered into by the Village and any private developers, both parties will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development’s internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs, and education opportunities. All those involved with employment activities will be responsible for conformance to this policy and compliance with applicable state and federal regulations.

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

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.
Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs

This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) years after the adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the ordinance approving the RPA is adopted.
VIII. PROVISIONS FOR AMENDING THE TIF PLAN AND PROJECT

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

LEGAL DESCRIPTION OF PROJECT AREA
SHOREWOOD TIF DISTRICT
JEFFERSON (ROUTE 52) & ROUTE 59 TIF DISTRICT


BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 AND THE NORTH RIGHT-OF-WAY LINE OF ROUTE 52 (AKA JEFFERSON STREET); THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF ROUTE 52 TO THE SOUTHWEST CORNER OF BUSINESS LOT 2 IN BROOK FOREST ANNEX, AS RECORDED NOVEMBER 15, 1961 AS DOCUMENT NUMBER 943655; THENCE NORTH ALONG THE WEST LINE OF SAID BUSINESS LOT 2 AND THE NORTHERLY EXTENSION THEREOF TO THE NORTHWEST CORNER OF BUSINESS LOT 4 IN SHOREWOOD PLAZA UNIT NO. 1, AS RECORDED DECEMBER 31, 1982 AS DOCUMENT NO. R82-016994; THENCE EAST ALONG THE NORTH LINE OF SAID BUSINESS LOT 4 TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER OF SECTION 9; THENCE NORTH ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF LOT 7 IN BROOK FOREST PLAZA, AS RECORDED JANUARY 29, 2001 AS DOCUMENT NUMBER R2001-010333; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 7 AND IT’S EASTERLY EXTENSION TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 59, PER DEDICATION RECORDED IN BOOK NUMBER 742, PAGE 643, AS DOCUMENT NUMBER 463798; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 59 TO A POINT THAT IS 165 FEET NORTH OF THE SOUTH RIGHT-OF-WAY LINE OF ROUTE 52 (AKA JEFFERSON STREET), PER PLAT OF HIGHWAY RECORDED AS DOCUMENT NUMBER R91-13980; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 57.00 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 15.00 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 282.00 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 155.14 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF ROUTE 52 (AKA JEFFERSON STREET); THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF ROUTE 52 (AKA JEFFERSON STREET) TO A POINT ON A LINE PARALLEL TO THE EAST LINE OF THE EAST HALF OF THE SOUTH RIGHT-OF-WAY LINE OF ROUTE 52 COMMENCING 280.5 FEET EAST OF THE SOUTH RIGHT-OF-WAY LINE OF ROUTE 52; THENCE EAST PARALLEL TO THE SOUTH RIGHT-OF-WAY LINE OF ROUTE 52 AND PARALLEL TO THE EAST LINE OF THE SOUTH 350 FEET OF THE WEST 1035 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE EAST ALONG SAID EXTENSION AND NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, SAID EXTENSION COMMENCING 280.5 FEET EAST OF THE SOUTH RIGHT-OF-WAY LINE OF ROUTE 52, AS RECORDED MARCH 29, 1956 AS DOCUMENT NUMBERS 795602 AND 795608, SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 55 ALSO BEING THE WESTERLY LINE OF THE SOUTH FRONTAGE ROAD; THENCE NORTHEASTERLY THEN NORTHERLY ALONG SAID WESTERLY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 350 FEET OF THE NORTH 1035 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE EAST ALONG SAID EXTENSION AND NORTH LINE OF THE SOUTH 350 FEET OF THE NORTH 1035 FEET TO A POINT ON THE WESTERLY RIGHT-OF-
WAY LINE OF INTERSTATE 55, AS RECORDED MARCH 29, 1956 AS DOCUMENT NUMBER 795600; THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DEER RUN TRAIL; THENCE SOUTHEASTERLY ALONG SAID EXTENSION, THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DEER RUN TRAIL AND SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF DEER RUN TRAIL TO IT'S SOUTH MOST TERMINUS; THENCE WEST ALONG THE SOUTH TERMINUS OF DEER RUN TRAIL TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE WEST ALONG THE SOUTH LINE OF THE SOUTH HALF OF SAID SECTION 10 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 55, AS RECORDED MARCH 29, 1956 AS DOCUMENT NUMBER 795605; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 55 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID ROUTE 52 (AKA JEFFERSON STREET); THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF ROUTE 52 (AKA JEFFERSON STREET) TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MARY STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MARY STREET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WILLIAM STREET; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF WILLIAM STREET TO A POINT ON THE CENTERLINE OF SAID MARY STREET; THENCE SOUTH AT RIGHT ANGLES TO A POINT ON THE CENTERLINE OF SAID WILLIAM STREET; THENCE WEST ALONG SAID CENTERLINE OF WILLIAM STREET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF DANTE STOBBEONES SUBDIVISION UNIT NO.1 AS RECORDED NOVEMBER 8, 1952 AS DOCUMENT NUMBER 717748; THENCE WEST ALONG THE SOUTH LINE OF SAID DANTE STOBBEONES SUBDIVISION UNIT NO. 1 TO THE SOUTHEAST CORNER OF DANTE STOBBEONES SUBDIVISION UNIT NO. 2 AS RECORDED JUNE 20, 1953 AS DOCUMENT NUMBER 730401; THENCE WEST ALONG THE SOUTH LINE OF SAID DANTE STOBBEONES SUBDIVISION UNIT NO. 2 TO THE SOUTHEAST CORNER OF DANTE STOBBEONES SUBDIVISION UNIT NO. 3 AS RECORDED MAY 5, 1959 AS DOCUMENT NUMBER 875427; THENCE WEST ALONG THE SOUTH LINE OF SAID DANTE STOBBEONES SUBDIVISION UNIT NO. 3 TO THE EAST LINE OF THE WEST 267.89 FEET OF THE SOUTH 52 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH ALONG SAID EAST LINE TO A POINT ON THE NORTH LINE OF THE SOUTH 134.75 FEET OF THE NORTH 269.5 FEET OF SAID SOUTH 52 ACRES; THENCE EAST ALONG SAID NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST 317.89 FEET OF SAID SOUTH 52 ACRES; THENCE SOUTH ALONG SAID EAST LINE TO A POINT ON THE SOUTH LINE OF THE NORTH 269.5 FEET OF SAID SOUTH 52 ACRES; THENCE WEST ALONG SAID SOUTH LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF AFORESAID ILLINOIS ROUTE 59; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SCHOOL ROAD; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF HELENE AVENUE; THENCE SOUTH ALONG SAID EXTENSION AND EAST RIGHT-OF-WAY LINE OF HELENE AVENUE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SARAH AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SARAH AVENUE TO THE NORTHWEST CORNER OF SUNSET HILLS SUBDIVISION UNIT NO. 3 AS RECORDED APRIL 10, 1963 AS DOCUMENT NUMBER 981203; THENCE SOUTH ALONG THE WEST LINE OF SAID SUNSET HILLS SUBDIVISION UNIT NO. 3 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE EAST ALONG SAID
SOUTH LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 55; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 55 TO A POINT OF MERGING WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AFORESAID ILLINOIS ROUTE 59; THENCE NORTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 59 TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF AMENDODGE DRIVE; THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH RIGHT-OF-WAY LINE OF AMENDODGE DRIVE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE OF THE WEST LINE OF LOT 1 IN AMENDODGE INDUSTRIAL PARK, AS RECORDED JUNE 2, 1977 AS DOCUMENT NUMBER R77-18311; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND WEST LINE OF LOT 1 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTH 346 FEET OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LOT 35 IN OAKWOOD MANOR SUBDIVISION UNIT ONE, AS RECORDED JUNE 13, 1962 AS DOCUMENT NUMBER 958747; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 35 AND IT'S NORTHERLY EXTENSION TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF OAKWOOD DRIVE; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF OAKWOOD DRIVE TO THE SOUTHEAST CORNER OF LOT 1 IN SAID OAKWOOD MANOR SUBDIVISION UNIT ONE; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF SAID SOUTHEASTERLY QUARTER OF SECTION 16; THENCE EAST ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF LOT 57 IN SHOREWOOD PARK SUBDIVISION UNIT FOUR, AS RECORDED JULY 17, 1961 AS DOCUMENT NUMBER 934092; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 57 TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SHOREWOOD DRIVE; THENCE SOUTH ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SHOREWOOD DRIVE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE OF THE WEST RIGHT-OF-WAY LINE OF FRANKLIN ROAD; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND WEST RIGHT-OF-WAY LINE OF FRANKLIN ROAD TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MEYERS STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MEYERS STREET AND IT'S WESTERLY EXTENSION TO A POINT ON THE NORTHEASTERLY BANK OF THE DUPAGE RIVER; THENCE SOUTHWESTERLY ALONG SAID BANK TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SHOREWOOD BEACH SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEASTERLY QUARTER OF SAID SECTION 16, AS RECORDED JUNE 26, 1925 AS DOCUMENT NUMBER 381446; THENCE SOUTHERLY ALONG SAID SOUTHERLY EXTENSION TO A POINT ON THE CENTERLINE OF SAID DUPAGE RIVER; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE OF THE DUPAGE RIVER TO THE MOST EASTERLY CORNER OF CORNER OF LOT 9 IN BROOKSHORE PARK SUBDIVISION UNIT 5, AS RECORDED DECEMBER 31, 1985 AS DOCUMENT NUMBER R85-027672; THENCE NORTHEASTERLY ALONG A LINE THAT INTERSECTS A POINT OF CURVATURE ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WESTSHORE DRIVE, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF THE PARCEL DESCRIBED IN THE DEED DOCUMENT R2003-048385, AS RECORDED MARCH 4, 2003; THENCE CONTINUING NORTHEASTERLY ALONG THE EXTENSION OF THE LAST DESCRIBED COURSE TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID WESTSHORE DRIVE; THENCE NORTHEASTERLY ALONG SAID WESTSHORE DRIVE TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SUMMER STREET; THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF SUMMER STREET TO THE SOUTHEAST CORNER OF LOT 99 IN SAID SHOREWOOD.
BEACH SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 99 AND CONTINUING ALONG THE SOUTH LINE OF LOT 117 IN SAID SHOREWOOD BEACH SUBDIVISION AND IT’S WESTERLY EXTENSION TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PICNIC STREET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF PICNIC STREET TO THE SOUTHEAST CORNER OF LOT 150 IN SAID SHOREWOOD BEACH SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 150 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 150 TO THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 150 TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON SAID WEST RIGHT-OF-WAY LINE OF PICNIC STREET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF PICNIC STREET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF LOT 148 IN SAID SHOREWOOD BEACH SUBDIVISION; THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH HALF OF LOT 148 TO A POINT ON THE WEST LINE OF SAID LOT 148; THENCE NORTH ALONG SAID WEST LINE OF LOT 148 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 172 IN SAID SHOREWOOD BEACH SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 172 AND IT’S WESTERLY EXTENSION TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TURTLE STREET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF TURTLE STREET TO THE SOUTHEAST CORNER OF LOT 205 IN SAID SHOREWOOD BEACH SUBDIVISION; THENCE West ALONG THE SOUTH LINE OF SAID LOT 205 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF TO THE NORTHEAST CORNER OF TO THE NORTHEAST CORNER OF LOT 75 IN BROOKSHORE PARK UNIT THREE SUBDIVISION, AS RECORDED JULY 27, 1978 AS DOCUMENT NUMBER R78-29087; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 1 IN BROOKSHORE PARK UNIT ONE SUBDIVISION, AS RECORDED AUGUST 4, 1977 AS DOCUMENT NUMBER R77-280085; THENCE WEST ALONG THE SOUTH LINE OF LOT 1 IN SAID BROOKSHORE PARK UNIT ONE SUBDIVISION AND CONTINUING ALONG THE SOUTH LINE OF LOTS 2 AND 3 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BROOKSHORE DRIVE; THENCE WESTERLY TO THE SOUTHEAST CORNER OF PARK PLACE PLAZA SUBDIVISION, AS RECORDED SEPTEMBER 25, 1990 AS DOCUMENT NUMBER R90-53104; THENCE SOUTHWESTERLY, NORTHWESTERLY, WESTERLY AND SOUTHERLY ALONG THE SOUTH LINE OF SAID PARK PLACE PLAZA SUBDIVISION TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RAVEN ROAD, SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE SOUTH; THENCE SOUTHWESTERLY ALONG A LINE RADIAL TO SAID CURVE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAVEN ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAVEN ROAD TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 16 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 9; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 9 TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

EXCLUDING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

LOTS 56,57,58,67,68,88,89,90,91,92,93 AND THE NORTH HALF OF LOT 94 IN SHOREWOOD BEACH SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SAID SECTION 16, AS RECORDED JUNE 26, 1925 AS DOCUMENT NUMBER 381446, ALL IN WILL COUNTY, ILLINOIS.
APPENDIX B

BOUNDARY MAP OF RPA
APPENDIX C

ZONING MAP
APPENDIX D

EXISTING LAND USE MAP
APPENDIX E

FUTURE LAND USE MAP