

Willowbrook

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AGENDA

REGULAR MEETING OF THE FINANCE AND ADMINISTRATION
COMMITTEE OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON
MONDAY, JUNE 13, 2016, AT 5:30 P.M. AT THE VILLAGE HALL, 835
MIDWAY DRIVE, IN THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY,
ILLINOIS.

Mayor

Frank A. Trilla

Village Clerk

Leroy R. Hansen

Village Trustees

Sue Berglund

Umberto Davi

Terrence Kelly

Michael Mistele

Gayle Neal

Paul Oggerino

Village Administrator

Tim Halik

Chief of Police

Mark Shelton

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES:
 - a) May 9, 2016 Regular Meeting of the Finance & Administration Committee
4. DISCUSSION – Annual Appropriation Ordinance: FY 2016/17
5. DISCUSSION – Proposed Business District Plan
6. REPORT – Monthly Disbursement Reports – May 2016
7. REPORT – Sales Tax, Income Tax, Utility Tax, Places of Eating Tax, Fines, Red Light Fines, Building Permits, Water Revenues, Hotel/Motel Tax and Motor Fuel Tax
8. VISITOR'S BUSINESS
9. COMMUNICATIONS
10. ADJOURNMENT



Proud Member of the
Illinois Route 66 Scenic Byway

MINUTES OF THE REGULAR MEETING OF THE FINANCE AND ADMINISTRATION COMMITTEE OF THE VILLAGE OF WILLOWBROOK HELD ON MONDAY, MAY 9, 2016 AT 5:30 P.M. AT THE VILLAGE HALL, 835 MIDWAY DRIVE, WILLOWBROOK, ILLINOIS.

1. CALL TO ORDER

The meeting was called to order by Trustee Neal at 5:36 p.m.

2. ROLL CALL

Those present at roll call were Trustee Gayle Neal and Director of Finance Carrie Dittman. Chairman Umberto Davi was absent.

3. APPROVAL OF MINUTES

Minutes of the Regular Finance/Administration Committee held on Monday, April 11, 2016 were reviewed.

Motion to approve made by Trustee Neal. Motion carried.

4. DISCUSSION – Update: Official Payments Credit Card Processing

Director of Finance Dittman described the process that the Village underwent to secure a new credit card provider, Official Payments, which began on July 28, 2015. After several discussions between staff, the Finance/Administration Committee and Official Payments, the final contract was approved by the Village board on November 9, 2015. The contract provided that VISA, MC and Discover would be accepted at both the Village and online for several payment types, among them utility bills, and that a convenience fee charged by Official Payments would be passed on to the customer.

After go-live occurred on March 1, 2016, the Village experienced intermittent issues with certain payment types not processing. After two months of conference calls, emails to support, a follow up visit from our Official Payments sales rep and conferences with our software provider BS &A, all with no explanation of the recurring problem or a solution, a different Official Payment sales rep stepped in and noted the card rejections were due to a VISA imposed rule that had not been noted in the contract nor brought to the Village's attention previously.

The Village has been in contact with Official Payments to find a solution to the VISA regulation and discussions are ongoing.

5. REPORT – Monthly Disbursement Reports – April 2016

The Committee reviewed and accepted the disbursement reports for the month of April and key items are highlighted below:

- Total cash outlay for all Village funds – \$1,003,924. Fiscal Year to Date is \$13,775,157.
- Payroll for active employees including all funds - \$533,906 (3 payrolls this month). The average payroll for the year was \$172,743.
- Average daily outlay of cash for all Village funds – \$33,464. Fiscal year to date daily average is \$37,643.
- Average daily expenditures for the General Fund - \$24,628. Fiscal year to date average is \$23,657.

6. REPORT – Sales Tax, Income Tax, Utility Tax, Places of Eating Tax, Fines, Red Light Fines, Building Permits, Water Revenues, Hotel/Motel Tax and Motor Fuel Tax

All revenues are fiscal year to date collections through April 30, 2016 (unaudited):

- Sales tax receipts - \$3,788,231 up 2.95% from the prior year. Trending 5.2% over budget.
- Income Tax receipts - \$910,130 up 8.82% compared to the prior year, 43.5% over budget. The budget had been reduced by 20% to plan for an anticipated reduction of funds from the State of Illinois, which has not yet occurred.
- Utility tax receipts - \$971,916 down 7.19% from the prior year, 9.6% under budget, consisting of:
 - Telecomm tax - \$425,374, up .89%.
 - Northern IL gas - \$116,451, down 37.97%
 - ComEd - \$433,460, down 1.75%
- Places of Eating Tax receipts - \$518,303 up 3.64% compared to the prior year, trending 12.7% over budget.
- Fines - \$132,993 down 22.07% compared with the prior year, 8.28% under budget. Fines come from County distributions and also local fine tickets written by Village police officers.
- Red Light Fines – \$383,179 down 38.57% from the prior year receipts, trending 29.0% below budget. Director Dittman reported that Chief Shelton had informed her that the 63rd Street cameras went down on May 22 and are not yet operational; IDOT has not granted permission to ATS to get this intersection back online yet, however they are expected to be live during the summer. We have budgeted no fine revenue from that intersection for the first 4 months of the new fiscal year.
- Building Permit receipts - \$368,613 up 3.9% from the prior year, and we have exceeded the annual budget by \$168,000.
- Water sales receipts - \$3,299,340 up 10.05% from the prior year, .50% below budget, attributable in part to the 12% rate increase effective 1/1/2015. Director Dittman noted that a rate increase does not necessarily equate to the same % increase in revenue as customers increase their water conservation when rates go up.
- Hotel/Motel Tax receipts - \$212,318 up 335.98% compared with the prior year, 1.1% above budget. The June 1 rate increase to 5% is now apparent beginning with the June tax payments received in July. 3 of the 4 hotels are open and active.
- Motor Fuel Tax receipts - \$218,871 down 22.68% compared with the prior year (due to the receipt of the IL Capital Bill last year), 7.7% above budget.

The reports above were approved by Trustee Neal.

7. VISITOR'S BUSINESS

There were no visitors present at the meeting.

8. COMMUNICATIONS

There were no communications received.

9. ADJOURNMENT

Motion to adjourn at 5:58 p.m. was made by Trustee Neal.

(Minutes transcribed by: Carrie Dittman, 5/17/2016)

COMMITTEE MEETING

AGENDA ITEM SUMMARY SHEET

AGENDA ITEM DESCRIPTION

ANNUAL APPROPRIATION ORDINANCE, VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS, FOR THE FISCAL YEAR BEGINNING MAY 1, 2016 AND ENDING APRIL 30, 2017

COMMITTEE REVIEW

- Finance/Administration
 Municipal Services
 Public Safety

Meeting Date: 6/13/2016

- Discussion Only Approval of Staff Recommendation (for consideration by Village Board at a later date)
 Seeking Feedback Approval of Staff Recommendation (for immediate consideration by Village Board)
 Discussion Only Report/documents requested by Committee

BACKGROUND

The Village is under the Illinois Appropriation Act and each year is required to adopt an appropriation ordinance within the first quarter of the fiscal year. The ordinance does not replace the previously adopted Administrative Budget that serves as the management tool to monitor expenditures/expenses against approved budgeted line items.

The ordinance provides expenditure/expense amounts by fund that the Village cannot exceed in the fiscal year 2016-17. Generally, administrative budget amounts are doubled to form the appropriation amounts.

STAFF RECOMMENDATION

Approve the appropriation, which will be presented at the Village board meeting tonight (June 13, 2016).

COMMITTEE MEETING

AGENDA ITEM SUMMARY SHEET

AGENDA ITEM DESCRIPTION

PROPOSED BUSINESS DISTRICT PLAN
(ROUTE 83/PLAINFIELD ROAD BUSINESS DISTRICT)

COMMITTEE REVIEW

- Finance/Administration
- Municipal Services
- Public Safety

Meeting Date: 6/13/2016

- Discussion Only
- Approval of Staff Recommendation (for consideration by Village Board at a later date)
- Seeking Feedback
- Approval of Staff Recommendation (for immediate consideration by Village Board)
- Discussion Only
- Report/documents requested by Committee

BACKGROUND

As we have discussed in prior meetings, owners of commercial properties located near Kingery Highway and Plainfield Road have faced challenges finalizing their proposed re-development projects plans given the high cost of required off-site improvements, including necessary traffic improvements. The Village has received requests for the consideration of public subsidies in order to make these projects financially viable. The public finance consultant Ehlers Associates was hired to review the financial data, including project pro-formas and gap analysis reports, to assist in determining whether a public subsidy is warranted, and if so, what amount. The final report concluded that a public subsidy is warranted. After continued discussions with the commercial property owners, it was agreed that the creation of a new Business District Sales Tax was the preferred method to raise funding to provide the subsidies. If approved as proposed, the sales tax rate within the boundaries of the new Business District would be 1% higher (i.e., 8% versus 7% elsewhere in town). This 1% sales tax increment would be collected from the state, forwarded to the Village, and deposited into a separate fund. Eligible project expenses could be reimbursed to the developers from this fund to offset extraordinary development costs. In accordance with state law, the maximum term of a Business District is 23 years.

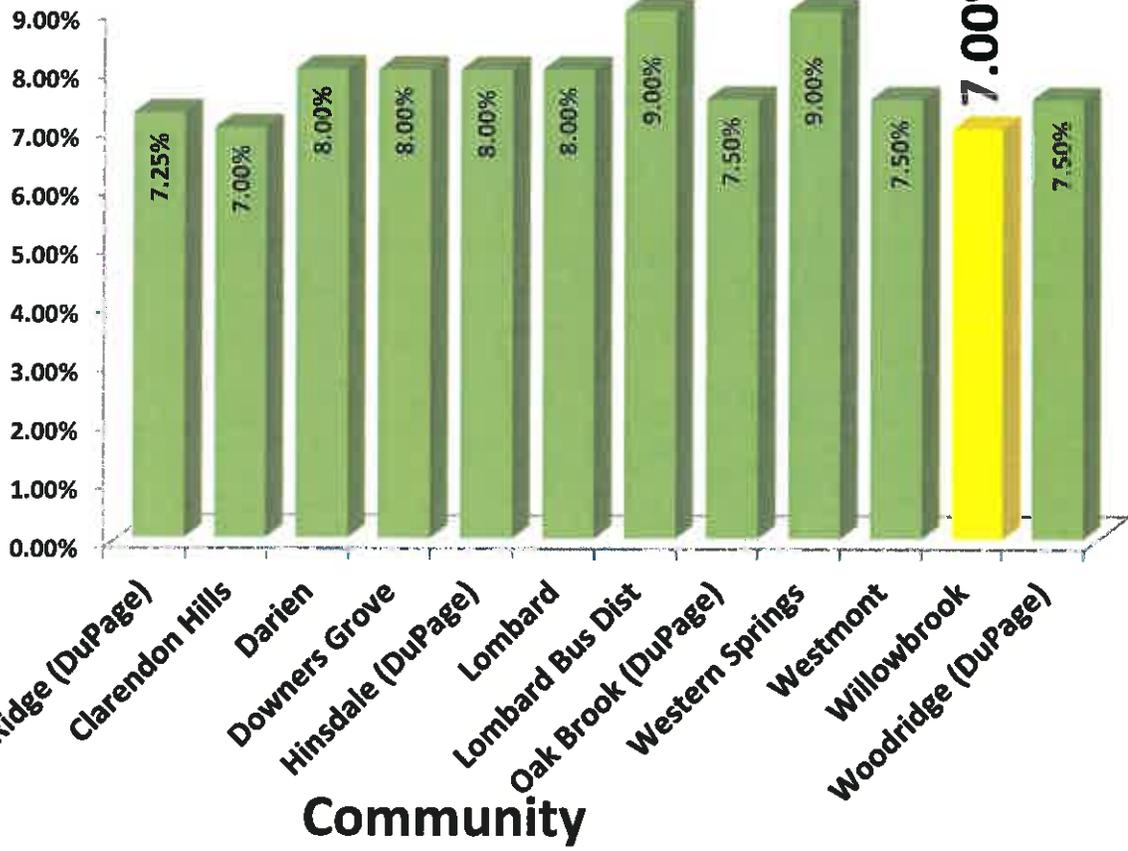
One of the benefits of this approach is that the sales tax rate in Willowbrook is already comparatively low as compared to other surrounding jurisdictions (please see attached sales tax comparison). After discussions, Ehlers was then asked to draft a Business District Plan for consideration (see attached draft copy of Plan not including the Traffic Impact Study Exhibit).

STAFF RECOMMENDATION

In accordance with the Illinois Business District Development and Redevelopment Law (65 ILCS 5/11-74.3-1 et seq.), a proposed Business District Adoption Schedule was prepared by Ehlers Associates. Below are the general steps in creating this new Business District:

- June 27, 2016 – Adopt ord. proposing business district plan, setting time/place for a public hearing.
- July 1, 2016 – First public notice appears in Hinsdale Suburban Life.
- July 8, 2016 – Second public notice appears in Hinsdale Suburban Life.
- July 11, 2016 – Public hearing held before the Village Board to receive public comments.
- July 11, 2016 – Consideration of ord. to approve bus. district plan and designating the bus. district.
- October 1, 2016 – Deadline to file business district documents with the IDOR.

Sales Tax Rate as of 6/1/2016



Village of Willowbrook, Illinois Route 83/Plainfield Road Business District Business District Plan

June 2016



Prepared by



EHLERS
LEADERS IN PUBLIC FINANCE

RECEIVED

JUN - 2 2016

VILLAGE OF
WILLOWBROOK

Village of Willowbrook, Illinois

Route 83/Plainfield Road Business District

Business District Plan

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DRAFT

I. Introduction

Municipalities are authorized to create Business Districts by the Illinois Municipal Code, Business District Development and Redevelopment Law, specifically in 65 ILCS 5/11-74.3 *et seq.*, as amended (the “Business District Act” or the “Act”). This document, entitled, *Village of Willowbrook, Illinois, Route 83/Plainfield Road Business District, Business District Plan, June, 2016* (the “Business District Plan”), is to serve as a Business District Plan for the area generally bounded by 69th Street on the north, 72nd Court on the south, Illinois Route 83 on the west, and Adams Street and Willow Lane on the east in Willowbrook, Illinois, including all adjoining rights-of-way. The Village of Willowbrook (the “Village”) has determined that this area would benefit from designation as a Business District, as specifically provided for in the Business District Act. This area is subsequently referred to in this Business District Plan as the “Route 83/Plainfield Road Business District”, or the “Business District”.

Ehlers & Associates, Inc. (“Ehlers”) was retained to assist the Village in assessing the qualifications of the Route 83/Plainfield Road Business District for Business District designation under the Business District Act and in preparing this Business District Plan. In accordance with the Business District Act, this Business District Plan includes the following:

- A specific description of the Business District boundaries and a map illustrating the boundaries.
- A general description of each project proposed to be undertaken within the Business District, including a description of the approximate location of each project and a description of any developer, user, or tenant of any property to be located or improved within the proposed business district.
- The name of the proposed Business District.
- The estimated Business District Project Costs.
- The anticipated sources of funds to pay Business District Project Costs.
- The anticipated type and term of any obligations to be issued.
- The rate of any tax to be imposed pursuant to the Business District Act and the period of time for which the tax shall be imposed.

The Route 83/Plainfield Road Business District boundaries are generally described in **Sections III and IV**, depicted in **Exhibit A**, a map of the Business District with property identification numbers (“PINs”). It illustrates that all parcels in the Business District are contiguous. **Exhibit B** is the legal description of the Route 83/Plainfield Road Business District, specifically describing the Business District boundaries. All exhibits to this Business District Plan are incorporated herein by this reference thereto.

A. The Village of Willowbrook

The Village of Willowbrook is located in northeastern Illinois in DuPage County just north of the Historic Route 66. The Ridgemoor Homeowners Association led the effort to incorporate and in 1960 Willowbrook became one of the State's smallest villages.

Despite its small size, Willowbrook is well served by an abundance of hotels and retail centers, including the Willowbrook Town Center, which is located within the Business District. Willowbrook's quality of life is further enhanced by the Village's ten community parks, the nearby Waterfall Glen Forest Preserve, quality public schools, strong neighborhoods and sense of community.

As of the 2010 census, Willowbrook had a population of 8,540 persons, which is a 3.32% increase in population since the 2000 census. There are 4,032 households residing in the Village. The average household size is 2.08 persons. The median income for a household is \$54,880.

There are five public school districts serving the Village: Gower School District No. 62, Maercker School District No. 60, Community Consolidated School District No. 181, and Darien School District No. 61 provide primary education, and Hinsdale School District No. 86 provides secondary education.

Willowbrook's central location along I-55 provides convenient access to major interstates, including I-290, I-294, I-355 and I-80, as well as easy access to Chicago's O'Hare International Airport and Midway Airport.

Village residents have many recreational opportunities. The Village of Willowbrook owns and maintains 10 parks and playgrounds covering 54 acres. Willowbrook is one of seven communities that comprise the Gateway Special Recreation Association, which provides services to persons with disabilities.

The Village of Willowbrook's governing body is composed of the Mayor, six trustees, and the Village Clerk, all of whom are elected by Village residents. Trustees are also assigned to supporting committees that provide recommendations to the Village Board on issues relating to public safety, municipal services, finance and administration. The Village has five commissions and boards that are appointed by the Mayor. Various departments oversee the day-to-day work of the Village. These departments are headed by an administrative staff who operate under the direction of the Village Administrator.



Village of Willowbrook

B. Route 83/Plainfield Road Business District

The Business District is located in the center of Willowbrook at the intersections of the two heavily traveled roads, Illinois Route 83 (also known as Illinois 83 and as Kingery Highway), a Strategic Regional Arterial (SRA) route as defined by the Illinois Department of Transportation and Plainfield Road, a minor arterial road. The Business District consists of six (6) PINs:

- PIN 09-23-400-036 is located at the northern-most part of the Business District. It is irregular in size and shape and not conducive to contemporary development. It includes parts of a pond, a sidewalk and a street.
- PIN 09-23-405-018 is located north of Plainfield Road and extends north to 69th Street. It includes an approximately 117,150 square foot retail store constructed in 1971. The store has been vacant since the previous occupant, Kmart, closed in May 2013.
- PIN 09-23-406-003 is located south of Plainfield Road between Adams Street and the Willowbrook Town Center Access Drive. It is occupied by Willowbrook Lanes, and is the oldest of the buildings in the Business District, constructed in 1958.
- PIN 09-23-406-015 is located south of Plainfield Road immediately west of Adams Street. It is occupied by the TFC Bank building, constructed in 1974.
- PIN 09-23-406-018 is located south of Plainfield Road and west of the Willowbrook Town Center Access Drive. It is occupied by the PNC Bank building, constructed in 2007.
- PIN 09-23-200-010 is located south of Plainfield Road and extends south to the north side of 72nd Court between Willowbrook Town Center Access Drive and Kingery Highway. It is located primarily south and west of block 406 and

includes the Willowbrook Town Center. Willowbrook Town Center was developed in 2007 on a previously vacant track of land. It currently includes eight buildings with 25 tenant businesses.

The development of the Willowbrook Town Center in 2007 increased the amount of traffic to the area. A recent traffic study identified that the Business District's intersections primarily operate at a Level E, which represents saturated or at-capacity conditions and long delays during peak hours.

The Business District is primarily served by two signaled intersections along Route 83 at 69th Street and 72nd Court, and four stop sign controlled intersections, Route 83 at 69th Street and 72nd Court, Plainfield Road at Adams Street and at the Willowbrook Town Center Access Drive. Four of the five intersections were evaluated as part of the Traffic Impact Study prepared by Kenig, Lindren, O'Hara, Aboona, Inc.



Aerial View of Business District

II. Business District Act

The Business District Act is intended to be used by municipalities to invigorate economically sluggish areas by addressing problems that cause the area to qualify as a Business District and a “blighted area” (“Blighted Area”) under the Business District Act. Municipalities are authorized to carry out development and redevelopment projects to achieve their goals for the Business District.

A. Statutory Basis for a Business District

The Business District Act finds and declares:

1. It is essential to the economic and social welfare of each municipality that business districts be developed, redeveloped, improved, maintained, and revitalized, that jobs and opportunity for employment be created within the municipality, and that, if blighting conditions are present, blighting conditions be eradicated by assuring opportunities for development or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth. It is further found and determined that as a result of economic conditions unfavorable to the creation, development, improvement, maintenance, and redevelopment of certain business and commercial areas within municipalities opportunities for private investment and sound and stable commercial growth have been and will continue to be negatively impacted and business and commercial areas within many municipalities have deteriorated and will continue to deteriorate, thereby causing a serious menace to the health, safety, morals, and general welfare of the people of the entire state, unemployment, a decline in tax revenues, excessive and disproportionate expenditure of public funds, inadequate public and private investment, the unmarketability of property, and the growth of delinquencies and crime. In order to reduce threats to and to promote and protect the health, safety, morals, and welfare of the public and to provide incentives which will create employment and job opportunities, will retain commercial businesses in the state and related job opportunities and will eradicate blighting conditions if blighting conditions are present, and for the relief of unemployment and the maintenance of existing levels of employment, it is essential that plans for business districts be created and implemented and that business districts be created, developed, improved, maintained, and redeveloped.
2. The creation, development, improvement, maintenance, and redevelopment of business districts will stimulate economic activity in the state, create and maintain jobs, increase tax revenues, encourage the creation of new and lasting infrastructure, other improvements, and facilities, and cause the attraction and retention of businesses and commercial enterprises which generate economic activity and services and increase the general tax base, including, but not limited to, increased retail sales, hotel or restaurant sales, manufacturing sales, or

entertainment industry sales, thereby increasing employment and economic growth.

3. It is hereby declared to be the policy of the state, in the interest of promoting the health, safety, morals, and general welfare of all the people of the state, to provide incentives which will create new job opportunities and retain existing commercial businesses within the state and related job opportunities, and it is further determined and declared that the relief of conditions of unemployment, the maintenance of existing levels of employment, the creation of new job opportunities, the retention of existing commercial businesses, the increase of industry and commerce within the state, the reduction of the evils attendant upon unemployment, and the increase and maintenance of the tax base of the state and its political subdivisions are public purposes and for the public safety, benefit, and welfare of the residents of this state.
4. The exercise of the powers provided in this Law is dedicated to the promotion of the public interest, to the enhancement of the tax base within business districts, municipalities, and the state and its political subdivisions, the creation of employment, and the eradication of blight, if present within the business district, and the use of such powers for the creation, development, improvement, maintenance, and redevelopment of business districts of a municipality is hereby declared to be for the public safety, benefit, and welfare of the residents of the state and essential to the public interest and declared to be for public purposes.

B. Municipal Powers Under the Business District Act

Municipal powers under the Business District Act include the following:

1. To make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan. A contract by and between the municipality and any developer or other nongovernmental person to pay or reimburse said developer or other nongovernmental person for business district project costs incurred or to be incurred by said developer or other nongovernmental person shall not be deemed an economic incentive agreement under Section 8-11-20, notwithstanding the fact that such contract provides for the sharing, rebate, or payment of retailers' occupation taxes or service occupation taxes (including, without limitation, taxes imposed pursuant to subsection (10)) the municipality receives from the development or redevelopment of properties in the business district. Contracts entered into pursuant to this subsection shall be binding upon successor corporate authorities of the municipality and any party to such contract may seek to enforce and compel performance of the contract by civil action, mandamus, injunction, or other proceeding.
2. Within a business district, to acquire by purchase, donation, or lease, and to own, convey, lease, mortgage, or dispose of land and other real or personal property or rights or interests therein; and to grant or acquire licenses, easements, and options

with respect thereto, all in the manner and at such price authorized by law. No conveyance, lease, mortgage, disposition of land or other property acquired by the municipality or agreement relating to the development of property, shall be made or executed except pursuant to prior official action of the municipality. No conveyance, lease, mortgage, or other disposition of land owned by the municipality, and no agreement relating to the development of property, within a business district shall be made without making public disclosure of the terms and disposition of all bids and proposals submitted to the municipality in connection therewith.

3. To acquire property by eminent domain in accordance with the Eminent Domain Act.
4. To clear any area within a business district by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements, and to clear and grade land.
5. To install, repair, construct, reconstruct, or relocate public streets, public utilities, and other public site improvements within or without a business district which are essential to the preparation of a business district for use in accordance with a business district plan.
6. To renovate, rehabilitate, reconstruct, relocate, repair, or remodel any existing buildings, structures, works, utilities, or fixtures within any business district.
7. To construct public improvements, including but not limited to buildings, structures, works, utilities, or fixtures within any business district.
8. To fix, charge, and collect fees, rents, and charges for the use of any building, facility, or property or any portion thereof owned or leased by the municipality within a business district.
9. To pay or cause to be paid business district project costs. Any payments to be made by the municipality to developers or other nongovernmental persons for business district project costs incurred by such developer or other nongovernmental person shall be made only pursuant to the prior official action of the municipality evidencing intent to pay or cause to be paid such business district project costs. A municipality is not required to obtain any right, title, or interest in any real or personal property in order to pay business district project costs associated with such property. The municipality shall adopt such accounting procedures as shall be necessary to determine that such business district project costs are properly paid.
10. To apply for and accept grants, guarantees, donations of property or labor or any other thing of value for use in connection with a business district project.

11. If the municipality has by ordinance found and determined that the business district is a "blighted area" under this Law, to impose a retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality.
12. If the municipality has by ordinance found and determined that the business district is a "blighted area" under this Law, to impose a hotel operators' occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for the business district project costs as set forth in the business district plan approved by the municipality.

The Business District Act specifies that a municipality may impose a retailers' occupation and a service occupation tax (collectively the "Business District Sales Tax" or "Business District Sales Taxes") and a hotel operators' occupation tax (the "Business District Hotel/Motel Tax" or "Business District Hotel/Motel Taxes") applying revenues toward development and redevelopment within the Business District.

The Business District Sales Taxes may be imposed at a rate not to exceed one percent (1.0%) of the gross receipts from sales of tangible personal property within the Business District, and must be imposed in quarter percent (0.25%) increments. The Business District Sales Taxes may not be imposed on "tangible personal property titled or registered with an agency of this state's government or food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purposes of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use," and may not be imposed for more than twenty-three (23) years. These Business District Sales Taxes, if imposed, shall be collected by the Illinois Department of Revenue and then disbursed to the Village.

The Business District Hotel/Motel Tax may be imposed at a rate of not to exceed one percent (1.0%) of the gross rental receipts from the rental leasing or letting of hotel rooms within the Business District (excluding, however, gross rental receipts from the rental leasing or letting of a hotel to permanent residents, as defined in the Hotel Operators' Occupation Tax Act), must be imposed in quarter percent (0.25%) increments, may not be imposed for more than twenty-three (23) years and, if imposed, must be collected by the Village.

III. Business District Eligibility Analysis

A. Qualifications for a Business District

Pursuant to 65 ILCS 5/11-74.3-5, a business district is defined as “a contiguous area which includes only parcels of real property directly and substantially benefited by the proposed business district plan.” The Business District Act further states that a business district may, but need not be, a blighted area, but no municipality shall be authorized to impose Business District Sales Taxes or Business District Hotel/Motel Taxes unless it is determined by ordinance to be a blighted area under the Business District Act.

A Blighted Area is defined by the Business District Act as “an area that is a blighted area which, by reason of the predominance of defective, non-existent, or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability, an economic underutilization of the area, or a menace to the public health, safety, morals, or welfare.”

B. Business District Boundaries

The Business District consists of six parcels and four blocks (including partial blocks). The entire area encompasses approximately 55 acres, including right-of-ways within the Business District boundaries. Approximately 33% of the 55 acres is dedicated to right-of-ways.

The Business District is generally bounded by 69th Street on the north, 72nd Court on the south, Illinois Route 83 on the west, and Adams Street and Willow Lane on the east, and includes the adjoining rights-of-way. The boundaries of the Route 83/Plainfield Road Business District have been drawn to include only real property directly and substantially benefited by the proposed project to be undertaken as part of the Business District Plan.

Exhibit A is the map of the Route 83/Plainfield Road Business District with PINs. It illustrates that all parcels in the Business District are contiguous. **Exhibit B** is the legal description of the Route 83/Plainfield Road Business District, specifically describing the Business District boundaries.

Parcels (with PINs) within the Business District are listed in **Exhibit C**. Street addresses for parcels within the Business District are listed in **Exhibit D**.

C. Eligibility Analysis Methodology

In determining whether or not the proposed Business District meets the eligibility requirements of the Business District Act, at the Village’s direction, Ehlers conducted research and field surveys.

Every parcel was visually examined during the survey. The survey and analysis of existing conditions within the Business District area was completed in April 2016 to document the extent to which each “blighted area” factor is present within the Business District. Various types of research and field surveys were undertaken including:

1. Exterior survey of the condition and use of properties and buildings.
2. Field survey of environmental conditions covering street, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance.
3. Analysis of tax maps to ascertain platting.
4. Review of previously prepared plats, plans, and studies.
5. Review of County and Township Records.
6. Contacts with Village officials and private parties knowledgeable of area conditions, history, age of buildings and site improvements, real estate matters and related items, as well as examination of existing information related to the Business District.

D. Business District Eligibility Findings

The Business District is a “blighted area” as defined in the Business District Act due to the following factors:

- Defective, non-existent, or inadequate street layout
- Unsanitary or unsafe conditions
- Deterioration of site improvements
- Improper subdivision or obsolete platting
- Economic underutilization of the area

All of these factors combined constitute an economic liability and an economic underutilization of the area within the Route 83/Plainfield Road Business District in its present condition and use. Based on the presence of these factors, which is described in more detail below, the Route 83/Plainfield Road Business District is a “blighted area” as defined by the Business District Act.

Defective, non-existent, or inadequate street layout

Finding: The entire Business District suffers from a predominance of defective, non-existent, and inadequate street layout as evidenced by the current traffic conditions, the need for additional signalization and the number of traffic accidents in the Business District.

The Business District is primarily served by two signaled intersections along Route 83 at 69th Street and 72nd Court, and four stop sign controlled intersections, Route 83 at 69th Street and 72nd Court, Plainfield Road at Adams Street and at the Willowbrook Town

Center Access Drive. Four of the five intersections were evaluated as part of the *Traffic Impact Study Redevelopment of Kmart Store Parcel, Willowbrook, Illinois* prepared by Kenig, Lindren, O'Hara, Aboona, Inc. in April 2015. This study is attached as **Exhibit H**.

The Traffic Impact Study identified that three of the four Business District intersections are operating at-capacity and with long delays during peak hours. According to the Highway Capacity Manual grading scale, conditions at the three intersections (IL Route 83/Plainfield Road; IL Route 83/69th Street; and the Plainfield Road/Willowbrook Town Center Access Drive) range from Level E, which represents saturated or at-capacity conditions, to Level F, which represents oversaturated conditions and extensive delays. The Business District's newest signalized intersection at IL Route 83 and 72nd Court received a Level A grade, which is the best traffic flow and least amount of delays, to a grade of Level C, a mid-range grade.

In addition, a traffic signal warrant study was conducted to determine if a traffic signal is warranted at the intersection where Plainfield Road intersects the Willowbrook Town Center Access Drive on the south side and the vacant property on the north side. Per the guidelines established by the Illinois Department of Transportation, a traffic signal is warranted based on the existing traffic volumes and will be necessary with increased traffic from future development.

Traffic crash data provided by the Village of Willowbrook identifies an increase of 38% in the number of accidents over the past three years from 121 in 2013 to 168 in 2015. This is a large increase in accidents over a three year period. According to the State of Illinois, approximately 59.6% of the accidents in 2014 occurred in the Business District, which only has four intersections in a relatively small area.

Defective, non-existent, or inadequate street layout is present in all of the parcels (100%). **Exhibit E** identifies parcels with this condition.

Unsanitary or unsafe conditions

Finding: The evidence cited for the previous factor also leads to unsafe conditions within the Business District. Current traffic conditions, the need for additional signalization and the number of traffic accidents in the Business District (see detailed analysis above) will require improvements to the public intersections and to the private properties within the Business District.

Unsafe conditions are present in all of the parcels (100%). **Exhibit E** identifies parcels with this condition.

Deterioration of site improvements

Finding: Field surveys were conducted in April 2016 to identify the physical condition of buildings, parking lots, service and loading areas, curbing, and sidewalks. The newer

buildings on PIN 09-26-200-010 (Willowbrook Town Center) are generally in good condition and show minimal signs of deterioration.

PIN 09-26-200-018 (the former Kmart) shows significant signs of deterioration throughout the parcel. The age of the building and the lack of an occupant have contributed to the buildings deteriorated state. The building has damaged doors, holes and cracks in the facade, loose/missing materials around the entire building, broken windows, damaged awnings, rusting and inadequate sidewalks. The parking lot also has uneven surfaces, deteriorated light poles, cracks and holes in the pavement.

PIN 09-23-406-003 (Willowbrook Lanes) shows evidence of deterioration, which includes loose and missing shingles, peeling paint and rusting, and deteriorated sidewalks. Awnings, gutter/downspouts and tuck-pointing are also in a state of disrepair.

PIN 09-23-406-015 (TCF Bank) shows evidence of deterioration, which includes deteriorated surface parking lots and loose and missing materials.

Deterioration of site improvements is present in three of the six parcels (50%). **Exhibit E** identifies parcels with this condition.

Improper subdivision or obsolete platting

Finding: Evidence of obsolete platting exists within the Business District. Parcel 09-23-400-036 is irregular in size and shape and is not conducive to contemporary development. It includes parts of a pond, a sidewalk and a street. Parcel 09-23-406-018 (occupied by PNC Bank) is surrounded by parcel 09-26-200-010 (Willowbrook Town Center) on three sides with no access to Plainfield Road. Therefore, this factor is found to be present to a limited extent.

Obsolete platting is present in two of the six parcels (33%). **Exhibit E** identifies parcels with this condition.

Economic underutilization of the area

Finding: All of the factors noted above together constitute an economic liability to the Business District in its present condition and use. In addition, the Equalized Assessed Value ("EAV") of a property, as well as the level of vacancies in commercial spaces, are key indicators of the economic viability of an area.

Although not specifically outlined in the Business District Act, the TIF Act outlines three standards to measure EAV:

- If the EAV in an area has decreased for three of the last five calendar years prior to the year in which the area is designated.

- If the EAV in an area is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available.
- If the EAV in an area 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 (CPI) for three of the last five calendar years prior to the year in which the area is designated.

If one or more of these tests are positive, it is reasonable to infer that there is a lack of private investment in the Business District as a whole, and therefore the area is economically underutilized.

The EAV of the Business District meets two of the three measurement standards, as shown in **Table 1** on the next page. The total EAV of the Business District has decreased for three of the last five calendar years. Also, the EAV of the Business District has increased at an annual rate that is less than the CPI for four of the past five years. This data indicates that the Business District is economically underutilized.

Table 1: Growth Rates of Equalized Assessed Valuation

	TAX YEAR					
	2010	2011	2012	2013	2014	2015
Total EAV of RPA	13,130,310	13,350,440	12,428,000	11,892,360	12,198,740	12,186,610
Percent Change		1.68%	-6.91%	-4.31%	2.58%	-0.10%
Village Wide EAV	459,522,326	434,766,214	394,380,423	375,109,630	380,404,305	393,038,691
Balance of Village Wide EA	456,692,016	421,415,774	381,952,423	363,217,270	368,205,565	380,852,081
Percent Change		-7.72%	-9.36%	-4.91%	1.37%	3.43%
CPI		3.20%	2.10%	1.50%	1.60%	0.10%

Data sources. DuPage County Clerk

Further, although the building on PIN 09-26-200-018 is located at a heavily traveled intersection, a desirable location for retail development, the property has remained vacant for the past three years. The site was formerly occupied by Kmart and the structure will require demolition before it can be redeveloped. The demolition and land preparation expenses, in addition to the cost of mitigating traffic issues that must be addressed on the property, will require assistance by the Village. This is evidenced by: 1) the fact that in the past three years the Village has not been able to locate a developer that can or will profitably redevelop this prominent site; and, 2) gap analysis performed by the Village's consultant indicates that some contribution by the Village would be justified to pay for a portion of these extraordinary expenses of redevelopment, as the Business District Act intends.

The findings of the eligibility factors all indicate that the area is not functioning as well as it should and demonstrates an economic underutilization of the area.

Economic undersutilization of the area is present in all of the parcels (100%). **Exhibit E** identifies parcels with this condition.

E. Summary Business District Eligibility Findings

In summary, this Business District Plan concludes that the Business District in its present condition and use is eligible for Business District designation under the Business District Act as a “blighted area”, according to the definitions in the Business District Act.

The Business District is a “blighted area” as defined in the Business District Act due to the existence of the following factors:

- Defective, non-existent, or inadequate street layout
- Unsanitary or unsafe conditions
- Deterioration of site improvements
- Improper subdivision or obsolete platting
- Economic underutilization of the area

The Business District Act states that it is essential to the economic and social welfare of each municipality that business districts be developed, redeveloped, improved, maintained, and revitalized, and that if blighting conditions are present, blighting conditions be eradicated by assuring opportunities for development or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth.

The costs associated with the development and redevelopment of the properties in the Business District (including demolition of existing structures, land preparation, utilities, infrastructure, and traffic safety improvements) constitute an impediment to private investment. Due to the extensive initial investment for development incentive payments, rehabilitation, and public infrastructure that is required in order to allow development and redevelopment to occur, development and redevelopment of the area is not likely to occur solely as a result of private investment alone.

The Route 83/Plainfield Road Business District, on the whole, has not been subject to growth or development by private enterprises and would not reasonably be anticipated to be developed or redeveloped without the establishment of the Business District and the adoption of this Business District Plan.

IV. Business District Development Plan

A. Objectives and Policies

General objectives for the Route 83/Plainfield Road Business District include:

- Enhance the environment within the Business District to contribute more positively to the health, safety and general welfare of the Village and surrounding communities.
- Strengthen the economic well-being of the Business District and the Village by increasing business activity and improving the tax base of the Village and other local governments having overlapping jurisdiction in the Business District.
- Maintain, improve, and construct public and private infrastructure and roadway improvements to encourage and support private investment.
- Improve public and traffic safety conditions for motorists, pedestrians and bicyclists.
- Stimulate private investment in new construction and redevelopment so as to maintain a strong regional retail presence.
- Create new job opportunities and retain existing jobs for residents and non-residents of the Village.
- Improve the visual attractiveness of the Business District and the Village through attractive and high-quality design, site improvements, landscaping, and public areas.
- Reduce or eliminate the factors that qualified the Business District as a “blighted area”.

The Village proposes to undertake this Business District Plan, which consists of planned economic development and redevelopment activities, sound fiscal policies, marketable land uses, and other private and public activities. Appropriate policies have been or will be developed as required, assuring the completion of this Business District and the activities specified. The Village may employ the use of financial incentives for private investment within the Business District.

The Village also maintains the flexibility to undertake additional activities, improvements and projects authorized under the Business District Act and other applicable laws, as needs change over time, especially as market demands change and development and redevelopment occurs in the Route 83/Plainfield Road Business District.

B. Business District Boundaries and Map

The Business District consists of six parcels and four blocks (including partial blocks). The entire area encompasses approximately 55 acres, including right-of-ways within the Business District boundaries.

The Business District is generally bounded by 69th Street on the north, 72nd Court on the south, and Illinois 83 on the west and Adams Street and Willow Lane on the east Willowbrook, Illinois. The boundaries include the adjoining rights-of-way. Parcels that are not annexed in the Village of Willowbrook are excluded from the Business District.

The boundaries of the Route 83/Plainfield Road Business District have been drawn to include only real property directly and substantially benefited by the Business District Plan. **Exhibit A** is the map of the Route 83/Plainfield Road Business District with PINs. It illustrates that all parcels in the Business District are contiguous. **Exhibit B** is the legal description of the Route 83/Plainfield Road Business District, specifically describing the Business District boundaries.

Parcels by PIN within the Business District are listed in **Exhibit C**. Addresses of parcels within the Business District are listed in **Exhibit D**.

C. Project Description

The Village proposes to achieve its objectives for the Route 83/Plainfield Road Business District through the use of public financing techniques authorized under the Business District Act to undertake the activities, improvements, and projects described below. The Village also maintains the flexibility to undertake additional activities, improvements, and projects authorized under the Business District Act and other applicable laws, as the needs for activities, improvements, and projects change as development and redevelopment occurs in the Business District, including:

1. Construct buildings and facilities.
2. Revitalize and upgrade buildings through site planning, façade improvements, and construction methods that include cohesive design features, provide focus to the streetscape and buildings in the Business District, and use quality building materials. (This includes the installation of automatic fire suppression systems in existing buildings where they would be required if they were to be constructed under current fire codes.)
3. Assemble land into parcels of sufficient shape and size for disposition, development, and redevelopment in accordance with this Business District Plan and contemporary development needs and standards.
4. Market sites within the Business District to private investors.
5. Improve streetscape design, pedestrian access, distinctive lighting, signage and landscaping, and other appropriate site amenities.

6. Redesign sites to improve layout and access, which may require the demolition and replacement of buildings and other facilities.
7. Provide and upgrade infrastructure to serve developments, including the construction of and improvements to utility and stormwater management infrastructure.
8. Create and improve on existing roadways and circulation patterns to improve traffic flow and safety.
9. Make access improvements to provide safe, convenient, efficient, and effective access to and circulation within and around the Business District for automobiles, trucks and delivery vehicles, public transportation, bicycles, and pedestrians, as appropriate.
10. Provide financial assistance, as permitted by the Act, to encourage private investment and private activities as outlined in this Business District Plan.

Specific sites targeted for redevelopment as of the issuance of this report include:

1. PIN 09-23-405-018, the site of a former Kmart retail store, which has been vacant for the past three years. The structure will require demolition before it can be redeveloped. A developer has approached the Village with plans to redevelop the site as a grocery store anchor with various commercial/restaurant spaces.
2. PINs 09-23-406-003 and 09-23-406-015, currently occupied by a bowling alley and a bank branch, respectively. A separate developer has approached the Village with plans to demolish existing structures and to redevelop the site with a larger restaurant anchor, a new bank building, and various ancillary commercial/restaurant spaces.

The projects, improvements, and activities presented in this Business District Plan generally conform to the land-use development policies and standards for the Village as set forth in the existing Comprehensive Plan.

D. Business District Name

The name of the Business District shall be the "Route 83/Plainfield Road Business District."

E. Business District Project Costs

A range of development and redevelopment projects, activities and improvements will be required to implement this Business District Plan. In undertaking these activities and improvements, the Village may incur and expend funds related to the projects described in this Business District Plan and in compliance with the Business District Act. The activities and improvements and their estimated costs are set forth in **Table 2**.

Estimated Business District Project Costs described in **Table 2** are intended to provide an upper estimate of expenditures and represent present value. Within the Development Project Costs, adjustments increasing or decreasing line items may be made without amending this

Business District Plan. The costs represent estimated amounts and do not represent actual Village commitments or expenditures.

Estimated Business District Project Costs exclude any additional financing costs, including any interest expense, reasonably required reserves, issuance costs, capitalized interest and costs associated with optional redemptions. These financing costs may be substantial, are subject to prevailing market conditions, and are in addition to Estimated Business District Project Costs.

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Table 2: Estimated Business District Project Costs

<u>Item Description</u>	<u>Estimated Costs</u>
1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Business District Plan, and personnel and professional service costs including architectural, engineering, legal, marketing, financial, planning, or other professional services, provided that no charges for professional services may be based on a percentage of tax revenues received by the municipality.	\$675,000
2. Property assembly costs, including but not limited to, acquisition of land and other real or personal property or rights or interests therein, and specifically including payments to developers or other nongovernmental persons as reimbursement for property assembly costs incurred by that developer or other nongovernmental person.	\$5,000,000
3. Site preparation costs, including but not limited to clearance, demolition or removal of any existing buildings, structures, fixtures, utilities, and improvements and clearing and grading of land.	\$5,000,000
4. Costs of installation, repair, construction, reconstruction, extension, or relocation of public streets, public utilities, and other public site improvements within or without the business district which are essential to the preparation of the Business District for use in accordance with the Business District Plan, and specifically including payments to developers or other nongovernmental persons as reimbursement for site preparation costs incurred by the developer or nongovernmental person.	\$12,000,000
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair, or remodeling of any existing buildings, improvements, and fixtures within the Business District, and specifically including payments to developers or other nongovernmental persons as reimbursement for costs incurred by those developers or nongovernmental persons.	\$5,000,000
6. Costs of installation or construction within the Business District of buildings, structures, works streets, improvements, equipment, utilities, or fixtures, and specifically including payments to developers or other nongovernmental persons as reimbursements for such costs incurred by such developer or nongovernmental person.	\$5,000,000
7. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations, payment of any interest on any obligations issued under the Act that accrues during the estimated period of construction of any development or redevelopment project for which those obligations are issued and for not exceeding 36 months thereafter, and any reasonable reserves related to the issuance of those obligations.	\$675,000
8. 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.	\$325,000
Total Estimated Business District Project Costs	\$33,675,000

Table 2 Notes:

1. All estimates are based on 2016 dollars and may be increased by five percent (5%) after adjusting for annual inflation reflected in the Consumer Price Index (CPI) for all Urban Consumers in U.S. Cities, published by the U.S. Department of Labor, as allowed by the Act.

2. Private redevelopment costs and investment are in addition to the above.
3. To the extent permitted by law, the Village reserves the right to adjust and transfer budgeted amounts within the Total Estimated Business District Project Costs among the categories of eligible costs set forth therein, provided any such adjustment or transfer shall not increase the Total Estimated Business District Project Costs, except as otherwise provided in these notes, unless otherwise amended.
4. Certain infrastructure work in connection with and appurtenant to the Business District can be undertaken under the Business District Act.
5. Total budgeted costs exclude any additional financing costs, including interest expense, capitalized interest, and any and all closing costs associated with any obligations issued, which shall be in addition to the Total Estimated Business District Project Costs.

F. Anticipated Sources of Funds to Pay Business District Project Costs

Upon designation of the Route 83/Plainfield Road Business District by Ordinance, as provided for by the Business District Act, within the Route 83/Plainfield Road Business District the Village intends to impose a retailers' occupation tax and service occupation tax (collectively the "Business District Sales Tax" or "Business District Sales Taxes". The Business District Sales Taxes will be imposed for the term of the Business District (not to exceed twenty-three (23) years from the date of adoption of this Business District Plan) to pay for Business District Project Costs within the Route 83/Plainfield Road Business District and obligations issued to pay those costs.

Business District Sales Taxes will be the primary source of funds to pay for Business District Project Costs and secure obligations issued for such costs. In addition, other sources of funds which may be used to pay for Business District Project Costs or to secure municipal obligations are federal and state grants, investment income, private financing and other legally permissible funds the Village may deem appropriate.

An ordinance shall be adopted by the Village Board to create a separate fund entitled the "Route 83/Plainfield Road Business District Tax Allocation Fund." Pursuant to the Business District Act, the proceeds of the taxes received from the Business District Sales Taxes shall be deposited into this special fund for the purpose of paying or reimbursing Business District Project Costs and obligations incurred in the payment of those costs.

G. Anticipated Type and Source of Any Obligations to be Issued

The Village may issue obligations pursuant to the Business District Act and other authorities to provide for the payment or reimbursement of Business District Project Costs. The obligations may be secured by the Route 83/Plainfield Road Business District Tax Allocation Fund established for the Business District pursuant to the Business District Act and this Business District Plan, as well as other revenue sources as allowed by federal and state statutes.

One or more series of obligations may be issued from time to time in order to implement this Business District Plan. All obligations issued by the Village pursuant to this Business District Plan, the Business District Act, and other applicable federal and state statutes, shall be retired within twenty-three (23) years from the date of adoption of the ordinance

approving this Business District Plan. However, the final maturity date of any obligations issued may not be more than twenty (20) years from their respective date of issuance.

All forms of debt may be issued on either a taxable or tax-exempt basis, with either fixed or variable interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; with or without redemption provisions, and such other terms, as the Village may determine and deem appropriate, pursuant to federal and state statutes.

H. The Rate and Period of Business District Taxes to be Imposed

A rate of one percent (1.0%) shall be imposed as a retailers' occupation tax and service occupation tax within the Route 83/Plainfield Road Business District. Such tax shall be imposed for up to, but no more than, twenty-three (23) years pursuant to the provisions of the Business District Act.

The Village of Willowbrook may amend the above tax rate in accordance with the Business District Act.

V. Comparison of Business District Plan to Comprehensive Plan

The Village's Comprehensive Plan is entitled *Willowbrook Comprehensive Plan, Village of Willowbrook, October 25, 1993*. The following goals and objectives in the comprehensive plan reflect goals in this Business District Plan. (Goals and Objectives in the Comprehensive Plan that are not directly relevant to this Business District Plan are not included below):

COMMERCIAL DEVELOPMENT AND DESIGN

Goal

A system of commercial development which provides local residents with needed goods and services, attracts shoppers from nearby communities, and enhances the Village tax base.

Objectives

1. Maintain and expand the variety of retail and commercial services offered within the Village.
2. Ensure that all retail, office and commercial activities are concentrated within or near areas of similar or compatible uses.
3. Encourage coordinated and consolidated development of additional commercial facilities.
4. Promote new regional-oriented commercial development in selected areas.
5. Provide for convenient access to and adequate parking within all shopping areas.
6. Reinforce and improve aesthetic and operational conditions in existing commercial areas.
7. Discourage strip commercial development within the Village and encourage clusters or areas for commercial uses around key major street intersections.
8. Encourage the design of new commercial development to facilitate a system of pedestrian access.
9. Encourage coordinated and shared access wherever possible.
10. Utilize fiscal impact analysis for new major commercial developments to ensure existing community services and facilities will not be negatively impacted by the manner in which the new development is to be undertaken.
11. Maintain a program that strictly and uniformly regulates signage while providing for the identification and operation of Village businesses.

TRANSPORTATION

Goal

A balanced transportation system which provides for safe and efficient movement of vehicles and pedestrians, reinforces surrounding land development and enhances regional transportation facilities.

Objectives

1. Minimize congestion on all Village streets.
2. Ameliorate localized traffic operational problems.
4. Provide for safe bicycle and pedestrian circulation throughout the Village.
5. Ensure coordinated traffic circulation within proposed development areas.
6. Continue to work with DuPage County and the Illinois Department of Transportation in development of plans to widen Route 83 to ensure outcomes consistent with policies contained within this plan.
7. Provide for limited and consolidated vehicular access points along Route 83, Plainfield Road, 75th Street, and 63rd Street.
8. Ensure adequate road surface conditions to accommodate required traffic volumes.
11. Identify potential Park and Ride sites or satellite parking lots within the Village which can connect Pace bus service and commuter-rail passenger stations.
12. Improve the overall appearance of the community's arterial streets through landscaping and other aesthetic improvements.
13. Ensure that streets carry the volumes of traffic for which they are designed through effective traffic and access controls.
15. Ensure development of the collector and arterial street system through the acquisition or dedication of sufficient right-of-way within large scale development areas.
16. Continue to maintain and improve streets, curbs, gutters, and sidewalks as part of the Village's capital improvements program.

The Village's Future Land Use Map, as shown in **Exhibit G** of this report, shows properties in the Business District as being designated for commercial uses. This generally corresponds to the land uses outlined in this Business District Plan.

In summary, the above statements and objectives in the Village's Comprehensive Plan and the land uses identified in the Village's Future Land Use Map reflect the goals and land uses in this Business District Plan.

VI. Establishment and Term of the Business District

The establishment of the Route 83/Plainfield Road Business District shall become effective upon adoption of an ordinance by the Village Board adopting this Business District Plan and designating the Village Business District. Redevelopment Agreements between the Village and any developers or other private parties shall be consistent with the provisions of the Business District Act and this Business District Plan.

The Route 83/Plainfield Road Business District Sales Taxes described in **Section IV** of this Business District Plan may not be imposed for more than twenty-three (23) years pursuant to the provisions of the Business District Act.

Upon payment of all Business District Project Costs and the retirement of all Business District obligations, but in no event more than twenty-three (23) years after the date of the Village Board's adoption of the ordinance approving this Business District Plan, the Village shall adopt an ordinance immediately rescinding the Business District Taxes imposed pursuant to the Business District Act. Any surplus funds then remaining in the Business District Tax Allocation Fund shall then be distributed to the municipal treasurer for deposit into the general corporate fund of the municipality.

VII. Formal Findings

Based upon the information described in this Business District Plan, the Village Board of the Village of Willowbrook makes the following formal findings and determinations:

1. The Route 83/Plainfield Road Business District is a contiguous area and includes only parcels of real property directly and substantially benefitted by the Business District Plan.
2. The Business District, in its entirety, is located within the Village limits of Willowbrook, Illinois.
3. The Route 83/Plainfield Road Business District is a “blighted area” as defined in the Business District Act due to the existence of the following factors:
 - Defective, non-existent, or inadequate street layout
 - Unsanitary or unsafe conditions
 - Deterioration of site improvements
 - Improper subdivision or obsolete platting
 - Economic underutilization of the area
4. The Route 83/Plainfield Road Business District Plan conforms to the Village’s Comprehensive Plan for the development of the municipality as a whole.
5. The Route 83/Plainfield Road Business District, on the whole, has not been subject to growth or development by private enterprises and would not reasonably be anticipated to be developed or redeveloped without the establishment of the Business District and the adoption of this Business District Plan.

VIII. Provisions for Amending the Business District

The Village of Willowbrook may amend this Business District Plan in accordance with the Business District Act.

Exhibits

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Exhibit A: Business District Boundary Map

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Exhibit B: Business District Legal Description

TO BE INSERTED

DRAFT

Exhibit C: Business District Parcel List

Route 83/Plainfield Road Business District Parcels (PINs)
09-23-400-036
09-23-405-018
09-23-406-003
09-23-406-015
09-23-406-018
09-26-200-010

Exhibit D: Business District Address List

Route 83/Plainfield Road Business District Address List						
Address	Unit	Village	State	Zip	PIN	
825 PLAINFIELD RD	H	WILLOWBROOK	IL	60527-1703	09-23-406-018	
7101 S KINGERY HWY	G2	WILLOWBROOK	IL	60527-5525	09-26-200-010	
7111 S KINGERY HWY	A1-A3	WILLOWBROOK	IL	60527-5525	09-26-200-010	
7117 S KINGERY HWY	A4	WILLOWBROOK	IL	60527-5525	09-26-200-010	
7121 S KINGERY HWY	A5	WILLOWBROOK	IL	60527-5525	09-26-200-010	
7125 S KINGERY HWY	b	WILLOWBROOK	IL	60527-5525	09-26-200-010	
7135 S KINGERY HWY	G1	WILLOWBROOK	IL	60527-5525	09-26-200-010	
7137 S KINGERY HWY	G1	WILLOWBROOK	IL	60527-5525	09-26-200-010	
7143 S KINGERY HWY	E	WILLOWBROOK	IL	60527-5525	09-26-200-010	
7145 S KINGERY HWY	C1-C3	WILLOWBROOK	IL	60527-5525	09-26-200-010	
7155 S KINGERY HWY	D	WILLOWBROOK	IL	60527-5525	09-26-200-010	
7163 S KINGERY HWY	E1	WILLOWBROOK	IL	60527-5525	09-26-200-010	
7165 S KINGERY HWY	F2	WILLOWBROOK	IL	60527-5525	09-26-200-010	
7167 S KINGERY HWY	F1	WILLOWBROOK	IL	60527-5525	09-26-200-010	
7169 S KINGERY HWY	Q1	WILLOWBROOK	IL	60527-5525	09-26-200-010	
7171 S KINGERY HWY	Q2	WILLOWBROOK	IL	60527-5525	09-26-200-010	
7173 S KINGERY HWY	Q3	WILLOWBROOK	IL	60527-5525	09-26-200-010	
7175 S KINGERY HWY	J	WILLOWBROOK	IL	60527-5525	09-26-200-010	
7181 S KINGERY HWY	L1	WILLOWBROOK	IL	60527-5525	09-26-200-010	
7183 S KINGERY HWY	L2	WILLOWBROOK	IL	60527-5525	09-26-200-010	
7185 S KINGERY HWY	L3	WILLOWBROOK	IL	60527-5525	09-26-200-010	
7187 S KINGERY HWY	L4	WILLOWBROOK	IL	60527-5525	09-26-200-010	
7189 S KINGERY HWY	L5	WILLOWBROOK	IL	60527-5525	09-26-200-010	
7191 S KINGERY HWY	L6	WILLOWBROOK	IL	60527-5525	09-26-200-010	
7195 S KINGERY HWY	P	WILLOWBROOK	IL	60527-5525	09-26-200-010	
7199 S KINGERY HWY	N	WILLOWBROOK	IL	60527-5525	09-26-200-010	
820 PLAINFIELD RD		WILLOWBROOK	IL	60527-5340	09-23-405-018	
840 PLAINFIELD RD		WILLOWBROOK	IL	60527-5340	09-23-405-018	
715 PLAINFIELD RD		WILLOWBROOK	IL	60527-5377	09-23-406-015	
735 PLAINFIELD RD		WILLOWBROOK	IL	60527-7638	09-23-406-003	

Exhibit E: Survey of Parcels

The table below shows the results of field survey and other research conducted in April 2016.

	PIN	Defective, Non-existent or Inadequate Street Layout	Unsanitary or Unsafe Conditions	Deterioration of Site Improvements	Improper Sub-division or Obsolete Platting	Economic Underutilization*
1	09-23-400-036	X	X		X	X
2	09-23-405-018	X	X	X		X
3	09-23-406-003	X	X	X	X	X
4	09-23-406-015	X	X	X		X
5	09-23-406-018	X	X			X
6	09-26-200-010	X	X			X

* Economic Underutilization is measured by using the EAVs in the Business District as a whole rather than by block or individually.

Exhibit F: Representative Photographs of Conditions in the Business District

The photographs on the following pages are representative samples of the conditions found in the Business District and demonstrate the “blighted area” factors present at the time of this Business District Plan.







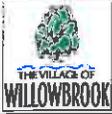






Exhibit G: Future Land Use Map

DRAFT

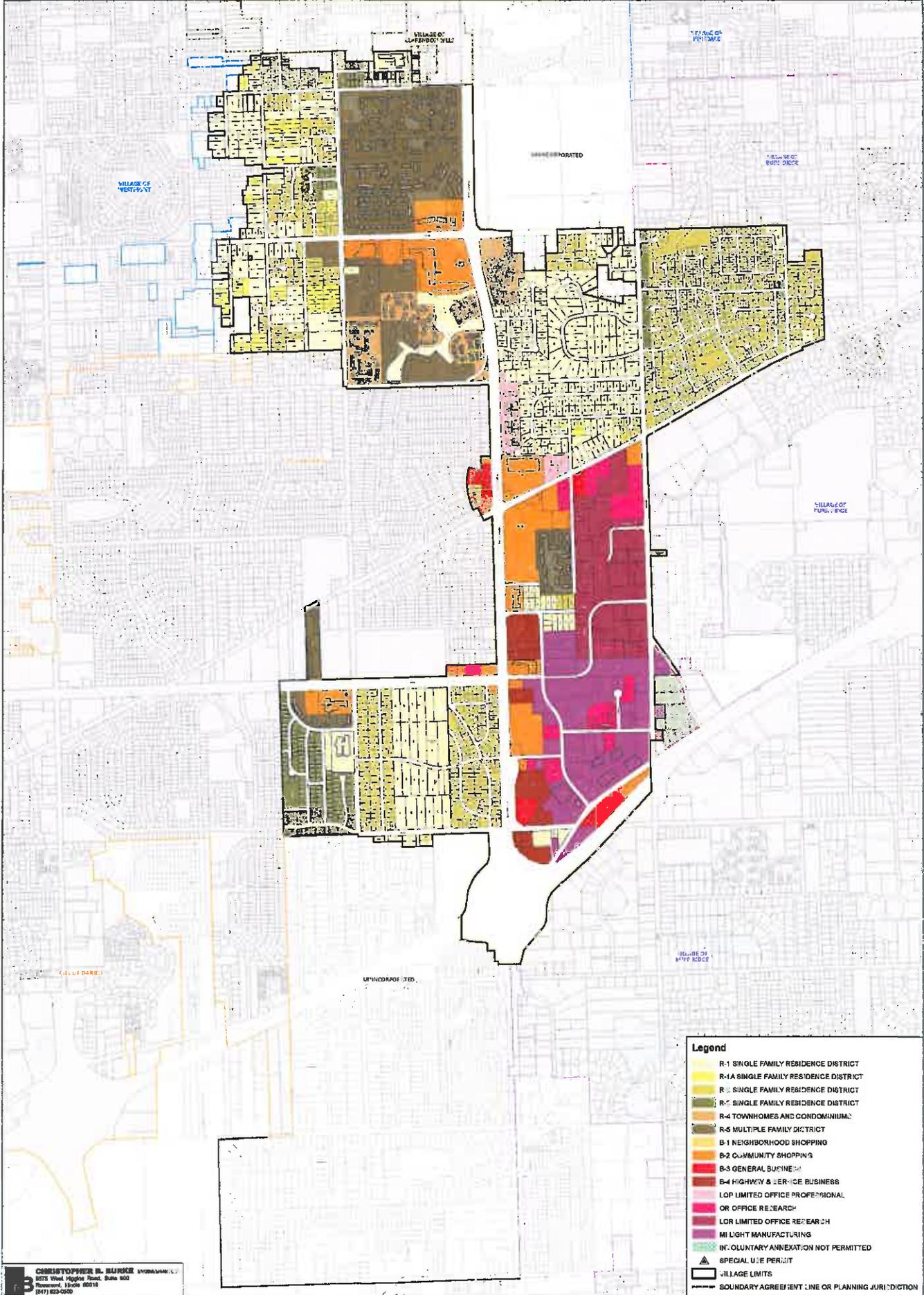


VILLAGE OF WILLOWBROOK ZONING MAP

ADOPTED AND APPROVED BY THE VILLAGE OF WILLOWBROOK MARCH 24, 2014



FILE NO. 04-1-01 SCALE: 3 INCH EQUALS 100 FEET
SHEET NO. 017-A-1 TOTAL: 3 SHEETS



Legend

- R-1 SINGLE FAMILY RESIDENCE DISTRICT
- R-1A SINGLE FAMILY RESIDENCE DISTRICT
- R-2 SINGLE FAMILY RESIDENCE DISTRICT
- R-4 SINGLE FAMILY RESIDENCE DISTRICT
- R-4 TOWNHOMES AND CONDOMINIUMS
- R-5 MULTIPLE FAMILY DISTRICT
- B-1 NEIGHBORHOOD SHOPPING
- B-2 COMMUNITY SHOPPING
- B-3 GENERAL BUSINESS
- B-4 HIGHWAY & SERVICE BUSINESS
- LOP LIMITED OFFICE PROFESSIONAL
- LOR OFFICE RESEARCH
- LDR LIMITED OFFICE RESEARCH
- ML LIGHT MANUFACTURING
- INT. VOLUNTARY ANNEXATION NOT PERMITTED
- SPECIAL USE PERMIT
- VILLAGE LIMITS
- BOUNDARY AGREEMENT LINE OR PLANNING JURISDICTION

Exhibit H: Traffic Impact Study

DRAFT

**VILLAGE OF WILLOWBROOK
CHECKS ISSUED
FISCAL YEAR 2016-2017**

<u>MONTH</u>	<u>BOARD APPROVED WARRANTS</u>	<u>GROSS PAYROLL (ACTIVE & POLICE PENSION)</u>	<u>HANDWRITTEN CHECKS**</u>	<u>MONTHLY TOTAL</u>
MAY	\$ 265,430.11	\$ 189,255.84		
MAY	326,911.09	243,407.01	\$ 163,229.59 1	\$ 1,188,233.64
JUNE				
JUNE				\$ -
JULY				
JULY				\$ -
AUG				
AUG				\$ -
SEPT				
SEPT				
SEPT				\$ -
OCT				
OCT				\$ -
NOV				
NOV				\$ -
DEC				
DEC - safety				
DEC				\$ -
JAN				
JAN				\$ -
FEB				
FEB				\$ -
MAR				
MAR				
MAR				\$ -
APR				
APR				
	<u>\$ 592,341.20</u>	<u>\$ 432,662.85</u>	<u>\$ 163,229.59</u>	<u>\$ 1,188,233.64</u>

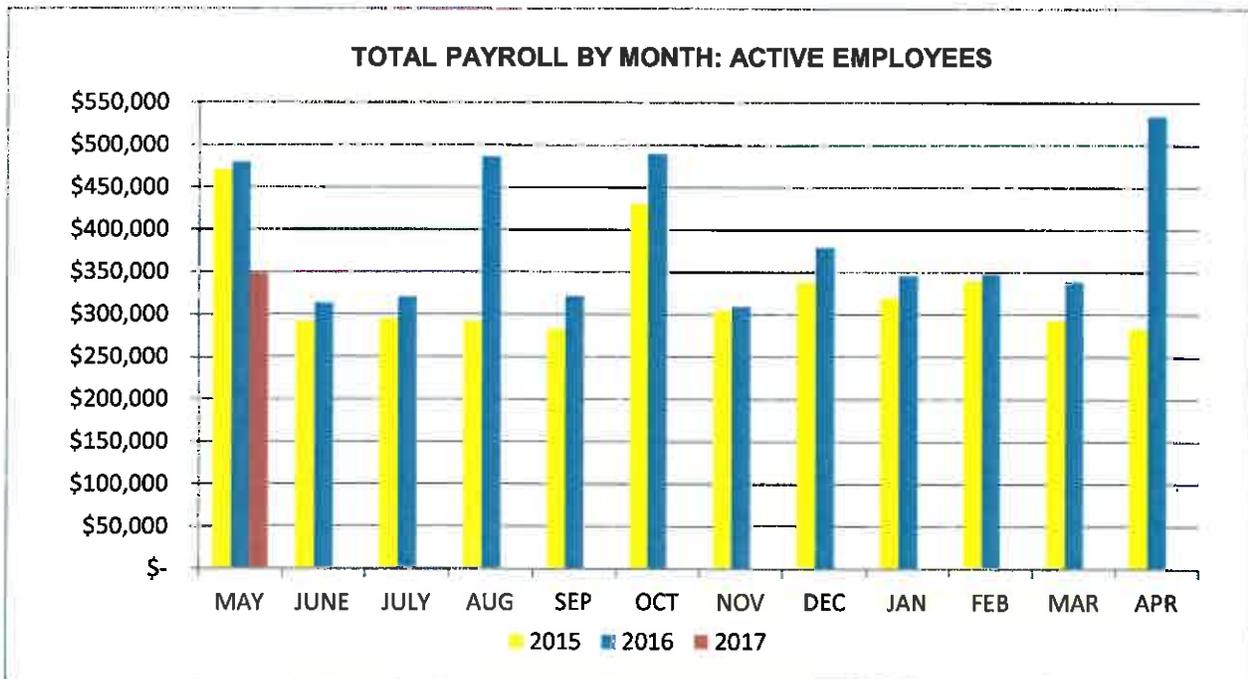
**Handwritten Checks were processed outside of the normal check run and did not appear on a board warrant report.

Note 1 Purchase of 3 squad cars (approved as separate agenda item May 9) & bond interest payment due before next board meeting.

**VILLAGE OF WILLOWBROOK
PAYROLL - BY MONTH/YEAR
FY 2015 - FY 2017**

MONTHLY PAYROLL TOTALS (ACTIVE EMPLOYEES ONLY)

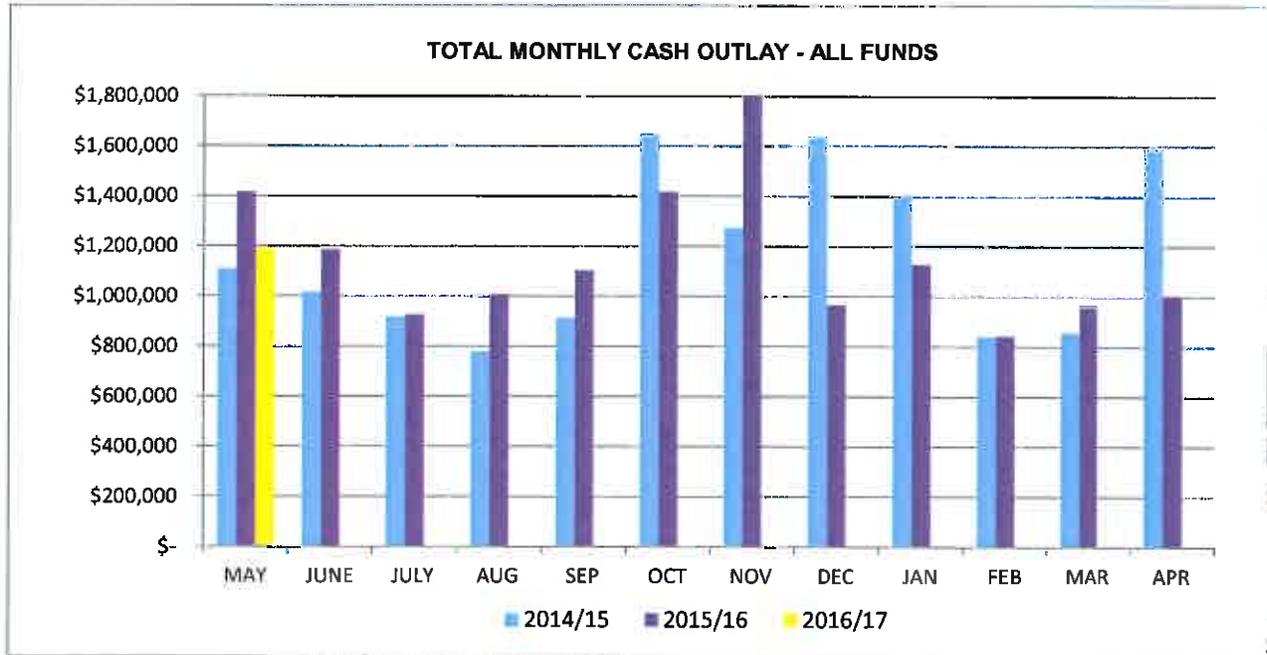
MONTH	FISCAL 2015	# of payrolls	FISCAL 2016	# of payrolls	FISCAL 2017	# of payrolls
MAY	\$ 470,295	3	\$ 478,815	3	\$ 348,394	2
JUNE	291,365	2	313,049	2		
JULY	294,243	2	320,009	2		
AUG	291,799	2	485,924	2		
SEP	281,936	2	321,599	2		
OCT	430,136	3	489,679	3		
NOV	304,659	2	309,630	2		
DEC	338,781	2	379,193	2		
JAN	319,576	2	345,774	2		
FEB	339,390	2	347,437	2		
MAR	293,374	2	339,053	2		
APR	282,993	2	533,906	3		
TOTAL	\$ 3,938,547	26	\$ 4,664,069	27	\$ 348,394	2
AVERAGE PAYROLL	\$ 151,483		\$ 172,743		\$ 174,197	
CHANGE FROM PRIOR YEAR	2.32%		14.04%		0.84%	



**VILLAGE OF WILLOWBROOK
CASH OUTLAY
ALL FUNDS**

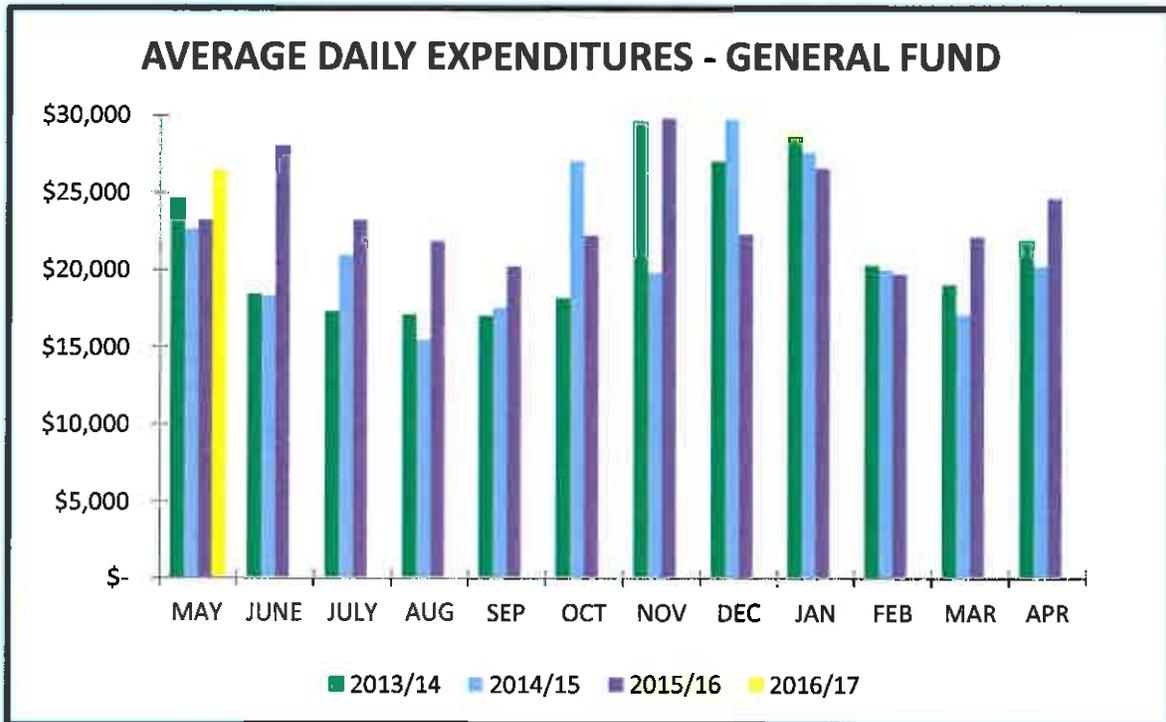
MONTH	MONTHLY TOTALS			AVERAGE DAILY OUTLAY	
	FISCAL 2014/15	FISCAL 2015/16	FISCAL 2016/17	FISCAL 2016/17	FISCAL 2015/16
MAY	\$ 1,108,403	\$ 1,416,426 *	\$ 1,188,234 ***	\$ 38,330	\$ 45,691
JUNE	1,018,003	1,186,012			39,534
JULY	919,041	927,140			29,908
AUG	780,108 *	1,007,224 ***			32,491
SEP	915,354 *	1,102,832			36,761
OCT	1,647,789 *	1,417,022 ***			45,710
NOV	1,272,189 *	1,807,192 ****			60,240
DEC	1,637,513 *	966,771			31,186
JAN	1,403,200 *	1,128,355			36,399
FEB	842,728	843,545			30,127
MAR	858,059	968,714			31,249
APR	1,589,708 **	1,003,924			33,464
TOTAL	\$ 13,992,094	\$ 13,775,157	\$ 1,188,234		
AVERAGE	\$ 1,166,008	\$ 1,147,930	\$ 1,188,234	\$ 38,330	\$ 37,730

- * Includes payment to FBG Corp. for Village Hall remodel
- ** Includes payment to DuPage County of \$670,519.93 for remaining TIF funds
- *** Includes retirement payout
- **** Includes final sales tax sharing payment on Town Center (typically paid in Dec)



**VILLAGE OF WILLOWBROOK
AVERAGE DAILY EXPENDITURES
GENERAL FUND**

MONTH	FISCAL 2013/14	FISCAL 2014/15	FISCAL 2015/16	FISCAL 2016/17
MAY	\$ 24,650	\$ 22,642	\$ 23,224	\$ 26,461
JUNE	18,407	18,301	28,030	
JULY	17,253	20,913	23,173	
AUG	17,060	15,408	21,816	
SEP	16,988	17,512	20,205	
OCT	18,151	27,062	22,217	
NOV	29,654	19,812	29,824	
DEC	27,052	29,772	22,293	
JAN	28,676	27,646	26,606	
FEB	20,293	20,004	19,732	
MAR	19,027	17,084	22,134	
APR	21,927	20,221	24,628	
AVERAGE	\$21,595	\$21,365	\$23,657	\$ 26,461



**VILLAGE OF WILLOWBROOK
FINANCIAL REPORT
MUNICIPAL INCOME TAXES**

MONTH	12-13	13-14	14-15	15-16	16-17
MAY	\$ 107,307	\$ 145,711	\$ 129,077	\$ 153,084	\$ 116,485
JUNE	56,417	49,504	48,077	63,573	
JULY	72,448	75,818	79,570	89,698	
AUG	45,462	47,106	46,418	52,054	
SEPT	45,094	45,955	45,391	49,578	
OCT	71,005	80,177	80,992	87,136	
NOV	53,652	53,084	54,604	57,454	
DEC	44,277	42,371	41,059	44,933	
JAN	68,634	78,464	69,567	84,307	
FEB	81,019	83,270	103,795	92,258	
MARCH	45,430	47,560	45,280	53,411	
APRIL	78,886	83,170	92,531	82,644	
TOTAL	\$ 769,631	\$ 832,190	\$ 836,361	\$ 910,130	\$ 116,485
MTH AVG	\$ 64,136	\$ 69,349	\$ 69,697	\$ 75,844	\$ 116,485
BUDGET	\$ 646,306	\$ 725,760	\$ 787,000	\$ 634,095	\$ 740,418

Boxed Numbers - Village has not yet received distribution

YEAR TO DATE LAST YEAR: \$ 153,084
 YEAR TO DATE THIS YEAR: \$ 116,485
 DIFFERENCE: \$ (36,599)

PERCENTAGE CHANGE:

-23.91%

BUDGETED REVENUE: \$ 740,418
 PERCENTAGE OF YEAR COMPLETED : 8.33%
 PERCENTAGE OF REVENUE TO DATE : 15.73%
 PROJECTION OF ANNUAL REVENUE : \$ 692,538
 EST. DOLLAR DIFF ACTUAL TO BUDGET \$ (47,880)
 EST. PERCENT DIFF ACTUAL TO BUDGET **-6.5%**

**VILLAGE OF WILLOWBROOK
FINANCIAL REPORT
MUNICIPAL UTILITY TAXES**

Telecommunications Tax - 6%
Nicor & Com-Ed - 5%

MONTH	12-13	13-14	14-15	15-16	16-17
MAY	\$ 93,102	\$ 90,574	\$ 99,485	\$ 76,117	\$ 76,429
JUNE	117,206	89,915	85,846	77,206	
JULY	87,823	85,555	83,409	74,787	
AUG	101,980	92,752	82,223	77,480	
SEPT	97,521	85,886	80,670	83,767	
OCT	91,554	91,517	78,849	84,774	
NOV	84,535	76,797	72,129	77,541	
DEC	85,580	86,830	75,956	73,164	
JAN	95,118	96,816	91,629	82,913	
FEB	106,312	110,480	104,644	90,637	
MARCH	106,527	114,052	100,962	94,877	
APRIL	101,146	108,307	91,452	78,653	
TOTAL	\$ 1,129,481	\$ 1,047,254	\$ 1,047,254	\$ 971,916	\$ 76,429
MTH AVG	\$ 97,367	\$ 94,123	\$ 87,271	\$ 80,993	\$ 76,429
BUDGET	\$ 1,163,633	\$ 1,160,000	\$ 1,075,000	\$ 1,075,000	\$ 1,000,000

YEAR TO DATE LAST YEAR: \$ 76,117
 YEAR TO DATE THIS YEAR: \$ 76,429
 DIFFERENCE: \$ 312

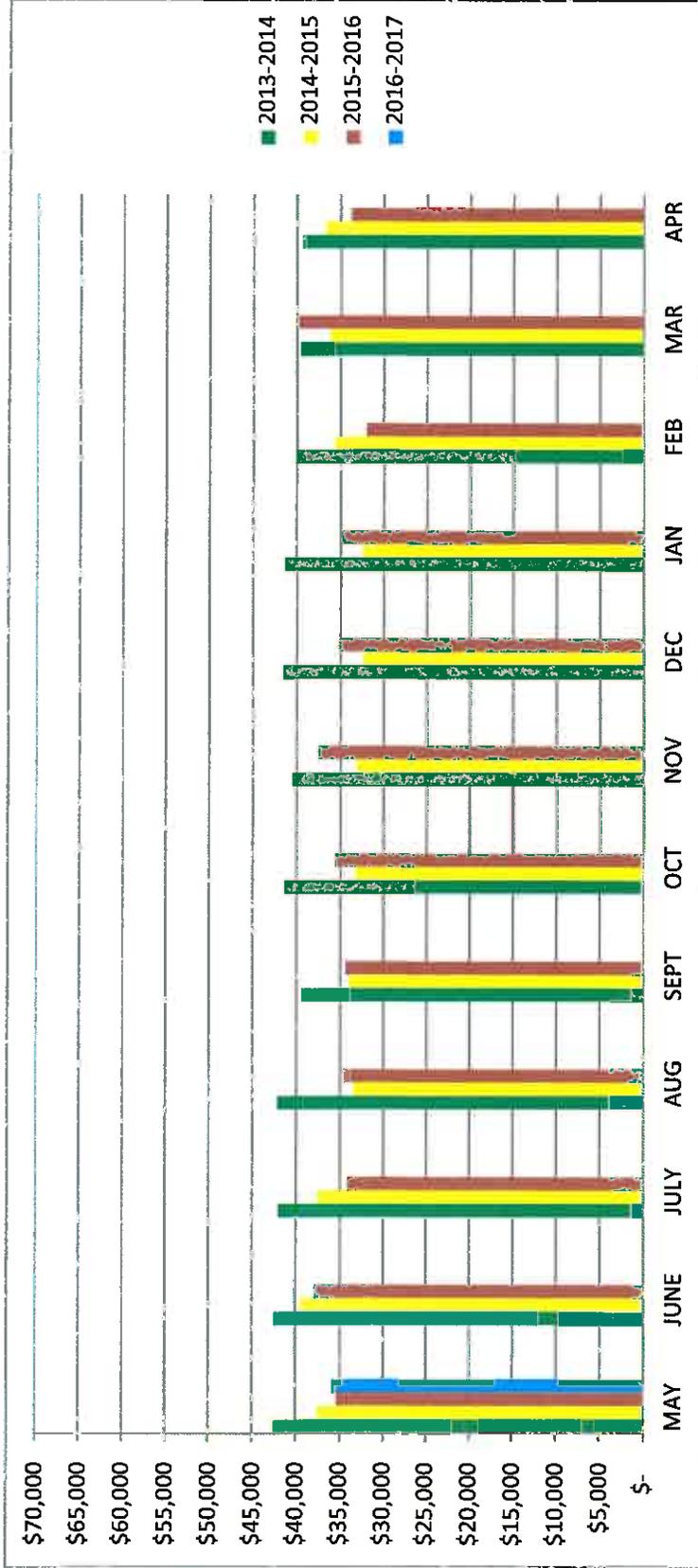
PERCENTAGE CHANGE: **0.41%**

BUDGETED REVENUE: \$ 1,000,000
 PERCENTAGE OF YEAR COMPLETED : 8.33%
 PERCENTAGE OF REVENUE TO DATE : 7.64%
 PROJECTION OF ANNUAL REVENUE : \$ 975,900
 EST. DOLLAR DIFF ACTUAL TO BUDGET \$ (24,100)
 EST. PERCENT DIFF ACTUAL TO BUDGET **-2.4%**

VILLAGE OF WILLOWBROOK
SIMPLIFIED TELECOMMUNICATION TAX
CASH BASIS

	<u>2011-2012</u>	<u>2012-2013</u>	<u>2013-2014</u>	<u>2014-2015</u>	<u>2015-2016</u>	<u>2016-2017</u>
MAY	\$ 45,168	\$ 42,198	\$ 42,452	\$ 37,525	\$ 35,456	\$ 35,774
JUNE	44,146	68,291	42,409	39,536	37,901	
JULY	47,817	43,194	42,081	37,504	34,148	
AUG	45,385	42,446	42,164	33,430	34,626	
SEPT	44,870	43,089	39,419	33,909	34,389	
OCT	45,249	42,717	41,333	33,239	35,567	
NOV	45,682	44,479	40,398	33,142	37,509	
DEC	43,687	42,474	41,474	32,322	35,136	
JAN	46,094	44,272	41,338	32,454	34,752	
FEB	44,813	43,250	40,051	35,607	32,046	
MAR	40,246	42,291	39,527	36,250	39,967	
APR	43,417	42,541	39,390	36,717	33,877	
TOTAL:	\$ 536,574	\$ 541,242	\$ 492,036	\$ 421,635	\$ 425,374	\$ 35,774
				YTD PRIOR YEAR		\$ 35,456
				YTD CURRENT YEAR		\$ 35,774
				DIFFERENCE		\$ 318
				PERCENTAGE CHANGE		0.90%

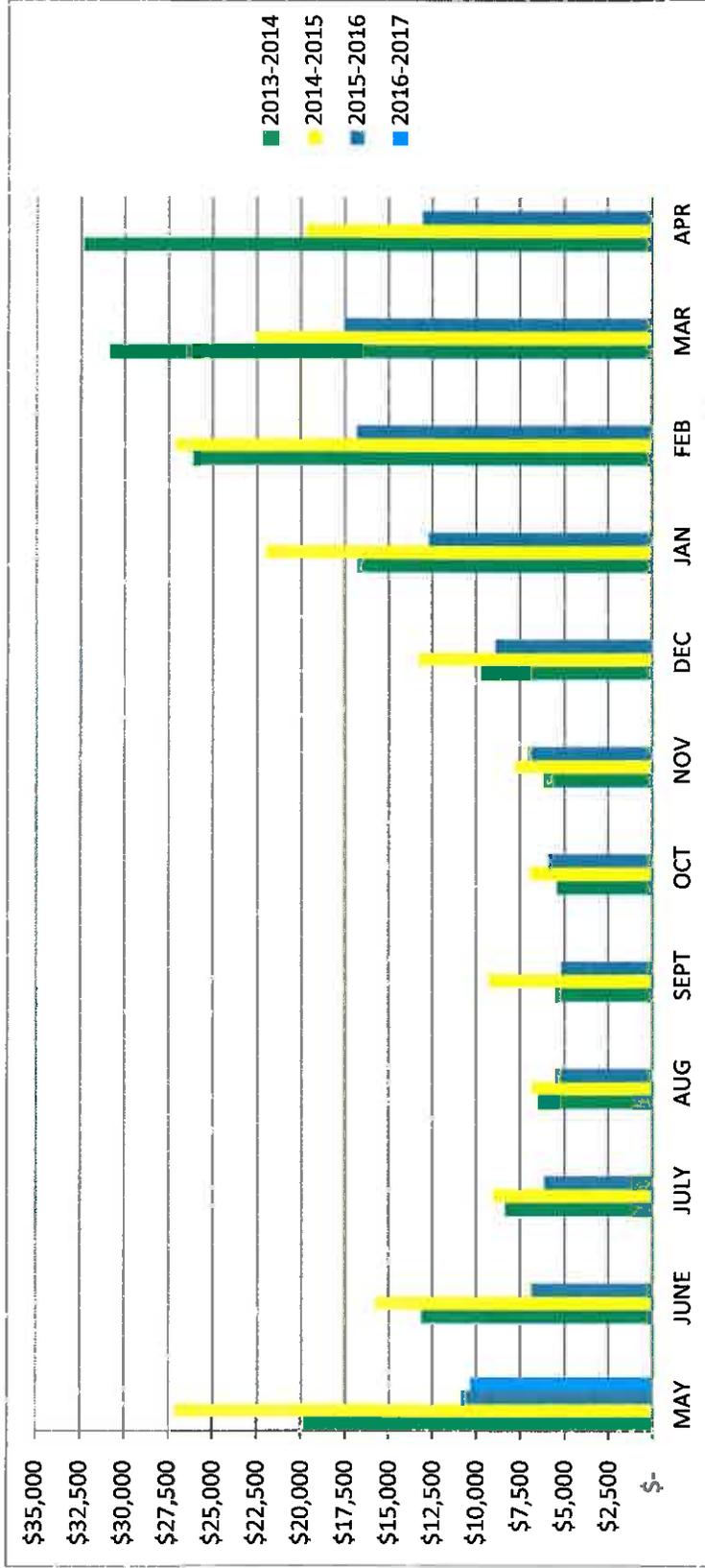
VILLAGE OF WILLOWBROOK
SIMPLIFIED TELECOMMUNICATION TAX
CASH BASIS



VILLAGE OF WILLOWBROOK
 UTILITY TAX
 NORTHERN ILLINOIS GAS
 CASH BASIS

	<u>2011-2012</u>	<u>2012-2013</u>	<u>2013-2014</u>	<u>2014-2015</u>	<u>2015-2016</u>	<u>2016-2017</u>
MAY	\$ 19,268	\$ 11,020	\$ 19,790	\$ 27,131	\$ 10,832	\$ 10,304
JUNE	13,321	7,277	13,126	15,821	6,932	
JULY	8,716	5,609	8,350	9,063	6,147	
AUG	6,871	5,318	6,419	6,850	5,482	
SEPT	5,190	5,214	5,485	9,298	5,187	
OCT	5,141	5,450	5,431	6,986	5,873	
NOV	6,975	6,591	6,141	7,796	7,043	
DEC	10,035	10,121	9,658	13,316	8,900	
JAN	15,217	14,119	16,750	22,014	12,720	
FEB	20,479	19,476	26,101	27,140	16,804	
MAR	20,614	22,616	30,852	22,595	17,469	
APR	15,881	21,834	32,360	19,735	13,062	
TOTAL:	\$ 147,709	\$ 134,645	\$ 180,463	\$ 187,745	\$ 116,451	\$ 10,304
				YTD PRIOR YEAR		\$ 10,832
				YTD CURRENT YEAR		\$ 10,304
				DIFFERENCE		\$ (528)
				PERCENTAGE CHANGE		-4.87%

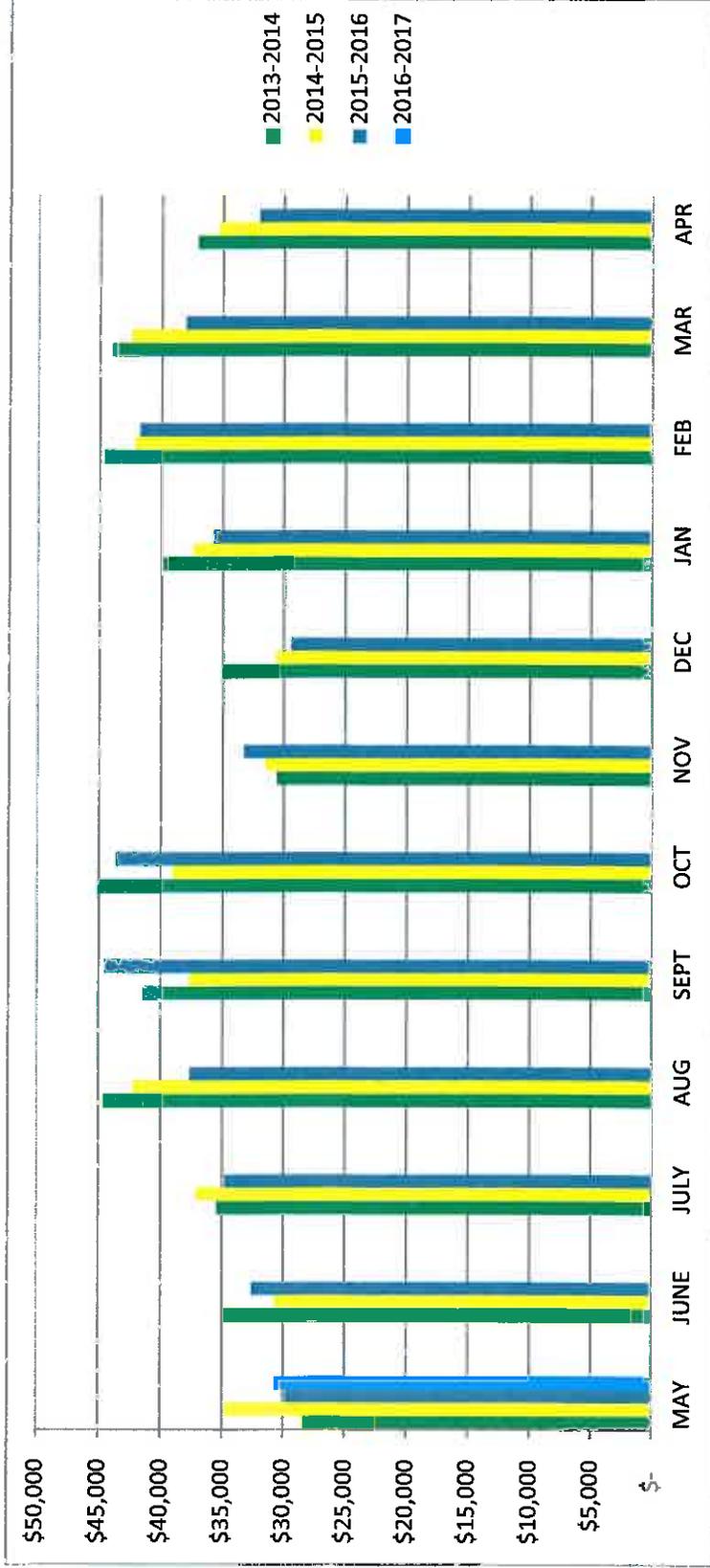
VILLAGE OF WILLOWBROOK
 UTILITY TAX
 NORTHERN ILLINOIS GAS
 CASH BASIS



VILLAGE OF WILLOWBROOK
 UTILITY TAX
 COMMONWEALTH EDISON
 CASH BASIS

	<u>2011-2012</u>	<u>2012-2013</u>	<u>2013-2014</u>	<u>2014-2015</u>	<u>2015-2016</u>	<u>2016-2017</u>
MAY	\$ 38,971	\$ 39,884	\$ 28,332	\$ 34,830	\$ 29,829	\$ 30,662
JUNE	33,900	42,108	34,757	30,761	32,626	
JULY	35,802	39,020	35,473	37,112	34,803	
AUG	45,121	54,686	44,604	42,214	37,683	
SEPT	55,597	49,745	41,416	37,735	44,502	
OCT	37,872	43,915	44,973	39,066	43,645	
NOV	36,682	33,992	30,575	31,474	33,301	
DEC	32,290	33,983	35,055	30,601	29,440	
JAN	38,464	37,255	39,885	37,443	35,753	
FEB	37,527	44,114	44,586	42,180	41,787	
MAR	39,185	42,121	43,930	42,448	38,065	
APR	<u>35,722</u>	<u>37,773</u>	<u>37,084</u>	<u>35,331</u>	<u>32,026</u>	
TOTAL:	\$ 467,133	\$ 498,596	\$ 460,670	\$ 441,195	\$ 433,460	\$ 30,662
		YTD PRIOR YEAR				\$ 29,829
		YTD CURRENT YEAR				\$ 30,662
		DIFFERENCE				\$ 833
		PERCENTAGE CHANGE				2.79%

VILLAGE OF WILLOWBROOK
 UTILITY TAX
 COMMONWEALTH EDISON
 CASH BASIS



**VILLAGE OF WILLOWBROOK
FINANCIAL REPORT
PLACES OF EATING TAXES**

MONTH	12-13	13-14	14-15	15-16	16-17
MAY	\$ 37,421	\$ 39,097	\$ 39,473	\$ 38,401	\$ 41,442
JUNE	37,754	40,624	43,989	47,006	
JULY	41,944	43,999	43,761	46,836	
AUG	38,115	39,252	42,199	43,155	
SEPT	40,801	43,327	43,417	45,463	
OCT	40,227	37,833	40,479	46,049	
NOV	36,097	37,229	42,106	40,168	
DEC	39,700	38,042	40,298	45,711	
JAN	43,449	40,096	45,215	44,734	
FEB	35,859	33,452	39,057	39,271	
MARCH	34,674	34,611	36,910	38,923	
APRIL	41,294	41,780	43,180	42,586	
TOTAL	\$ 469,342	\$ 500,084	\$ 500,084	\$ 518,303	\$ 41,442
MTH AVG	\$ 38,945	\$ 39,112	\$ 41,674	\$ 43,192	\$ 41,442
BUDGET	\$ 450,581	\$ 450,000	\$ 450,000	\$ 460,000	\$ 475,000

YEAR TO DATE LAST YEAR: \$ 38,401
 YEAR TO DATE THIS YEAR: \$ 41,442
 DIFFERENCE: \$ 3,041

PERCENTAGE OF INCREASE: **7.92%**

BUDGETED REVENUE: \$ 475,000
 PERCENTAGE OF YEAR COMPLETED : 8.33%
 PERCENTAGE OF REVENUE TO DATE : 8.72%
 PROJECTION OF ANNUAL REVENUE : \$ 559,348
 EST. DOLLAR DIFF ACTUAL TO BUDGET \$ 84,348
 EST. PERCENT DIFF ACTUAL TO BUDGET **17.8%**

**VILLAGE OF WILLOWBROOK
FINANCIAL REPORT
FINES**

MONTH DIST	12-13	13-14	14-15	15-16	16-17
MAY	\$ 12,129	\$ 14,525	\$ 12,716	\$ 15,102	\$ 10,990
JUNE	16,141	11,948	19,200	12,488	
JULY	11,302	15,097	18,657	12,842	
AUG	5,385	9,322	7,725	12,465	
SEPT	14,236	18,842	18,620	11,832	
OCT	14,533	7,199	14,800	10,086	
NOV	8,246	14,571	12,007	6,253	
DEC	6,560	12,104	9,471	9,197	
JAN	20,660	9,377	20,032	8,567	
FEB	10,511	9,453	16,603	11,546	
MARCH	14,546	18,160	14,188	12,474	
APRIL	15,063	8,192	6,647	10,141	
TOTAL	\$ 149,312	\$ 148,790	\$ 170,666	\$ 132,993	\$ 10,990
MTH AVG	\$ 12,443	\$ 12,399	\$ 14,222	\$ 11,083	\$ 10,990
BUDGET	\$ 160,000	\$ 145,000	\$ 145,000	\$ 145,000	\$ 130,000

YEAR TO DATE LAST YEAR : \$ 15,102
 YEAR TO DATE THIS YEAR : \$ 10,990
 DIFFERENCE :: \$ (4,112)

PERCENTAGE CHANGE

-27.23%

BUDGETED REVENUE: \$ 130,000
 PERCENTAGE OF YEAR COMPLETED : 8.33%
 PERCENTAGE OF REVENUE TO DATE : 8.45%
 PROJECTION OF ANNUAL REVENUE : \$ 96,781
 EST. DOLLAR DIFF ACTUAL TO BUDGET \$ (33,219)
 EST. PERCENT DIFF ACTUAL TO BUDGET **-25.55%**

**VILLAGE OF WILLOWBROOK
FINANCIAL REPORT
RED LIGHT FINES**

MONTH DIST	Note 1				
	12-13	13-14	14-15	15-16	16-17
MAY	\$ 49,631	\$ 57,075	\$ 56,175	\$ 39,110	\$ 60,454
JUNE	54,120	77,454	51,975	32,810	
JULY	56,500	96,651	65,415	33,585	
AUG	54,325	79,525	63,375	12,160	
SEPT	35,300	76,050	46,240	3,559	
OCT	46,200	70,435	59,245	3,985	
NOV	46,037	47,985	67,250	18,825	
DEC	41,645	64,735	48,647	26,400	
JAN	41,395	70,925	45,532	41,225	
FEB	36,135	48,845	41,502	61,384	
MARCH	44,325	43,885	38,735	51,851	
APRIL	50,900	54,150	39,635	58,285	
TOTAL	\$ 556,513	\$ 787,715	\$ 623,726	\$ 383,179	\$ 60,454
MTH AVG	\$ 46,376	\$ 65,643	\$ 51,977	\$ 31,932	\$ 60,454
BUDGET	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 525,000

YEAR TO DATE LAST YEAR : \$ 39,110
YEAR TO DATE THIS YEAR : \$ 60,454
DIFFERENCE : \$ 21,344

PERCENTAGE CHANGE:

54.57%

BUDGETED REVENUE: \$ 525,000
PERCENTAGE OF YEAR COMPLETED : 8.33%
PERCENTAGE OF REVENUE TO DATE : 11.52%
PROJECTION OF ANNUAL REVENUE : \$ 592,296
EST. DOLLAR DIFF ACTUAL TO BUDGET \$ 67,296
EST. PERCENT DIFF ACTUAL TO BUDGET 12.8%

Note 1 - The red light cameras at 63rd/Rt. 83 and at 75th/Rt. 83 were down beginning May 22, 2015 for camera maintenance/upgrade and as required by IDOT during the ongoing construction of the intersect. The cameras are expected to be down for 14 - 23 weeks and ATS will be prorating their fees accordingly.

The cameras at Route 83 & 75th Street & Midway Drive are back up and running as of Sept 27.

Per Chief Shelton, the 63rd/Rt. 83 camera should be active again by August 1, 2016 (for budgeting purposes, we have planned the first four months of FY 16/17 for no revenue from that intersection)

**VILLAGE OF WILLOWBROOK
FINANCIAL REPORT
BUILDING PERMITS**

MONTH	12-13	13-14	14-15	15-16	16-17
MAY	\$ 33,084	\$ 21,304	\$ 12,317	\$ 11,448	\$ 28,379
JUNE	30,569	19,336	8,574	21,083	
JULY	11,472	48,123 *	15,008	19,427	
AUG	14,433	17,978	8,891	15,151	
SEPT	28,145	18,866	44,004 **	146,016 *****	
OCT	6,068	12,371	36,458	24,175	
NOV	8,391	26,382	4,709	39,743	
DEC	14,215	8,540	52,875 ***	15,972	
JAN	27,202	19,495	17,590	9,450	
FEB	7,918	20,254	23,298	9,393	
MARCH	19,167	19,319	110,947 *****	32,001	
APRIL	32,909	26,032	20,098	24,754	
TOTAL	\$ 233,573	\$ 258,000	\$ 354,769	\$ 368,613	\$ 28,379
MTH AVG	\$ 19,464	\$ 21,500	\$ 29,564	\$ 30,718	\$ 28,379
BUDGET	\$ 110,000	\$ 150,000	\$ 175,000	\$ 200,000	\$ 225,000

* July 2013 includes 1 permit for \$18,991 to Thorndale Construction & 1 for \$8,243 to Thomas Lee

** Sept 2014 includes 1 permit for \$19,709 to Midtronics for interior remodel

*** Dec 2014 includes 1 permit for \$26,177 to Westmont Swim Club

****March 2015 includes 2 permits for \$83,056 to Whole Foods

*****Sept 2015 includes 2 permits for \$18,477 to Willowbrook Inn, 2 for \$31,546 to Three Bridge Partners and 2 for \$82,405 for the Willowbrook Business Center.

YEAR TO DATE LAST YEAR:	\$ 11,448
YEAR TO DATE THIS YEAR:	<u>\$ 28,379</u>
DIFFERENCE:	\$ 16,931

PERCENTAGE OF CHANGE:

147.89%

BUDGETED REVENUE:	\$ 225,000
PERCENTAGE OF YEAR COMPLETED :	8.33%
PERCENTAGE OF REVENUE TO DATE :	12.61%
PROJECTION OF ANNUAL REVENUE :	\$ 913,773
EST. DOLLAR DIFF ACTUAL TO BUDGET	\$ 688,773
EST. PERCENT DIFF ACTUAL TO BUDGET	306.12%

**VILLAGE OF WILLOWBROOK
FINANCIAL REPORT
WATER SALES REVENUE**

MONTH	Note 1,2		Note 3		% change from same month last fiscal year	
	12-13	13-14	14-15	15-16		16-17
MAY	\$ 156,504	\$ 160,088	\$ 148,785	\$ 256,706	\$ 262,520	2.3%
JUNE	205,606	236,824	325,749	314,253		-100.0%
JULY	178,786	179,328	211,551	218,363		-100.0%
AUG	309,555	281,359	258,283	303,288		-100.0%
SEPT	286,089	293,074	315,476	359,696		-100.0%
OCT	172,100	196,339	212,111	236,358		-100.0%
NOV	208,056	271,661	258,131	310,296		-100.0%
DEC	204,008	248,323	281,238	325,328		-100.0%
JAN	139,217	171,390	182,776	197,312		-100.0%
FEB	166,637	236,557	256,744	261,709		-100.0%
MARCH	188,447	280,092	307,225	326,533		-100.0%
APRIL	134,770	286,900	239,984	189,498		-100.0%
TOTAL	\$ 2,349,775	\$ 2,841,935	\$ 2,998,053	\$ 3,299,340	\$ 262,520	
MTH AVG	\$ 195,815	\$ 236,828	\$ 249,838	\$ 274,945	\$ 262,520	
BUDGET	\$ 2,318,242	\$ 2,898,948	\$ 3,480,257	\$ 3,316,000	\$ 3,545,000	

Note 1- 25% rate increase effective 5/1/13

Note 2- 20% rate increase effective 1/1/14

Note 3- 12% rate increase effective 1/1/15

YEAR TO DATE LAST YEAR:	\$ 256,706
YEAR TO DATE THIS YEAR:	\$ 262,520
DIFFERENCE:	\$ 5,814

PERCENTAGE OF INCREASE: **2.26%**

BUDGETED REVENUE:	\$ 3,545,000
PERCENTAGE OF YEAR COMPLETED :	8.33%
PERCENTAGE OF REVENUE TO DATE :	7.41%
PROJECTION OF ANNUAL REVENUE :	\$ 3,374,065
EST. DOLLAR DIFF ACTUAL TO BUDGET	\$ (170,935)
EST. PERCENT DIFF ACTUAL TO BUDGET	-4.82%

**VILLAGE OF WILLOWBROOK
FINANCIAL REPORT
MUNICIPAL HOTEL/MOTEL TAXES**

Note 1, 2

MONTH	12-13	13-14	14-15	15-16	16-17
MAY	\$ 4,516	\$ 7,112	\$ 3,409	\$ 4,489	\$ 18,523
JUNE	4,918	7,444	4,789	5,581	
JULY	8,271	7,038	5,196	27,829	
AUG	4,947	6,047	3,746	30,072	
SEPT	6,041	5,216	5,747	23,430	
OCT	11,030	4,929	5,677	22,458	
NOV	3,508	4,552	4,316	20,112	
DEC	5,611	3,666	3,491	16,043	
JAN	2,268	1,872	3,563	17,287	
FEB	3,306	3,462	2,572	15,509	
MARCH	3,634	2,185	3,014	13,763	
APRIL	5,049	3,459	3,179	15,745	
TOTAL	\$ 63,099	\$ 56,982	\$ 48,699	\$ 212,318	\$ 18,523
MTH AVG	\$ 5,258	\$ 4,749	\$ 4,058	\$ 17,693	\$ 18,523
BUDGET	\$ 62,220	\$ 64,386	\$ 60,027	\$ 210,000	\$ 243,000

Note 1 - July 2015 is first month with the 5% hotel tax effective (includes 3 hotels' payments).

Note 2 - The Willowbrook Inn's last payment was made in Jan 2016 (for month of Sept 2015). The hotel closed on Jan 22, 2016.

The Village raised the hotel tax from 1% to 5% effective June 1, 2015 (payments collected in July 2015).

YEAR TO DATE LAST YEAR:	\$ 4,489
YEAR TO DATE THIS YEAR:	\$ 18,523
DIFFERENCE:	\$ 14,034

PERCENTAGE CHANGE: **312.63%**

BUDGETED REVENUE:	\$ 243,000
PERCENTAGE OF YEAR COMPLETED :	8.33%
PERCENTAGE OF REVENUE TO DATE :	7.62%
PROJECTION OF ANNUAL REVENUE :	\$ 876,090
EST. DOLLAR DIFF ACTUAL TO BUDGET	\$ 633,090
EST. PERCENT DIFF ACTUAL TO BUDGET	260.5%

**VILLAGE OF WILLOWBROOK
FINANCIAL REPORT
MOTOR FUEL TAX**

MONTH DIST	12-13	13-14	14-15	15-16	16-17
MAY	\$ 16,579	\$ 14,687	\$ 54,685	\$ 19,862	\$ 19,435
JUNE	18,468	21,716	22,105	18,649	
JULY	15,557	14,906	16,624	12,105	
AUG	18,180	17,483	57,575	21,542	1
SEPT	18,222	20,530	12,653	20,756	1
OCT	54,763	14,523	17,202	13,977	1
NOV	17,307	57,598	18,515	18,160	1
DEC	18,450	16,093	18,766	21,032	
JAN	17,678	21,370	21,506	19,274	
FEB	17,157	18,831	20,211	18,616	
MARCH	14,579	17,343	15,342	18,762	
APRIL	17,253	13,637	7,870 *	16,136	
TOTAL	\$ 244,193	\$ 248,717	\$ 283,054	\$ 218,871	\$ 19,435
MTH AVG	\$ 20,349	\$ 20,726	\$ 23,588	\$ 18,239	\$ 19,435
BUDGET	\$ 222,328	\$ 205,814	\$ 241,766	\$ 203,252	\$ 221,186

Shaded - Special distribution of \$38,941, IL Capital Bill (initially 5 years - renewed)

YEAR TO DATE LAST YEAR :	\$ 19,862
YEAR TO DATE THIS YEAR :	\$ 19,435
DIFFERENCE :	\$ (427)

PERCENTAGE OF CHANGE:

-2.15%

BUDGETED REVENUE:	\$ 221,186
PERCENTAGE OF YEAR COMPLETED :	8.33%
PERCENTAGE OF REVENUE TO DATE :	8.79%
PROJECTION OF ANNUAL REVENUE :	\$ 214,166
EST. DOLLAR DIFF ACTUAL TO BUDGET	\$ (7,020)
EST. PERCENT DIFF ACTUAL TO BUDGET	-3.2%

*Reduction in April 2015 receipt due to Public Act 99-0002 (the State of IL's FY 15 budget fix) which allowed the state to transfer \$50 million from the IL MFT account to the State's General Fund. This is expected to be a one-time deduction.

Note 1 - Received payments in December 2015