

Joint Review Board Meeting
Proposed Willowbrook Redevelopment Corridor TIF
Village of Willowbrook
835 Midway Drive, Willowbrook, Illinois
November 1, 2021 - 2:00 p.m.

1. CALL TO ORDER

The meeting was called to order at 2:00 pm by Brian Pabst

2. INTRODUCTION OF REPRESENTATIVES

Those physically present at roll call were Brian Pabst, Sean Halloran, Brian Baugh, Phil McKenna, Sam Molinaro, Victor Simon, Jamie Bukovac, Paul Coultrap and Jim Walsh.

Lowell Durham participated via Zoom.

3. SELECTION OF PUBLIC MEMBER

Motion made to select Jim Walsh to be the Public Member

MOTION: Made by Sam Molinaro and seconded by Jamie Bukovac

ROLL CALL VOTE: AYES: All. NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

4. SELECTION OF CHAIRPERSON

Brian Pabst was voted in as the JRB Chairman

5. REVIEW OF JOINT REVIEW BOARD PROCEDURES AND DUTIES

Attorney Brian Baugh explained that the JRB is composed of certain taxing districts affected by the TIF and members of the public. If the Village Board approves of the JRB, the JRB will meet annually to review the annual report.

6. TIF PLAN AND TIF ELIGIBILITY CRITERIA

Phil McKenna from McKenna and Associated provided a PowerPoint presentation of the proposed TIF district that outlined the purpose and intent of the TIF district. He outlined the boundaries of the TIF and noted that properties directly adjacent to the TIF were not included due to the time of their construction, which was completed recently.

A key aspect of the use of the TIF is to address the flooding that is occurring throughout the proposed TIF district. The proposed redevelopment area has experienced deterioration, lack of community planning, antiquated utilities, and declining EAV. An important overall takeaway is that the qualifications are reflective of the entire TIF district, not individual properties.

The proposed Willowbrook Redevelopment Corridor TIF area meets 4 qualifications factors: deterioration, inadequate utilities, lack of community planning, and declining/lagging EAV.

1. **Deterioration** - The Act states that deterioration can be found in buildings or surface improvements, for secondary building components (e.g. doors, windows, porches, gutters and downspouts and fascia) deterioration may be evidenced by the presence of major defects. For surface improvements (e.g. roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas), deterioration may be evidenced by surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.
 - Deterioration was observed and noted in surface improvements throughout the Study Area. Evidence of deterioration included cracking and crumbling surfaces, potholes and depressions causing water retention.
2. **Inadequate Utilities**-The Act states utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electric services that are shown to be inadequate.
 - Stormwater management infrastructure within the Study Area has been found to be of insufficient capacity to serve existing uses and proposed uses, antiquated, obsolete and lacking. Historical rain events have often resulted in extensive flooding within the Study Area. In Fall 2019 the Village contracted Christopher B. Burke Engineering, Ltd. (CBBEL) to complete a follow-up drainage study for the Executive Plaza area located in the center of the Study Area in response to recent flood events.

- CBBEL found that the Executive Plaza area is... "located at the bottom of a depressional area or "bowl" where runoff from a large tributary area ponds for an extended period of time due to insufficient sewer capacity and lack of an overland flow outlet... where the only means of discharge is through two 15" outlet pipes which are significantly undersized to prevent surface flooding and multi-day drain down times."

3. **Lagging/Declining Equalized Assessed Value (EAV)** The Act states that present if the total equalized assessed value (EAV) of the Study Area has either: (i) declined for three of the last five calendar years prior to the year in which the RPA is to be designated; (ii) changed at an annual rate that is less than the annual rate of change (i.e. lagged) of the balance of the municipality's EAV for three of the last five calendar years prior to the year in which the RPA is to be designated; or (iii) changed an annual rate that is less than the annual rate of change (i.e lagged) of the Consumer Price Index for All Urban Consumers (CPI-U) as published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the RPA is to be designated.

- The Study Area qualifies under the second measurement; that is, the rate of annual change of the total EAV of the Study Area lagged the balance of the Village's EAV for three of the last five calendar years prior to the year in which the RPA is to be designated. Please see the next slide for Table 3 with

4. **Lack of Community Planning-** The Act states that an area suffers from lack of community planning if the area was developed to, or without the benefit of, a community plan:

Much of the development that has occurred within the proposed RPA took place prior to any comprehensive planning or coordination by the Village. Ninety-five percent (95%) of the structures within the proposed RPA were constructed before the creation of the Village's most recent revision of its comprehensive plan in 1993. Thus, the area lacks many of the modern hallmarks of community planning.

The Executive Center Sector Plan as part of the Comprehensive Plan calls for the addition or realignment of streets within the Study Area to provide more efficient access to industrial and commercial users. The need for certain pedestrian improvements and placemaking elements are also identified as being present within the Study Area. In both cases, improvements are recommended to correct a street layout which is inadequate for existing and planned uses.

Residential uses abut commercial and industrial uses with no transitional uses or very little to no buffering/screening.

Certain areas have insufficient on-site parking. In addition to impacting the functionality of properties for users, this condition has led to illegal street parking creating a dangerous and confusing environment for motorists, bicyclists and pedestrians.

Furthermore, the Key Elements of the TIF Plan include:

- **Proposed Land Uses:** Commercial, industrial and mixed use
- **Proposed TIF Budget:** \$80,000,000. The budget is sized to accommodate potential development requirements. The TIF Budget is a maximum amount which does not obligate the Village to expend such amounts.
- **Base EAV:** \$40,455,840 (2020 EAV of proposed RPA)
- **Projected EAV:** Upon completion of redevelopment activities, estimated at \$75,000,000 to \$80,000,000 (this is predicated on a number of assumptions, including an assumed absorption schedule, assumed market factors, and assumed redevelopment costs)

The Public Hearing is scheduled to take place December 20, 2021.

Attorney Brian Baugh explained the three ordinances that have to be approved by the JRB and later adopted by the Board of Trustees.

Chairman Pabst explained the annual reporting process. Prior to the adoption of the motion, Paul Coultrap asked for a it to be noted that he would like to review the storm water study by Christopher Burke.

ROLL CALL VOTE: AYES: All . NAYS: None.

MOTION DECLARED CARRIED

8. QUESTIONS/COMMENTS (CHAIRPERSON)

A question was asked about the Village's intention to use mixed-use to bring in residential. Chairman Pabst responded that its unlikely there is a market for that type of use as of now.

Questions were as follows:

Q: Can you share the stormwater report?

A: Yes.

Q: Is the TIF for 23 years?

A: Yes.

9. Consideration of a Resolution Recommending Approval of the Redevelopment Plan and Project for the Village of

Willowbrook-Willowbrook Redevelopment Corridor Redevelopment
Project Area

MOTION was made by Sam Molinaro and seconded by Paul Coultrap to recommend to the Village Board to approve the Willowbrook Redevelopment Corridor TIF Eligibility Study, Redevelopment Plan and Project as presented at the JRB meeting, and move forward with necessary ordinances to designate the proposed TIF District.

ROLL CALL VOTE: AYES: All . NAYS: None. ABSENT: None.

MOTION DECLARED CARRIED

10. REVIEW OF TIME TABLE AND NEXT STEPS

- Public Hearing - December 20, 2021
- City elected officials review public input
- Ordinances creating the Willowbrook Redevelopment Corridor TIF to be introduced at a City Council meeting
- TIF designation ordinances may be introduced 14 to 90 days after the Public Hearing
- If the TIF ordinances are approved, they are then filed with the County Clerk

11. ADJOURNMENT

MOTION: Made by Sam Molinaro and seconded by Paul Coultrap

ROLL CALL VOTE: AYES: All. NAYS: None.

MOTION DECLARED CARRIED

