



1       ALSO PRESENT:

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3           MR. TONY FRADIN, Economic Development  
            Coordinator.

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5           MR. TODD DOWDEN, Assistant Finance Director.

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7           MR. BRYAN E. MRAZ, Village Attorney.

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1 MR. FRADIN: Okay. Why don't we call the  
2 meeting to order.

3 CHAIRMAN PLONCZYNSKI: We'll do the call to  
4 order. I know that our Village attorney, who is  
5 usually here, is not here, but this is the Joint  
6 Review Board meetings for the Brewster Creek TIF,  
7 the Illinois Route 59 and Lake Street TIF, and  
8 the Bluff City TIF District, the annual required  
9 meetings, and we will open with introductions and  
10 starting to my right, next to Karolyn.

11 MR. HOSS: Paul Hoss, DuPage County.

12 MS. NANCE: Karolyn Nance, Bartlett Library.

13 MR. FALESE: Mike Falese, Bartlett Fire  
14 District.

15 MS. FLETCHER: Rita Fletcher, Bartlett Park  
16 District.

17 MR. BARR: James Barr, Hanover Township.

18 CHAIRMAN PLONCZYNSKI: Jim Plonczynski, the  
19 Village of Bartlett.

20 MR. KING: Jeff King, School District U-46.

21 CHAIRMAN PLONCZYNSKI: Okay. We have a good  
22 group here today and now we will entertain a  
23 motion for electing a chairperson.

24 MR. HOSS: I'll make a motion to elect Jim

1 Plonczynski as the chairperson.

2 MS. FLETCHER: I second that.

3 CHAIRMAN PLONCZYNSKI: There has been a motion  
4 and a second.

5 MR. HOSS: And I recommend and require that he  
6 vote as well.

7 CHAIRMAN PLONCZYNSKI: Thank you, Paul. All  
8 those in favor?

9 (A chorus of ayes.)

10 CHAIRMAN PLONCZYNSKI: All right. Now that  
11 I've been elected chairperson, we will move to  
12 item No. 4, which is the confirmation of the  
13 public member; and we have with us today a person  
14 who has been selected by our Mayor and who is  
15 known throughout the community and is a general,  
16 all-around good guy, John Sias.

17 I'll make a motion that John be confirmed  
18 as the public member.

19 MR. HOSS: Second.

20 CHAIRMAN PLONCZYNSKI: Second by Paul.

21 All those in favor?

22 (A chorus of ayes.)

23 CHAIRMAN PLONCZYNSKI: John. Come on up and  
24 join us. Everybody knows John, but he is a

1 businessman in the community, he's on the Lions  
2 Club, he's -- what else do you do, John?

3 MR. SIAS: I have a business. I've got kids.  
4 Those are the two main ones.

5 CHAIRMAN PLONCZYNSKI: You're -- you have the  
6 Edward Jones, right?

7 MR. SIAS: I run one of the Edward Jones  
8 offices in town, yes.

9 CHAIRMAN PLONCZYNSKI: All right. Now, we'll  
10 move on to item No. 5, and what I'm going to  
11 propose, since we're doing them all three in a  
12 row, we'll stick with the order that we have. We  
13 have Todd Dowden, our assistant finance director,  
14 and he will begin with the financial report for  
15 the Brewster Creek TIF and then move into the  
16 Route 59 and the Bluff City, but we -- in  
17 between, we will make motions on each financial  
18 report, rather than wait for all three. We will  
19 do each one, then I don't -- that goes easier.

20 So, Todd, do you want to start with the  
21 Brewster Creek TIF District financial report.  
22 Everybody should have a copy.

23 MR. DOWDEN: All right. Thank you, Jim. Yeah,  
24 there was copy of financials up there. This is

1 the first page, the Brewster Creek Quarry. This  
2 is the west town. It's in DuPage County and in  
3 Cook County. The Cook County portion is not  
4 developed, so the main financial information is  
5 DuPage County.

6 This is through the last audited financial  
7 reports that were April 30th of 2014, so last  
8 year -- last summer is when these financial  
9 reports were completed. There is two funds, the  
10 project fund and the municipal fund. 87 1/2  
11 percent of the increment goes into the project  
12 fund, which is mainly for debt service now, and  
13 the 12 1/2 percent go into the municipal fund,  
14 which is for municipal expenses in regard to the  
15 TIF district.

16 The fund balances at the end of April 2014  
17 in the project fund 3,475,000 and 261,000 in the  
18 municipal fund. As you can see, revenues  
19 3,959,000 in the project and 500,000 in the  
20 municipal fund; and expenditures 4,246,000 and  
21 482,000; and so the total expenditures exceeded  
22 the revenues by 268,000 for the year.

23 Most of the revenue is from the property  
24 tax increment and there is a breakdown there,

1 3,499,000 in the project fund and just under  
2 500,000 in the municipal fund. Other income was  
3 no proceeds and sales tax income totalled  
4 460,000, and then there was some interest income  
5 of only about \$500 for the municipal fund and  
6 then there is a breakdown.

7 Also, on the next page is detailed last  
8 ten years of the history and then accumulated  
9 numbers. A little more detailed in this chart  
10 here. So then the chart kind of gives a  
11 breakdown of the detail for the accumulated, the  
12 beginning of the TIF through April 30, 2014.

13 The next section under the chart talks  
14 about the equalized assessed value. The DuPage  
15 County is up over 41 million for assessed value,  
16 that's up 883,000 from the prior year or just  
17 over two percent. The assessed value in the Cook  
18 County is actually below the base, so there is no  
19 income -- increment income at this time from the  
20 Cook County section, so the combined EAV totalled  
21 41,924,000.

22 And not on this section, but the TIF bonds  
23 are till TIF bonds outstanding. Total TIF bonds  
24 right now 19,740,000, and there is developer

1 notes, 1,619,000, that are still outstanding.  
2 Most of the project increment is -- well, all the  
3 project increment is going towards debt service  
4 at this time.

5 We do file our annual reports with the  
6 comptroller. The full TIF reports are on the  
7 comptroller's website. They did some rearranging  
8 of the website, so if you've been there recently  
9 or haven't been there in a while, it might be a  
10 little interesting to find the TIF reports, but  
11 they're still there.

12 I would be happy to answer any questions  
13 in regard to the financials.

14 CHAIRMAN PLONCZYNSKI: Anybody have any  
15 questions for Todd? Paul.

16 MR. HOSS: Paul Hoss, DuPage County. Are you  
17 aware of any of the properties within the TIF  
18 that have appealed any of their tax assessments?

19 MR. DOWDEN: I am not aware, no.

20 MR. HOSS: Okay. Just a word of caution, we  
21 sit on all the TIF boards in DuPage County, I  
22 think there is 40 of them, and one of the things  
23 that we found in a lot of the TIFs is that when  
24 the TIFs are closing, they're not holding money



1 back so that when people do after -- fortunately,  
2 DuPage County is a little bit quicker. I think  
3 the turnaround time for appeals are less than a  
4 year. In Cook County, I think they might be up  
5 to three years, but we're finding in some  
6 instances municipalities were having to refund  
7 some property tax base back to people within the  
8 TIFs because their appeals are occurring after  
9 the TIF closes; and if they win their appeals,  
10 then they have to refund the property --

11 MR. DOWDEN: Yeah, that is a good point. This  
12 TIF is actually closing in 2022. When we closed  
13 the town center TIF a few years ago, we did hang  
14 on to money for that reason, and we did end up  
15 refunding quite a bit of money, so that's a good  
16 point to remember.

17 CHAIRMAN PLONCZYNSKI: Right. Thank you, Paul.

18 Any other questions?

19 Then we're looking for a motion to accept  
20 this financial report for the Brewster Creek  
21 Bartlett Quarry TIF District.

22 MR. HOSS: So moved.

23 MR. FALESE: Second.

24 CHAIRMAN PLONCZYNSKI: Moved by Paul. Seconded

1 by Mike Falese.

2 All those in favor, say aye.

3 (A chorus of ayes.)

4 CHAIRMAN PLONCZYNSKI: Thank you. We'll put  
5 this report on file. I do have one order of  
6 business that I forgot since I'm not an official  
7 attorney. We're supposed to enter into the  
8 record -- I see Tony has those -- the public  
9 hearing notice and the notices to all the taxing  
10 districts that were published in the newspaper  
11 and those are -- our attorney usually likes us to  
12 do that right up front, so --

13 MR. FRADIN: Thanks, Jim. Yeah, I was going  
14 to mention that prior to my report. Notice of  
15 this TIF Joint Review Board hearing was published  
16 in the Daily Herald on August 4, 2015; and I am  
17 holding the certificate of publication here and  
18 all the certified mailings were made to all  
19 taxing districts within the three counties, Cook,  
20 DuPage, and Kane, where Bartlett has TIF  
21 districts located; and I'm holding the green  
22 certified mail receipts here, so that was how all  
23 of you folks here were notified of this meeting,  
24 so I do add this to the Village's TIF records.

1 CHAIRMAN PLONCZYNSKI: Thank you, Tony.

2 Moving on, we will go into the second TIF  
3 district, which is the Illinois Route 59/Lake  
4 Street TIF District financial report, so, Todd,  
5 if you can continue with that one.

6 MR. DOWDEN: All right. Thank you, Jim.  
7 There is no increment at all coming into this TIF  
8 right now. It's all in Cook County. The EAV is  
9 below the base, and so our fund balance in this  
10 year we've just been keeping it at zero. We've,  
11 actually, had expenditures during the year. There  
12 was, actually, a property tax refund of 8,727 and  
13 also interest income that we pay some other --  
14 interest expense that we pay some other funds.  
15 We took an internal loan to purchase some of the  
16 property in this TIF, so right now the balance is  
17 still at zero. The chart shows the expenditures  
18 that we have. The EAV right now is 968,000 and  
19 the base is 1,546,000, so it's quite a bit under  
20 the base right now.

21 We do have outstanding loans to other  
22 funds that aren't listed on here. The municipal  
23 fund, 279,000; developer deposit fund is currently  
24 1,902,000; and the sewer fund, the TIF owes

1 1,250,000; and that was mainly to purchase the  
2 property is where they got the money to do that.

3 So that is it for the 59 and Lake. That  
4 is all in Cook County, north on 59 at intersection  
5 of Lake Street.

6 CHAIRMAN PLONCZYNSKI: Anybody have any  
7 questions of Todd on this TIF district?

8 Seeing none, I will look for a motion to  
9 put this financial report for the Route 59 and  
10 Lake Street TIF District into the record.

11 MR. BARR: So moved.

12 MS. FLETCHER: Second.

13 CHAIRMAN PLONCZYNSKI: It was moved by James  
14 Barr. Seconded by Rita Fletcher. All those in  
15 favor, say aye.

16 (A chorus of ayes.)

17 MR. HOSS: Can you show DuPage abstaining? We  
18 don't have jurisdiction on this.

19 CHAIRMAN PLONCZYNSKI: Yeah. Sorry. Good  
20 point, Paul.

21 Now, we'll go on to the third TIF district  
22 financial report. This is the Bluff City TIF  
23 District, which is located in Kane County; and,  
24 actually, now that Paul has mentioned that, there

1 is three people who don't have jurisdiction in  
2 Kane because it's not in the fire district or the  
3 library district or DuPage County or the township,  
4 so we're thinning out here.

5 All right. So, Todd, if you can go with  
6 the Bluff City TIF District.

7 MR. DOWDEN: Okay. There is not a lot of  
8 activity financially in the Bluff City TIF  
9 District as well. There is just a balance of  
10 \$3,083 right now. There is two funds as well  
11 here, the project fund and a municipal fund. The  
12 project fund receives 94 percent of the increment  
13 and the municipal receives 6 percent.

14 Revenues for the total increment for  
15 that -- for the year ending in 2014 was \$19,218,  
16 so it wasn't a whole lot. Of that, \$18,056 went  
17 to the project fund. That all went to pay debt  
18 service on developer notes that have been issued.  
19 It's not enough to pay all of the interest, but  
20 whatever comes in, we pay the developer note  
21 interest, so it was 18,000 this last year. There  
22 were no additional note proceeds or issuance of  
23 debt during this year. This is all from prior  
24 years; and so the total outstanding developer

1 note, \$2,297,500.

2 This increment, the EAV is increased  
3 slightly over the base. The total EAV right now  
4 is 1,324,000 and the base is 1,166,000, so just  
5 157,000 over the base, and we file these reports  
6 with the comptroller as well.

7 There is each report for each TIF district.  
8 So that is it for the Bluff City financial  
9 report. If there is any questions, I can take  
10 them at this time.

11 CHAIRMAN PLONCZYNSKI: Any questions on Bluff  
12 City?

13 Hearing none, we'll look for a motion to  
14 approve the Bluff City TIF report for the record.

15 MS. FLETCHER: I'll make the motion.

16 MR. KING: Second.

17 CHAIRMAN PLONCZYNSKI: Motion by Rita.  
18 Seconded by Jeff King. Those that can vote, all  
19 in favor.

20 (A chorus of ayes.)

21 CHAIRMAN PLONCZYNSKI: That financial report  
22 is put into the record. Thank you, Todd.

23 We'll move on to item No. 6, which is the  
24 TIF update on the redevelopment activities by our

1 Economic Development Coordinator Tony Fradin.  
2 Again, taking these in order, and Tony will start  
3 out with the Brewster Creek Business Park TIF  
4 District, and everybody should have copies of  
5 these too.

6 So, Tony, why don't you start with  
7 Brewster Creek.

8 MR. FRADIN: Thank you, Jim. This is a great  
9 TIF to start with. Brewster Creek Business Park  
10 I've described here for quite a few years as the  
11 major economic development engine for the  
12 Village; and for those of you who have been here  
13 for multiple years and followed the development  
14 of the business park, you're aware already of  
15 some of its growth and it's continuing to grow  
16 now.

17 There is approximately 75 businesses  
18 currently housed in 35 buildings. I always  
19 remind people this is because there are several  
20 condominium buildings with anywhere from 4 to 12  
21 tenants per building and, of course, there is  
22 quite a few stand-alone buildings.

23 This TIF district was adopted in 1999. If  
24 you recall, TIFs typically run for 23 years, so

1 this is scheduled to terminate in seven more  
2 years in 2022.

3 I'm going to speak a little bit about some  
4 of the businesses that have come into the business  
5 park since last year's Joint Review Board meeting.  
6 There have been several.

7 Creative Werks is a Bensenville based  
8 co-packaging company. They have three additional  
9 locations and altogether their four locations  
10 total approximately 1 million square feet. The  
11 largest building in the business park was built  
12 by a company called Victory Land Group and they  
13 had vacated the building within days or weeks of  
14 last year's Joint Review Board meeting, so it was  
15 vacant for a short period of time. This company,  
16 Creative Werks, has leased it. It's at  
17 1350 Munger Road. This company does packaging  
18 mostly for candy-related companies. They employ  
19 approximately 300 at their Bartlett location, so  
20 this project alone greatly increased the number  
21 of employees here in the village and in Brewster  
22 Creek Business Park.

23 There is a company called Bremskerl that  
24 has leased a 50,000 square-foot building at



1 1291 Humbracht Road. This was actually the first  
2 building constructed in Brewster Creek Business  
3 Park. It had gone vacant for a period of  
4 approximately three years. We worked very  
5 closely with the owners and the brokers for the  
6 building. I remember sitting here last year and  
7 saying how hopeful we were to attract a tenant to  
8 this building, and last fall our staff worked  
9 with a company that had been based in South Elgin.  
10 It's a German based company that does brake  
11 components for light rail, clutch linings for  
12 rail vehicles, industrial applications, and  
13 commercial vehicles. They've made several  
14 upgrades to the building; and I mention that  
15 because we hope with these projects, as well as a  
16 few others I'm going to mention, that that  
17 equalized assessed value will increase by next  
18 year's meeting.

19           There was a 90,000 square-foot speculative  
20 building that I had mentioned, again, last year  
21 by Greco & Sons development subsidiary. The  
22 building is at 1544 Hecht Drive, had just been  
23 completed, I would say, last July prior to the  
24 Joint Review Board meeting. We said we were

1 hopeful we would attract a food-related business  
2 to that building; and at present, one of our  
3 bigger companies in the business park, Rana Meal  
4 Solutions, has leased approximately half of this  
5 building, so it has been completed and it is  
6 currently being half utilized.

7 Tri-City Corrugated is another company  
8 that's come in. One of the big food companies in  
9 our business park is called Cheese Merchants of  
10 America, and they have purchased a building  
11 that's 277,000 square feet. They utilize  
12 approximately two-thirds of the building and  
13 they've leased out another third to Tri-City  
14 Corrugated.

15 There is a small business that's opened in  
16 one of the condominium units on Hecht Court  
17 called Pink Pewter, distributor of hair and  
18 fashion accessories. I like to mention that type  
19 of business because it grew out of a home-based  
20 business into a commercial location. We like to  
21 encourage that in our village.

22 Thermo-Fisher Scientific is a food testing  
23 subsidiary of a much larger company you may have  
24 heard of called Thermo-Fisher and another company

1 called Korpack, a packaging supply company.  
2 They've both leased 15,000 square-foot spaces in  
3 1232 Hardt Circle, thus that adds another 30,000  
4 square feet of occupied space since last year's  
5 meeting.

6 The Village has recently approved Ace  
7 Relocation, a moving and storage business, to  
8 construct a 50,000 square-foot facility on parts  
9 of lots 4 and 6 in the business park; and this  
10 one I just waited to update this morning, Greco  
11 development had a petition before the Village  
12 board last night for a 64,000 square-foot  
13 speculative building, which was approved by the  
14 Village last night, so currently there are two  
15 approved buildings where construction hasn't  
16 quite commenced yet. Both should start in the  
17 near future and hopefully we'll be able to report  
18 that they're completed and occupied by next  
19 year's meeting.

20 Driving out to the business park, if any  
21 of you've had an opportunity to recently, I drove  
22 there Monday, you can see the photographs that I  
23 included in my development report. There's a lot  
24 of grading and earthwork going on at present, and

1 the Village hopes that there could be up to four  
2 additional buildings constructed or in process by  
3 next year's Joint Review Board meeting. At  
4 present, this would be according to the meetings  
5 we've had and our meetings with the business park  
6 owner, that could potentially be two, possibly  
7 three speculative buildings coming on-line,  
8 including the one by Greco's development  
9 subsidiary, and there could be potentially an  
10 additional two build-to-suit projects.

11 For those of you -- you can see the photo  
12 I put in there, the grading that is going on  
13 along Stearns Road and Brewster Creek Boulevard  
14 would be possibly additional parking for some  
15 existing businesses, as well as some speculative  
16 buildings -- I'm sorry. Strike that. Those  
17 would be build-to-suit projects. Those are  
18 companies that are pursuing sites to build new  
19 facilities that would meet their specifications,  
20 so, again, I'm going to say that we're very  
21 optimistic.

22 I've looked at the EAV of the business  
23 park and it has dropped in the past few years,  
24 but it's our hope and expectation that with these

1 occupancies, these rather large occupancies that  
2 I've just detailed, as well as some of these new  
3 buildings coming on-line, as well as the hopeful  
4 upward trend of real estate values, would  
5 increase the EAV in the business park once again.

6 That's about all that's going on in  
7 Brewster Creek Business Park right now, and I  
8 open it to your questions.

9 MS. FLETCHER: Tony, one quick question. Do  
10 you know how many units they hope to build out by  
11 the end of the TIF? Do you know if there is a  
12 number they have in mind?

13 MR. FRADIN: It's easier to answer the amount  
14 of land that would be developed, and they're  
15 roughly in the 60 percent range at present, but  
16 with these -- like I said, we can't say for sure  
17 there is going to be four new buildings or five  
18 new buildings. Very good possibility. Almost a  
19 hundred percent of the two that have been  
20 approved.

21 The speculative buildings are just as they  
22 say, they're speculative when they're built, and  
23 right now it's speculative whether they'll be  
24 built, but to answer your question, this could go

1 from 60 up to 80 percent by next year if a lot of  
2 these projects come to fruition.

3 MS. FLETCHER: Okay. Thank you.

4 MR. FRADIN: You're welcome.

5 MR. FALESE: Right now you're saying the park  
6 is roughly 60 percent built out?

7 MR. FRADIN: Yeah. That's based upon the  
8 total acreage of the business park that's been  
9 built out. Remember, we always say it's a  
10 600-plus-acre business park, but that includes  
11 all the wetlands, the roads, the landscaping.  
12 It's more in the low 400-acre range of what would  
13 be developed.

14 CHAIRMAN PLONCZYNSKI: Any other questions?

15 All right. Thank you, Tony.

16 We would like a motion to approve the  
17 redevelopment activity report for the Brewster  
18 Creek Business Park TIF.

19 MR. FALESE: So moved.

20 MS. NANCE: Second.

21 CHAIRMAN PLONCZYNSKI: Moved by Mike.

22 Seconded by Karolyn. All those in favor?

23 (A chorus of ayes.)

24 CHAIRMAN PLONCZYNSKI: Thank you. That report

1 is on record.

2 Now, Tony will move into the Illinois  
3 Route 59 and Lake Street TIF, and this is a good  
4 example that not all TIFs are successful.

5 MR. FRADIN: Right. This is different than my  
6 last report about booming development in the  
7 business park. Route 59 and Lake Street TIF  
8 looks exactly the same as it does when it was  
9 adopted 11 years ago. At that time high traffic  
10 corners on state roads like Route 59 and Lake  
11 Street were in high demand by commercial  
12 developers and retail developers, so this TIF was  
13 adopted in 2004. Thus, it's currently scheduled  
14 to expire in 2027. I've said this the last few  
15 years, so I want to make sure the Joint Review  
16 Board hears, it might have to be reset,  
17 recalibrated, or somehow changed in order to  
18 accommodate development if and when it comes to  
19 that corner.

20 This TIF is comprised of eight parcels  
21 covering approximately 49 acres. If you recall,  
22 this TIF was determined to be a blighted area  
23 back at that time, wasn't subject to growth and  
24 redevelopment through private investment back in

1 2004, and we can safely say it's the same in  
2 2015. The physical condition of the area  
3 testifies to a lack of maintenance.

4 The equalized assessed value of the area  
5 has constantly lagged that of the balance of the  
6 village of Bartlett; and as Todd mentioned the  
7 last few years here, the EAV continues to sink  
8 year after year below what it was in 2004.

9 One of the big reasons it's a TIF, the  
10 identified site constraints in the study make  
11 development on the site very difficult and that's  
12 one of the main reasons it remains undeveloped.  
13 Wetlands, road access, grading. There is all  
14 types of issues that had qualified it at that  
15 time. The site experiences chronic flooding and  
16 development that is consistent with  
17 recommendations of the comprehensive plan is not  
18 anticipated to occur without some type of  
19 financial assistance through tax increment  
20 financing.

21 All that being said, I've said here  
22 probably the last three or four years there was  
23 no interest in any of the sites. That has  
24 changed slightly. There is a developer of



1 high-end apartments with some interest in the  
2 area, but not the entire TIF district. There is  
3 a developer whose company is called Vintage  
4 Luxury Homes is considering the development of  
5 twelve 36-unit apartment buildings with a total  
6 of 25,000 square feet of commercial space and  
7 this would be located -- you see in this report I  
8 gave you -- I know it's hard to see it exactly,  
9 but there is a rendering of a site plan that was  
10 presented as a concept recently to the Village  
11 and that you can see on the east -- to the east  
12 of Horizon Drive is some Village-owned property  
13 within the TIF and to the west of Horizon Drive  
14 is a 10-acre parcel that's not located within the  
15 TIF district. That's become a bank owned  
16 property.

17 So beyond the area of this conceptual  
18 project, the remainder of the TIF is a 20-acre  
19 parcel and also a 24-acre parcel and also an  
20 additional 1-acre parcel that currently has an  
21 existing older residential structure on it. This  
22 is all south of the proposed development and  
23 those properties are located within the 59 and  
24 Lake Street TIF District.

1           11 years have elapsed, like I mentioned,  
2 without any development and with continued  
3 decreases in the EAV; and any interested  
4 developers that I've spoken to over the years  
5 have also cited that as a reason they would be  
6 reluctant to pursue it. They would want to  
7 recalibrate the TIF so they could at some point  
8 generate the income to recoup some of their costs  
9 for off-site and on-site costs, so as I  
10 mentioned, this TIF may have to be revisited at  
11 some future time.

12           The EAV for the TIF, as Todd mentioned, is  
13 \$578,000 lower than when the TIF was formed, so  
14 we're still out there marketing it. If this  
15 apartment and small commercial development moves  
16 forward, we would anticipate that could generate  
17 some interest in some of the commercial pieces in  
18 that area, so that's the current status of 59 and  
19 Lake Street. We're just hopeful that something  
20 does move forward on it in the next few years.

21           Any questions on 59 and Lake Street? Yes,  
22 James.

23           MR. BARR: Do you expect the State's project  
24 at 59 and Lake to make the property any more

1 attractive to potential developers?

2 MR. FRADIN: We do. We mention that when  
3 developers at least call to ask about the  
4 location, and both Jim and myself will send them  
5 whatever the latest rendering of the State's  
6 plans for the road improvements.

7 Thanks for mentioning that because  
8 previously back when the commercial developers  
9 were looking at that location, they were finding  
10 the roadway improvements that the State was  
11 requiring to be extremely onerous, 3- to  
12 \$5 million; and if the State can put that type of  
13 investment into those road improvements, that's  
14 some extra work that a developer wouldn't have to  
15 do, so that's a good point. That could make that  
16 whole intersection more attractive.

17 MR. FALESE: What's the most recent update on  
18 that -- that improvement there? What's the time  
19 frame?

20 MR. FRADIN: I have to defer. Jim goes to  
21 some of these meetings.

22 CHAIRMAN PLONCZYNSKI: We are hearing that  
23 it's scheduled for a March 2016 letting by IDOT,  
24 so March 2016 letting could be construction next

1 year.

2 MS. FLETCHER: Do they have the money to do  
3 it?

4 CHAIRMAN PLONCZYNSKI: I just said letting.  
5 My understanding is that some of this money that  
6 is for the 59 intersection improvements is  
7 federal money that they have secured through, you  
8 know, the Federal Highway Authority Bills, so  
9 that they typically don't go through letting  
10 until they have at least got that pot of money  
11 secured, so I'm going that it's going to be  
12 constructed.

13 As Tony said, that also involves -- for  
14 this property not only does it improve some of  
15 the Lake Street frontage, there is the 59  
16 frontage where the Jain Society entrance is at,  
17 this project will include a local share for -- in  
18 the local agency agreement for a turn lane into  
19 the Jain Society from the north into what --  
20 eastbound turn north and then the Jains will pay  
21 for it. It will be pass-through money through  
22 the Village and that's been designed and  
23 incorporated, and some of you might have went to  
24 those meetings, you heard that in there, so that

1 will make this site better because there is an  
2 access point across the street for it.

3 Any other questions?

4 Okay. Looking for a motion to approve the  
5 59 and Lake Street TIF redevelopment activity  
6 report.

7 MR. BARTON: So moved.

8 MS. FLETCHER: Second.

9 CHAIRMAN PLONCZYNSKI: Moved by James.  
10 Seconded by Rita. All those in favor?

11 (A chorus of ayes.)

12 CHAIRMAN PLONCZYNSKI: Thank you. And now the  
13 last one, the Bluff City TIF District in Kane  
14 County. Again, those of you who are not in Kane  
15 County, you will just be interested in this one.

16 MR. FRADIN: Thank you, Jim. The Southwind  
17 Business Park and Blue Heron Business Park  
18 parcels were approved as a TIF back in spring of  
19 2009. This TIF was to redevelop the Bluff City  
20 quarry area into a mixed-use business park  
21 similar to Brewster Creek, but with additional  
22 allowances for what we call heavier industrial  
23 uses, some land intensive uses, and also  
24 including some outdoor storage, so this TIF would

1 conclude in 2032, 17 more years to run.

2 The project area is at both the southeast  
3 and northeast corners at the intersection of West  
4 Bartlett Road and Route 25. The southern portion  
5 is known as the Southwind Business Park and  
6 consists of 27 acres. The northern portion is  
7 the Blue Heron Business Park and consists of four  
8 parcels covering approximately 115 acres. All  
9 four parcels -- well, I said they're currently  
10 vacant. There is some development on one of  
11 them, but they were former quarry sites and, as  
12 Jim mentioned, located in Cook County.

13 To date, as Todd had mentioned, the TIF  
14 fund has primarily been used so far for earthwork  
15 and road work, so we've said here since 2009 that  
16 all the TIF funds were being utilized for site  
17 preparation. The sites are essentially close to  
18 being ready for development and some of them  
19 already are.

20 Last year's staff at the point when we had  
21 our Joint Review Board was reviewing the first  
22 proposed building, 15,000 square-foot facility,  
23 for Traffic Services, Inc. That's the photo on  
24 the left side. You can see their building

1 nearing completion. There was still some work  
2 being done on it this past Monday afternoon.

3 The 6.27-acre site at the southeast corner  
4 of 25 and West Bartlett Road is being marketed by  
5 Lee & Associates, one of the leading retail  
6 brokerages in the Chicago area. That site is  
7 targeted for some type of retail, shopping,  
8 restaurants, that type of use, not for a heavy  
9 industrial use. The remainder of the site is  
10 being marketed by Abbott Land and Development as  
11 industrial areas, including sites with outdoor  
12 storage.

13 A variety of heavier industrial uses  
14 already exist in the Bluff City area, including  
15 an asphalt shingle recycling facility, a liquid  
16 asphalt plant, an active mine, one of the largest  
17 concrete product companies in the state, Welch  
18 Bros., and the redevelopment plan allows for  
19 similar uses in the yet to be developed industrial  
20 areas of this TIF district.

21 What we always say when we get inquiries  
22 for some of these types of uses that aren't  
23 allowed for whatever reason, that might not meet  
24 either the zoning standards or the performance

1 standards of Brewster Creek Business Park, we do  
2 urge them to consider this area where they can do  
3 some of those heavier type of more land intensive  
4 businesses, so one of the best things about this  
5 business park is it can accommodate that type of  
6 business that might not be easily able to locate  
7 in Brewster Creek or another business park in the  
8 area.

9 We hope that there is a second project  
10 underway by next year. There is a project in the  
11 early stages currently and hopefully that will  
12 become the second project that I can report on by  
13 next year, so this business park is similar to  
14 how Brewster Creek was probably about 15 years  
15 ago when the TIF was formed, just being prepared,  
16 and now we anticipate that the individual sites  
17 are going to be developed over the next few  
18 years.

19 And any questions on the development,  
20 status of Bluff City?

21 MR. KING: On the southeast side, is that the  
22 piece that's adjacent near the baseball fields?  
23 There was some land development going on on the  
24 southeast corner.



1 MR. FRADIN: Yes. They're grading that.

2 They're grading both sides of --

3 MR. KING: Right. Is that site just going to  
4 be -- there is not any residential going to be  
5 there.

6 CHAIRMAN PLONCZYNSKI: There is residential  
7 that's going to be there, but the residential  
8 piece is not in the TIF. The TIF only includes  
9 the commercial office part, but you're right,  
10 what you guys are seeing and what Rita is seeing  
11 is a subdivision that was proposed for townhomes  
12 a number of years ago and now they're coming in  
13 and they're reloading it as a single-family  
14 detached subdivision, but that's not in the TIF  
15 district, but it's in that same general area.

16 MS. FLETCHER: I have a meeting with them.

17 CHAIRMAN PLONCZYNSKI: And they are going to  
18 be meeting with you on the park site, yes. Good.

19 Any other questions? Our esteemed Village  
20 attorney has just walked in.

21 MR. MRAZ: I thought it was 1:30.

22 CHAIRMAN PLONCZYNSKI: So if there is no other  
23 questions on this TIF, I'll accept a motion from  
24 those who can move for the Kane County TIF

1 redevelopment activity report, and that would be  
2 Rita and --

3 MS. FLETCHER: I would be happy to make that  
4 motion.

5 MR. SIAS: I'll second.

6 CHAIRMAN PLONCZYNSKI: Rita motion. John  
7 seconded. All those in favor, say aye.

8 (A chorus of ayes.)

9 CHAIRMAN PLONCZYNSKI: Great. So those are  
10 all in. Good. If there is any other business,  
11 any other questions?

12 I will just say in regard to that last  
13 Bluff City TIF District, if you haven't gone out  
14 there and looked at the eagles that are close to  
15 the site in the nature preserve, go do so because  
16 they're beautiful and they're right close to the  
17 south end by the entrance on West Bartlett Road  
18 and then that nature preserve just to the  
19 northeast. You can see them. I've got some  
20 pictures of them in my office.

21 Now I'll move for an adjournment.

22 MR. FALESE: So moved.

23 MS. FLETCHER: Second.

24 CHAIRMAN PLONCZYNSKI: So moved by Mike.



1 STATE OF ILLINOIS )  
 ) SS.  
2 COUNTY OF DU PAGE )

3

4 LYNN M. EVANS, CSR, being first duly  
5 sworn on oath says that she is a court reporter  
6 doing business in the state of Illinois; that she  
7 reported in shorthand the proceedings given at  
8 the taking of said Joint Review Board meeting and  
9 that the foregoing is a true and correct  
10 transcript of her shorthand notes so taken as  
11 aforesaid, and contains all the proceedings given  
12 at said Joint Review Board meeting.

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LYNN M. EVANS, CSR  
CSR No. 084-003473

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