



240 S. Illinois Route 59, Bartlett, Illinois 60103

Rescheduled Meeting of the Township Board
July 23, 2024
7:00 PM

A G E N D A

- I. Call to Order – Roll Call
- II. Pledge of Allegiance
- III. Town Hall (Public Comments)
- IV. Presentations
 - A. SP4 Frederick S. Holdmann, Jr.
 - B. Swearing In and Promotions of Emergency Services Officers
- V. Reports
 - A. Supervisor's Report
 - B. Clerk's Report
 - C. Assessor's Report
 - D. Department Reports
- VI. Bill Paying
- VII. Unfinished Business
- VIII. New Business
 - A. Regular Meeting Minutes of July 2, 2024
 - B. Consideration of Proposed Village of Bartlett Lake Street Corridor Tax Increment Financing District
 - C. Consideration of Holding the August 6th Township Board Meeting at the Izaak Walton Youth Center
- IX. Executive Session
- X. Other Business
- XI. Adjournment

Our mission is to continuously improve the quality of life for Hanover Township residents.
Our vision is a better life through leadership, innovation, and diversity.



HANOVER TOWNSHIP

VETERANS HONOR ROLL

WE ARE PROUD TO HONOR THOSE WHO
HAVE SERVED US SO VALIANTLY

NAME: Frederick S Holdmann Jr.

ADDRESS: 1611 Alexander Ave

CITY/ZIP CODE: Streamwood 60107

PHONE #: 630-697-4176

EMAIL ADDRESS: FSH1611@YAHOO.COM

DATE OF BIRTH: 10/15/55

BRANCH OF SERVICE: Army RANK AT DISCHARGE: SP/4

YEARS OF SERVICE: FROM 10/74 TO 10/77

MEDALS AWARDED OR OTHER CITATIONS:

INJURIES:

Comments: Please include any interesting stories, events, and/or memories of your time in the military. Please include additional sheet(s) if needed.

Attach copy of discharge papers, DD-214 or any other significant records regarding your time in the military. We will be happy to make copies and return your originals.

A historical file will be made regarding your time serving your country and will be available for future generations.

Thank you,

Brian P. McGuire

Supervisor

DEPARTMENT OF ADMINISTRATIVE SERVICES

Report for June 2024

SERVICE PROVIDED	JUNE 2024	JUNE 2023	FYTD 2025	FYTD 2024
<i>Passports</i>	318	347	1,054	1,079
Photo Fees	\$3,310	\$3,750	\$11,440	\$11,460
Fee deposits	\$11,322	\$12,745	\$37,658	\$41,440
<i>Fishing/Hunting licenses</i>	5	8	20	28
<i>Handicap Placards</i>	21	19	63	47
<i>Vehicle Sticker Renewals</i>	51	32	160	93
<i>Human Resources Requests</i>	135	137	374	406
<i>New Employee Orientations</i>	6	8	12	18
<i>Technology work orders</i>	75	83	205	215
<i>Resident Contacts</i>	1,444	1,619	5,170	6,659
<i>Percent of Budget Expended (100% of year)</i>	0.4%	9.1%	16.8%	20.1%
<i>Hanover Landing Client Contacts (Duplicated)</i>	107	N/A*	324	N/A*

* Reporting began April 1, 2024

Department Highlights

- Deputy Township Administrator Vana and Disability Services Coordinator Bartels continue to attend bi-weekly meetings to discuss tenant needs with UpHoldings and Ecker Center for Behavioral Health staff.
- Disability Services Coordinator Bartels met with a volunteer from Immanuel United Church of Christ to discuss donating and building garden boxes for resident use at Hanover Landing.
- Deputy Township Administrator Vana and Director Imperato met with Elgin Fire Chief Cagann to finalize the Department of Human Services' Fire Response Program on June 10.
- Deputy Township Administrator Vana conducted the new hire orientation for the seasonal Outreach Coordinator in Human Services on June 10.
- Assistant to the Administrator Matich and Resident Services Specialist Imperato attended Notary Training on June 13.
- Deputy Township Administrator Vana participated in a second-round interview for the Aging Services Home Care Assistant on June 13.
- Assistant to the Administrator Matich worked with Deputy Township Administrator Vana to hold the first IT Strategic Planning workgroup meeting on June 17. This workgroup will meet approximately 6 times to review the Township's current IT practices and procedures and develop a strategic plan identifying opportunities to expand and make internal IT practices more efficient and secure. A final IT strategic plan will be available towards the end of the year.
- Township Administrator Barr, Director Hanson, and Deputy Township Administrator Vana participated in a call with staff from Hitchcock Design Group to continue discussions around the plans and Open Space Land and Acquisition Development (OSLAD) grant for the Tiknis Campus Reserve improvements.
- Deputy Township Administrator Vana completed 6 new hire orientations: Sherry Messler and Breda Wisniewski (Aging Services), Peter Martens (Facilities and Road Maintenance), Cristina Martinez and Minelli Mujica (Human Services), and Juan Escutia (Youth and Family Services).
- Human Resources Manager Callahan, along with department staff, participated in first round interviews for the following positions - Home Care Assistant, Nutrition Assistant, Bilingual Therapist, Youth and Family Services Receptionist, and Youth Program Assistant/Driver.

Hanover Township Mission Statement:

To continuously improve the quality of life for Hanover Township residents.

DEPARTMENT OF AGING SERVICES



Report for June 2024

SERVICE PROVIDED	JUNE 2024	JUNE 2023	FYTD 2025	FYTD 2024
<i>Programming Division</i>				
Planned programs	231	249	728	752
Participants	1,670	1,565	5,627	4,942
Participants (unduplicated)	594	578	954	916
Wait listed (duplicated)*	111	63	316	104
New volunteers	6	3	8	6
Total volunteers (unduplicated)	155	131	189	165
Volunteer hours reported	1,880	1,737	6,145	5,401
<i>Nutrition Division</i>				
Meals served	1,968	1,969	7,527	5,689
Meals delivered by volunteers	3,166	2,906	9,771	8,386
Clients served (unduplicated)	635	645	1,095	989
<i>Social Services Division</i>				
Clients served (unduplicated)	147	138	411	393
Clients served (duplicated)	243	194	814	674
Energy Assistance	13	2	39	75
Prescription drugs & health insurance assistance	95	114	394	303
Social Service programs	9	10	31	32
Social Service program participants	128	124	371	345
Lending Closet transactions	130	118	421	390
Home Services direct care hours	29.0	62.5	74.0	151.0
<i>Transportation Division</i>				
One way rides given	947	1,080	3,216	3,289
Clients served (unduplicated)	182	168	224	285
New riders	46	40	224	285
Unmet requests for rides	54	36	136	93

*Prior year report lists unduplicated wait list participants.

Department Highlights

- Breda Wisniewski joined Social Services on June 3 as the part-time Intake Assistant.
- Sherry Messler joined Nutrition Services on June 3 as the part-time Home Delivered Meals Assistant.
- Transportation Manager Kazeos escorted the Men's Social Circle to the Great Lakes Museum of the American Sailor on June 13.
- Director Conway and Administrative Assistant Thomason attended Notary Training on June 13.
- Director Conway attended the spring conference of the Township Officials of Cook County on June 13.
- Over 40 older adults attended the Memory Café program on June 14 which welcomed a miniature therapy horse from Mane in Heaven.
- Director Conway and Social Services Manager Gomez attended the AgeOptions 50th Anniversary Summit and Recognition Luncheon on June 20.
- The Cook County Sheriff's Office presented Active Threat training to 28 participants at the monthly TRIAD group on June 28.

*Aging Services Mission Statement:
Enriching Lives, Fostering Friendships, Promoting Independence*

OFFICE OF THE ASSESSOR



Report for June 2024

SERVICE PROVIDED	JUNE 2024	JUNE 2023	FYTD 2025	FYTD 2024
<i>Administration</i>				
Office visits	107	195	560	1,518
Building permits processed	1,652	401	2,425	878
Change of Name	0	6	13	44
Property tax appeals	0	0	0	173
Certificates of Error	34	22	172	319
Property location updates	0	0	1	0
Sales Recording	0	435	0	435
New owner mailing	0	208	0	208
<i>Exemptions</i>				
Homeowner exemptions	0	18	85	221
Senior homeowner exemptions	0	18	66	188
Senior Freeze exemptions	0	48	257	796
Disabled Veteran exemptions	0	4	45	56
Disabled person exemptions	0	4	7	50
Miscellaneous exemptions	0	0	2	11

Department Highlights

- The total number of email addresses on the Assessor's Office contact list is now 4,028 after 21 new contacts were added in June
- The Assessor's Office partnered with the Cook County Forest Preserve District, Commissioner Morrison's Office and Brookfield Zoo Chicago in planning and executing a successful inaugural Kite Fest on May 18, attendees are estimated to have exceeded 600.
- Deputy Assessor Cedillo attended the Cook County Township Assessor's Association meeting on June 7 in Oak Brook where the Cook County Assessor's Office announced that second installment tax bills will be posted online on June 24 and mailed out July 1 with an August 1 due date.
- Deputy Assessor Cedillo attended the Illinois Property Assessment Institute's Kane County Workshop on June 3 and 4 and received Continuing Education credits for a Neighborhood Analysis Seminar.
- Chief Deputy Assessor Silverstein held a Kite Fest after action meeting on June 5.
- Deputy Assessor Cedillo participated in Notary training in accordance with Illinois law, in order to renew her commission.
- Assessor Moinuddin attended the Illinois Property Assessment Institute's Northern Regional Conference on June 26 and 27 and received Continuing Education credits for a Land Valuation Seminar.

Office of the Assessor Mission Statement:

The Hanover Township Assessor is your nearest liaison to the Cook County Assessor's Office. Our duty is to provide professional assistance with questions you may have regarding your real estate assessments and tax bills.

OFFICE OF COMMUNITY AFFAIRS



Report for June 2024

SERVICE PROVIDED	JUNE 2024	JUNE 2023	FYTD 2025	FYTD 2024
<i>Website Visits (total)</i>	9,693	7,400	17,651	22,650
<i>Website Visits (unique)</i>	6,901	5,200	14,807	16,101
<i>Facebook Followers (new and total FYTD)</i>	57	40	6,144	5,534
<i>Facebook Reach</i>	26,702	22,626	90,142	95,150
<i>X (Twitter) Followers (new and total FYTD)</i>	0	0	2	1,412
<i>X (Twitter) Impressions (new and total FYTD)</i>	N/A*	5,052	5,812	16,499
<i>YouTube Views</i>	109	172	535	882
<i>Media Releases</i>	7	4	16	15

*(Twitter is no longer offering analytics to non-premium accounts)

Department Highlights

- The Office of Community Affairs staff coordinated and attended Representative Hirschauer's Town Hall at the Senior Center on June 4. The representative shared updates from the Spring Legislative Session, gave an overview of the approved and signed state budget, and answered resident's questions.
- Director Kuttenberg virtually attended the June 5 meeting of the Government Social Media – Midwest Region. Government communications staff discussed best practices and trending topics.
- Director Kuttenberg attended the June 5 recap meeting for the 2024 Kite Festival.
- Director Kuttenberg met with a communications firm on June 10 regarding the potential for an upcoming training for Township personnel.
- Director Kuttenberg virtually attended the June 12 Metropolitan Township Association training on the operations and creation of Community Mental Health Boards.
- Coordinator Smith attended and served on a panel discussing Canva at the June 13 Township Officials of Cook County Spring Conference. Director Kuttenberg also attended the conference.
- Office of Community Affairs staff met with Aging Services staff on June 17 to discuss event planning guidelines and logistics for Senior Center usage.
- Director Kuttenberg virtually attended the legislative committee meeting of the Association of Community Mental Health Authorities of Illinois on June 18.
- Director Kuttenberg virtually attended the monthly meeting of the Government Social Media Membership Committee on June 18.
- Director Kuttenberg and Township Administrator Barr attended the June 25 ribbon cutting ceremony for Kori's Koop food truck at BMO Harris Bank in Bartlett, sponsored by the Bartlett Area Chamber of Commerce.
- Director Kuttenberg, Coordinator Smith, and Township Administrator Barr participated virtually in a demonstration for website accessibility software on June 25.
- Director Kuttenberg virtually attended the June 26 meeting of the Cook County Zoning Board of Appeals where a proposed development in unincorporated Cook County was presented.
- Director Kuttenberg virtually attended and presented at the Metropolitan Township Association's Executive Committee meeting on June 26.
- Director Kuttenberg attended the June 27 Ribbon cutting for ENC Nutrition in Bartlett, sponsored by the Bartlett Area Chamber of Commerce.

Hanover Township Mission Statement:

To continuously improve the quality of life for Hanover Township residents.

OFFICE OF COMMUNITY HEALTH



Report for June 2024

SERVICE PROVIDED	JUNE 2024	JUNE 2023	FYTD 2025	FYTD 2024
<i>Appointments</i>				
ProTimes	3	7	12	20
TB skin test	3	5	14	8
Cholesterol	5	1	45	14
Pharmaceutical Assistance Programs	0	0	0	0
Miscellaneous labs	20	6	56	20
Wellness Screening (BP, diabetes, anemia)	45	29	161	100
Other	106	59	256	159
<i>Clinic Clients</i>				
Senior Center/ home visits	147	83	424	237
Astor Avenue	8	19	32	30
Offsite clinics	22	8	48	49
Total clients (unduplicated)	64	46	272	153
<i>Public Education & Health Promotion</i>				
Media coverage	0	0	2	1
Informational seminars/Program	4	5	19	13
Program Participants	108	48	644	375
<i>Primary Care Provider Support</i>	1	3	7	4

Department Highlights

- Director Smith and Community Health Nurse Kramer provided 13 home visits for residents in the month of June.
- The Office of Community Health provided laboratory services for 10 residents at The Oaks lab clinic in the month of June.
- Director Smith and Community Health Nurse Kramer performed memory screenings for 34 residents in the month of June in honor of Alzheimer's and Brain Health Awareness Month.
- Community Health Nurse Kramer facilitated a four week session of Wits Workout, an interactive brain health program, in the month of June.
- Community Health Nurse Kramer provided stroke risk screenings for residents at The Oaks on June 3.
- The Office of Community Health hosted Pinnacle Dermatology, who provided free skin assessment screenings for 18 residents, on June 11.
- The Office of Community Health hosted the American Red Cross for a blood drive on June 12 and collected 26 units of blood.
- Community Health Nurse Kramer provided free preventive wellness screenings for 11 residents at the Poplar Creek Library on June 17.

Office of Community Health Mission Statement:

*Our mission is to provide education and health promotion,
prevent the spread of disease and illness, and to assist residents in accessing quality health services.*

DEPARTMENT OF EMERGENCY SERVICES



Report for June 2024

SERVICE PROVIDED	JUNE 2024	JUNE 2023	FYTD 2025	FYTD 2024
<i>Hours</i>				
Volunteer Detail Hours	830	476	1,985	907
Volunteer Work Hours	1,776	471	4,650	1,007
Volunteer Training Hours	193	187	884	302
<i>Total Volunteer Hours</i>	2,799	1,134	7,519	2,216
<i>Details</i>				
Emergency Call Outs	26	12	67	60
Safety Patrols	0	2	1	6
Township Sponsored Events	0	4	3	7
Other Community Events	0	0	1	0
Miscellaneous	0	0	0	0
<i>Total Details</i>	26	18	72	73

Department Highlights

- HTES Officers responded to a reported structure fire in East Dundee on June 1.
- HTES Officers responded to a reported structure fire in Carpentersville on June 2, provided cylinder refills and decontamination.
- HTES Officers responded to a reported structure fire in South Elgin on June 2, provided cylinder refills and hose rolling.
- HTES Officers responded to a reported structure fire in Elgin on June 2, provided cylinder refills and hose rolling.
- HTES Officers responded to a vehicle accident in Hanover Park on June 3, provided traffic management and scene lighting.
- HTES Officers responded to a reported structure fire in Roselle on June 4.
- HTES Officers responded to a reported missing adult in Kane County on June 5.
- HTES Officers responded to a reported structure fire in Carpentersville on June 5.
- HTES Officers responded to a reported structure fire in Schaumburg on June 6, provided cylinder refills and decontamination.
- HTES Officers responded to a vehicle accident in Hanover Park on June 6, provided traffic management and scene lighting.
- HTES Officers responded to a reported structure fire in Bartlett on June 9, provided cylinder refills and hose rolling.
- HTES Officers responded to a reported structure fire in Roselle on June 12.
- HTES Officers assisted a motorist after training drills on June 12.
- HTES Officers responded to a reported mulch fire in Roselle on June 16.
- HTES Officers responded to a reported structure fire in East Dundee on June 16, provided hose rolling.
- HTES Officers responded to a reported structure fire in Hanover Park on June 16.
- HTES Officers responded to a reported structure fire in Carpentersville on June 20.
- HTES Officers responded to a reported structure fire in Hanover Park on June 21.

Hanover Township Mission Statement:

To continuously improve the quality of life of Hanover Township residents.

DEPARTMENT OF FACILITIES & ROAD MAINTENANCE

Report for June 2024

SERVICE PROVIDED	JUNE 2024	JUNE 2023	FYTD 2025	FYTD 2024
<i>Administration</i>				
Vehicle service calls	0	1	4	4
Work orders	592	371	1,754	1,104
Event set-ups/tear downs	197	122	647	361
<i>Energy Efficiency – Electricity (Kw)</i>				
Astor Avenue Community Center	5,343	4,894	12,809	13,733
Town Hall	11,700	9,420	27,480	24,000
Senior Center	41,673	45,151	114,970	117,621
<i>Energy Efficiency – Gas (Therms)</i>				
Astor Avenue Community Center	0.00	4.17	290.07	325.91
Town Hall	22.00	16.70	726.74	874.40
Senior Center	879.54	1,741.82	3,370.98	5,517.78
<i>Road Maintenance</i>				
Salt Usage (Tons)	0	0	0	0

Department Highlights

- Road Maintenance Associate Crane and Facilities staff assisted in the set up and breakdown of the Veteran's Car show, as well as assisted the Department of Human Services throughout the event.
- Director Hanson and Facilities Technician Enzenbacher worked with the contractor for the asbestos abatement of the Facilities and Road Maintenance Headquarters. Abatement and air testing was completed in June.
- Facilities and Road Maintenance staff assisted in the setup and breakdown of the annual Youth and Family Services Garage Sale on Friday. On Saturday, Facilities Technician Enzenbacher assisted with setup, breakdown, and donations at the end of the event.
- Director Hanson and Facilities Technician Enzenbacher met with Berna Architects, Hansen Palmer, and Oxford Engineering for a project update on the Facilities and Road Maintenance Headquarters renovation as well as to discuss adjustments and final revisions.
- Director Hanson was contacted by and met with Jamie Naylor, a Scout with troop 10 regarding her desire to complete her "Summit" project on the Izaak Walton Reserve. Miss Naylor has expressed interest in completing a renovation of the Izaak Walton World War II Memorial and will be presenting her idea to the Izaak Walton board in July.
- Director Hanson contracted and managed the installation of an additional security camera located in the Youth and Family Services main hallway to address evening staff visibility of the rear entrances to the building.
- Five additional panic buttons have been installed and activated in the Senior Center. These new buttons are located in high use, public spaces located in the Senior Center. Additional buttons for public areas will be installed in July.

DEPARTMENT OF HUMAN SERVICES



Report for June 2024

SERVICE PROVIDED	JUNE 2024	JUNE 2023	FYTD 2025	FYTD 2024
<i>General Assistance</i>				
General Assistance clients	8	9	22	26
General Assistance appointments	19	18	45	53
Emergency Assistance appointments	24	12	82	55
Emergency Assistance approved	1	1	7	4
Crisis intake clients	265	178	532	645
<i>Veterans' Services</i>				
Office Visits	10	10	49	33
<i>Social Services</i>				
CEDA Applications (LIHEAP, LIWAP, PIPP)	29	0	115	191
Financial assistance applications*	4	2	8	14
<i>Food Pantry</i>				
Served (Households)	1,305	1,219	4,112	3,583
Unduplicated	403	183	828	1,025
New applications	45	36	140	121
Food Donations	21	40	100	130
<i>Community Center Walk-Ins</i>	138	98	443	445

* Includes Circuit Breaker, Benefit Access, Access to Care, ComEd Hardship, Salvation Army, Hanover Township Foundation

Department Highlights

- In celebration of Independence Day, 28 veterans attended the monthly Veteran Group and enjoyed a luncheon from Portillos, raffle prizes, and a movie screening.
- Effective June 1, the Food Pantry is now open 33 hours per week. In an effort to reduce wait times for residents, the Food Pantry hours on Tuesdays have been extended to 9:30 am-6:00 pm.
- Human Services continues to lead the UNITE Cohort Group through the Northern Illinois Food Bank. As a result of the group, Human Services is working to increase the number of weekly visits to the food pantry for residents effective August 1, 2024.
- CEDA completed a site visit at the Astor Avenue Community Center with everything found in order, maintaining the Township's Tier 1 status. Staff and CEDA representatives also took the opportunity to discuss open cases.
- The Food Pantry hosted a special food event sponsored by St. John the Evangelist Catholic Church Knights of Columbus Ladies Auxiliary. A total of 172 families received food items to celebrate the Independence Day weekend.
- The Freedom Car Show showcased 91 vehicles onsite and the event raised approximately \$6,600 to benefit the Veteran Program.
- Summer Lunch Program started June 3 and will run through August 9. School District U-46 will be onsite on Wednesdays to make crafts and read stories.
- Plans are underway to collect donations for the Backpack Distribution to be held August 6 through August 9.

Human Services Mission Statement
Empowering Residents to Achieve Self-Sustainability

OFFICE OF THE MENTAL HEALTH BOARD



Report for June 2024

SERVICE PROVIDED	MAY 2024	MAY 2023	FYTD 2024	FYTD 2023
<i>Grant Funding</i>				
New clients	194	190	1,594	1,295
Ongoing clients	1,202	1,120	1,202	1,120
Closed cases	61	57	131	87
Prevention programming presentations	0	0	0	30
Number in audience	0	0	0	0
<i>TIDE</i>				
Participants	32	28	32	28
Rides	274	225	552	193

Department Highlights

- Manager Teachout rolled out the Uber Voucher Program to the TIDE riders and continues providing support to riders during the transition.
- Manager Teachout published a Request for Qualifications in search of an organization to conduct the Needs Assessment and met with several organizations to discuss the parameters of the project.
- Mental Health Board member Matt Steichmann and Manager Teachout attended a Site Visit at About Change Recovery.
- Manager Teachout served as a panelist at a Metropolitan Township Association panel training on the stages of mental health boards.
- Manager Teachout met with Good Works, LLC to discuss strategies for providing support to mid-level management at funded agencies.
- Manager Teachout provided feedback to a Challenge Funding application at the request of the Mental Health Board.
- Manager Teachout scheduled a visit to Clearbrook to continue to market the Day Program Transportation.
- Manager Teachout attended a webinar about self-advocacy for people with developmental disabilities through the Association of Community Mental Health Authorities of Illinois.
- Manager Teachout provided psychiatric referrals to Community Alternatives Unlimited for a client with disabilities.

Mental Health Board Mission Statement:

The Hanover Township Mental Health Board ensures that services in the area of mental health, including developmental disabilities, addictions and substance abuse, are available to all residents of Hanover Township.

DEPARTMENT OF YOUTH AND FAMILY SERVICES

Report for June 2024

SERVICE PROVIDED	JUNE 2024	JUNE 2023	FYTD 2025	FYTD 2024
<i>Outreach & Prevention</i>				
Open Gym participants	936	693	1,835	1,856
Open Gym participants (unduplicated)	194	147	353	353
Alternative to Suspension referrals	0	2	97	159
Alternative to Suspension participants	44	55	419	555
Alternative to Suspension participants (unduplicated)	18	20	98	159
<i>Clinical</i>				
Therapy clients	122	133	633	859
Therapy clients (unduplicated)	71	45	266	186
New clients (unduplicated)	0	3	0	6
Clinical hours	177	133	605	847
Group session participants	0	0	149	205
<i>Tutoring Participants</i>				
Total	36	17	148	101
Unduplicated	11	8	58	50

Department Highlights

- Juan Escutia was hired as the Spanish Speaking Bilingual Family Therapist and joined the department on June 3.
- Director Houdek, Assistant Director Pamphile, and Assistant to the Administrator Matich conducted a first-round interview for the open Spanish Speaking Family Therapist position on June 6.
- Director Houdek and Manager Dickinson met with Jamelle Phillips and Turquoise Brown from the Kenneth Young Center on June 7 to discuss prevention programming.
- Manager Dickinson and Assistant Director of Clinical Services Pamphile met with Parkwood Elementary School Principal Arroyo on June 7 to discuss programming for next school year.
- Manager Dickinson hosted a resource table at Sunnydale Elementary School on June 11.
- Manager Dickinson attended a workshop on June 12 on substance abuse prevention titled “High in Plain Sight”.
- Youth and Family Services held their annual Garage Sale on June 14 and 15 making over \$1,100 to help pay for Youth Leaders to attend the Cebrin Goodman Teen Institute Summer Youth Leadership conference.
- Well Child Center attended the Open Gym program at the Izaak Walton Youth Center on June 18 to teach participants ways to keep their teeth healthy and clean.
- Director Houdek, Township Administrator Barr, and the Clinical Team conducted a second-round interview for the Spanish Speaking Family Therapist position on June 20.
- Prevention Specialist Nohl attended the Youth Mental Health First Aid training on June 20.
- The Prevention Team met with Tefft Middle School Administrators on June 24 to discuss programming for the upcoming school year.
- Manager Dickinson attended the Adult Mental Health First Aid training June 25
- Director Houdek and Manager Callahan conducted first round interviews for the part-time receptionist position on June 26 and 27.

The mission of Hanover Township Youth and Family Services is the prevention of juvenile delinquency and the promotion of positive development in young people. We strengthen families, provide outreach to youth at risk of school failure and contribute to the building of a healthier Township community.

Hanover Township

Board Audit Report

From 7/2/24 - 7/22/24

	Total
Total Town Fund	97,571.13
Total Senior Services Fund	46,910.29
Total General Assistance Fund	10,953.30
Total Road Maintenance Fund	21,975.19
Total Committee for Senior Citizens Services	383.00
Total Mental Health Board Fund	218,842.34
Total IMRF Fund	-
Total Social Security Fund	-
Total Vehicle Fund	200.00
Total Capital Fund	146,244.04
Total All Funds	543,079.29

Supervisor

Town Clerk

Attest

Trustee

Trustee

Trustee

Trustee

Hanover Township Board Audit Report

July 2 - 22, 2024

Type	Date	Num	Name	Memo	Amount
1014 · Town Fund - Expenditures					
101CAP · Capital Expenditures					
1014410 · Equipment Purchases					
Check	07/17/2024	157882	Alphabet Shop, Inc	Inv #63193 Directory Board System and Installation at Hanover Landing	875.00
Total 1014410 · Equipment Purchases					875.00
1014430 · Computer Equipment & Software					
Check	07/10/2024	157835	ProxiT Technology Solutions	Inv #24228 July 2024 IT Service	9,298.16
Total 1014430 · Computer Equipment & Software					9,298.16
Total 101CAP · Capital Expenditures					10,173.16
101CHN · Community Health					
1014452 · Office Supplies					
Check	07/09/2024	157676	Accurate Office Supply Co	Inv# 617602 Ink, Cups, Paper Clips	101.25
Total 1014452 · Office Supplies					101.25
1014453 · Printing					
Check	07/02/2024	157638	COTG	Inv# IN5287384 Color Copier Charges	21.30
Check	07/09/2024	157677	Braden Interact Business (DD6308730301-1)	Inv# 952914 Copier Charges	7.60
Total 1014453 · Printing					28.90
1014459 · Professional Services					
Check	07/02/2024	157644	Quest Diagnostics	Inv# 9209516044 Client Lab Service Fees	385.75
Check	07/02/2024	157644	Quest Diagnostics	Inv# 9209990920 Client Lab Service Fees	2.23
Check	07/19/2024	157893	Quest Diagnostics	Inv# 9210556665 Client Lab Service Fees	56.85
Check	07/19/2024	157893	Quest Diagnostics	Inv# 9209990920 Client Lab Service Fees	2.23
Total 1014459 · Professional Services					447.06
1014465 · Medical Supplies					
Check	07/09/2024	157689	McKesson Medical Surgical	Inv# 22320637 TB, Cholesterol Tests, Needles	614.96
Check	07/19/2024	157908	McKesson Medical Surgical	Inv# 22321546 Cholesterol Tests	83.08
Total 1014465 · Medical Supplies					698.04
1014491 · Health Insurance					
Check	07/19/2024	157926	Blue Cross Blue Shield	Major Medical Premium August 2024	1,081.32
Total 1014491 · Health Insurance					1,081.32
1014492 · Dental, Vision & Life Insurance					
Check	07/03/2024	157661	Euclid Managers	Monthly Dental/Life Insurance Premium July 2024	154.65
Check	07/16/2024	157847	Euclid Managers	Monthly Dental/Life Insurance Premium Aug 2024	154.65
Check	07/19/2024	157919	Vision Service Plan	Vision Insurance Premium	16.86
Total 1014492 · Dental, Vision & Life Insurance					326.16

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Type	Date	Num	Name	Memo	Amount
Total 101CHN · Community Health					2,682.73
101CVA · Community Affairs					
101CMA · Community Relations					
1014614 · Printing					
Check	07/03/2024	157660	Elite Document Solutions	Inv# 9237 Copies June 2024	78.76
Total 1014614 · Printing					78.76
1014619 · Office Supplies					
Check	07/10/2024	157808	Staples	Inv #6005043472 Ink & deskpad	48.89
Check	07/10/2024	157808	Staples	Inv #6005713693 Magazine holder, leaflet holder, notebook	45.82
Check	07/10/2024	157808	Staples	Inv #6005713692 Leaflet holder	11.13
Check	07/17/2024	157873	Home Depot, The 7816	Flash light, bolts, rebar	41.67
Total 1014619 · Office Supplies					147.51
1014631 · Community Festivals					
Check	07/02/2024	157635	Ayre Productions	Fall Food Truck Festival Stage (50% Deposit)	1,300.00
Total 1014631 · Community Festivals					1,300.00
1014692 · Dental, Vision & Life Insurance					
Check	07/03/2024	157661	Euclid Managers	Monthly Dental/Life Insurance Premium July 2024	103.10
Check	07/16/2024	157847	Euclid Managers	Monthly Dental/Life Insurance Premium Aug 2024	103.10
Check	07/19/2024	157919	Vision Service Plan	Vision Insurance Premium	11.24
Total 1014692 · Dental, Vision & Life Insurance					217.44
Total 101CMA · Community Relations					1,743.71
Total 101CVA · Community Affairs					1,743.71
101ES · ES - Expenditures					
1014802 · Equipment					
Check	07/02/2024	157634	Air One Equipment, Inc.	Inv #208157 Repair to Fire Gears	957.50
Check	07/10/2024	157800	Air One Equipment, Inc.	Inv #208692 Helmet shield	75.00
Check	07/10/2024	157800	Air One Equipment, Inc.	Inv #208645 Hose appliance	1,149.00
Total 1014802 · Equipment					2,181.50
1014803 · Uniforms					
Check	07/02/2024	157645	Ray O'herron Co., Inc.	Inv #2351206 Shirt, Pants, Jacket, Bar (4)	602.74
Check	07/02/2024	157645	Ray O'herron Co., Inc.	Inv #2351203 Shirt, Flag	65.64
Check	07/02/2024	157645	Ray O'herron Co., Inc.	Inv #2350367 Shirt, Pants, Jacket, Cap, Belt, Tie, Bar	102.97
Check	07/02/2024	157645	Ray O'herron Co., Inc.	Inv #2350148 LT. Name Bars	563.11
Check	07/10/2024	157801	Bartlett Sports	Inv #6758 Caps (12)/Shirts (30)	582.00
Check	07/10/2024	157806	Ray O'herron Co., Inc.	Inv #2353047 Dress coat	192.23
Total 1014803 · Uniforms					2,108.69

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Type	Date	Num	Name	Memo	Amount
1014804 · Printing					
Check	07/03/2024	157660	Elite Document Solutions	Inv# 9237 Copies June 2024	11.15
Check	07/10/2024	157804	Kwik Print	Inv #76062 Business cards (2,500)	608.40
Total 1014804 · Printing					619.55
1014809 · Pre-Volunteer Screening					
Check	07/02/2024	157643	Physicians Immediate Care	Inv #4400007 ES Screenings	125.00
Check	07/10/2024	157800	Air One Equipment, Inc.	Inv #208631 Mask fit test	45.00
Check	07/10/2024	157810	Verify (XHANEM)	Inv #1602642 Background checks (4)	72.00
Check	07/10/2024	157810	Verify (XHANEM)	Inv #1597371 Background checks (3)	54.00
Check	07/10/2024	157810	Verify (XHANEM)	Inv #1591334 Background checks (6)	108.00
Check	07/10/2024	157810	Verify (XHANEM)	Inv #1586368 Background checks (32)	576.00
Check	07/10/2024	157810	Verify (XHANEM)	Inv #1581869 Background checks (13)	234.00
Total 1014809 · Pre-Volunteer Screening					1,214.00
1014811 · Station Utilities					
Check	07/02/2024	157637	Comcast (067)	ESHQ Monthly Internet Fee 6/24/24-7/23/24	172.90
Check	07/10/2024	157802	Groot, Inc (605728)	Inv# 12827772T107 Sanitation Services 7/1/24-7/31/24	344.30
Check	07/10/2024	157811	Village of Bartlett	Acct# 64107 Emergency Services Station Water 5/14/24-6/17/24	115.67
Check	07/16/2024	157845	Com Ed (8000) ES	Acct 1819128000 Emergency Services Station 6/5/24-7/5/24	19.39
Total 1014811 · Station Utilities					652.26
1014813 · Vehicle Fuel & Maintenance					
Check	07/02/2024	157636	Carol Stream Lawn and Power	Inv #514042 Honda Gen Preventative Maintenance	97.81
Check	07/02/2024	157636	Carol Stream Lawn and Power	Inv #514041 Honda Gen Preventative Maintenance	100.31
Check	07/02/2024	157636	Carol Stream Lawn and Power	Inv #514040 Subaru Gen Preventative Maintenance	97.81
Check	07/02/2024	157636	Carol Stream Lawn and Power	Inv #513998 Chain Saw Preventative Maintenance	47.98
Check	07/02/2024	157642	KO Fleet Maintenance, Inc	Inv #38338 Engine Repair Diagnosis	244.80
Check	07/02/2024	157646	Redmon's Towing	Inv #531085 Tow Unit 9123	465.00
Check	07/09/2024	157664	Preventative Maintenance Systems, Inc	Inv # 31087 Engine Rebuild Squad 9124	13,676.19
Check	07/10/2024	157803	Hopkins Ford	Inv #687341 Belt for #9123	429.72
Check	07/10/2024	157807	Redmon's Towing	Inv #531578 Tow for #9123	310.00
Total 1014813 · Vehicle Fuel & Maintenance					15,469.62
1014891 · Health Insurance					
Check	07/19/2024	157926	Blue Cross Blue Shield	Major Medical Premium August 2024	2,806.10
Total 1014891 · Health Insurance					2,806.10
1014892 · Dental, Vision & Life Insurance					
Check	07/03/2024	157661	Euclid Managers	Monthly Dental/Life Insurance Premium July 2024	140.78
Check	07/16/2024	157847	Euclid Managers	Monthly Dental/Life Insurance Premium Aug 2024	289.07
Check	07/19/2024	157919	Vision Service Plan	Vision Insurance Premium	8.99
Total 1014892 · Dental, Vision & Life Insurance					438.84

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Type	Date	Num	Name	Memo	Amount
Total 101ES · ES - Expenditures					25,490.56
101ISE · Insurance & Employee Benefits					
1014507 · Flex Plan & 457 Plan					
Check	07/16/2024	157853	The Retirement Advantage, Inc	Inv# 0460521-IN TRA Admin/Technology Fee	175.00
Total 1014507 · Flex Plan & 457 Plan					175.00
Total 101ISE · Insurance & Employee Benefits					175.00
101LEA · Legal & Auditing					
1014501 · Auditing					
Check	07/17/2024	157883	Lauterbach & Amen, LLP	Inv #91343 FY24 Audit Partial Payment	1,000.00
Total 1014501 · Auditing					1,000.00
1014502 · Legal Services					
Check	07/10/2024	157824	Airdo Werwas LLC	Inv# 190-0001-40755 Legal Fees	2,600.40
Check	07/10/2024	157824	Airdo Werwas LLC	Inv# 190-0018-40756 Legal Fees	3,039.75
Total 1014502 · Legal Services					5,640.15
Total 101LEA · Legal & Auditing					6,640.15
101MAIN · Facilities Maintenance					
1014202 · Office Supplies					
Check	07/03/2024	157660	Elite Document Solutions	Inv# 9237 Copies June 2024	0.30
Check	07/17/2024	157879	Staples	Inv #6005665272 Ink	57.98
Total 1014202 · Office Supplies					58.28
1014205 · Janitorial Supplies					
Check	07/02/2024	157659	State Chemical	Inv #903399136 Floor Soap, Car Wash Soap	408.48
Check	07/17/2024	157862	Bade Supply	Inv #87839 Toilet tissue, hand soap, can liners	243.40
Total 1014205 · Janitorial Supplies					651.88
1014210 · Building Maintenance - Town					
Check	07/17/2024	157873	Home Depot, The 7816	Shelf pins	6.51
Check	07/17/2024	157873	Home Depot, The 7816	Concrete, tapcons	54.39
Check	07/17/2024	157873	Home Depot, The 7816	Concrete, angle brush	24.75
Check	07/17/2024	157874	Johnson Controls Security Solutions	Inv #40150964 June-August Security Senior Center	274.13
Check	07/17/2024	157881	Temperature Equipment Corp	Inv #8164664-00 Town Hall & Road air filters	145.32
Check	07/17/2024	157881	Temperature Equipment Corp	Inv #8164664-00 Town Hall air filters	123.36
Total 1014210 · Building Maintenance - Town					628.46
1014211 · Building Maintenance - Senior					
Check	07/02/2024	157650	Automatic Doors, Inc.	Inv #06-322-X Front Door Repairs Senior Center	450.00
Check	07/17/2024	157873	Home Depot, The 7816	Countertop, rollers, contact cement, brush	96.88
Check	07/17/2024	157873	Home Depot, The 7816	P-trap	4.68

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Type	Date	Num	Name	Memo	Amount
Check	07/17/2024	157873	Home Depot, The 7816	Sewer flies, strips & traps	24.94
Check	07/17/2024	157873	Home Depot, The 7816	Pesticide	7.47
Check	07/17/2024	157877	Midwest Mechanical	Inv #112157689 AC Repairs Senior Center	385.65
Total 1014211 · Building Maintenance - Senior					969.62
1014212 · Building Maintenance - Astor					
Check	07/17/2024	157873	Home Depot, The 7816	Painters tape and sleeves for Astor doors	46.82
Check	07/17/2024	157873	Home Depot, The 7816	Ballast replacement	68.88
Check	07/17/2024	157873	Home Depot, The 7816	Weather stripping	39.93
Check	07/17/2024	157873	Home Depot, The 7816	Replacement trim	269.00
Check	07/17/2024	157876	Menards - West Chicago	Inv #98910 Toilet repair kit	42.81
Total 1014212 · Building Maintenance - Astor					467.44
1014215 · Equipment Maintenance - Astor					
Check	07/17/2024	157863	Chicago Metro Fire Prevention	Inv #IN00436039 Astor Ave security alarm repair	275.00
Check	07/17/2024	157881	Temperature Equipment Corp	Inv #8164664-00 Astor Ave air filters	131.28
Total 1014215 · Equipment Maintenance - Astor					406.28
1014216 · Equipment Rental					
Check	07/17/2024	157873	Home Depot, The 7816	Drill/driver kit, insect trap	105.97
Check	07/17/2024	157873	Home Depot, The 7816	Nail gun refund	-169.00
Total 1014216 · Equipment Rental					-63.03
1014218 · Vehicle Maintenance - Town					
Check	07/17/2024	157880	Suburban Tire Auto Care Centers	Inv #0542075 Rear brakes #324	781.18
Check	07/19/2024	157920	Valvoline	Inv# 65324 Oil Change - Van 318	98.58
Total 1014218 · Vehicle Maintenance - Town					879.76
1014223 · Trash Removal - Senior					
Check	07/02/2024	157655	Groot, Inc (61390)	Inv# 12824726T107 July Trash Collection Senior Center	710.04
Total 1014223 · Trash Removal - Senior					710.04
1014225 · Grounds/Reserve Maintenance					
Check	07/02/2024	157651	Black Diamond Plumbing & Mechanical, Inc.	Inv #207005535 Plumber Diagnosis Drinking Fountain	165.00
Check	07/02/2024	157654	Ewing Irrigation Products Inc.	Inv #22718919 Fertilizer, Herbicide for all Grounds & Reserves	447.42
Check	07/02/2024	157654	Ewing Irrigation Products Inc.	Inv #22705990 Herbicide, Spreader for all Grounds & Reserves	617.74
Check	07/17/2024	157868	Ewing Irrigation Products Inc.	Inv #22718919 Herbicide	447.42
Check	07/17/2024	157868	Ewing Irrigation Products Inc.	Inv #22781773 Insecticide	55.43
Check	07/17/2024	157870	FJ Bero	Inv #59483 Rouzel Reserve RPZ Repair & annual inspection	1,969.30
Check	07/17/2024	157872	HOLCIM - MAMR Inc	Inv #719713249 River stone	126.15
Check	07/17/2024	157873	Home Depot, The 7816	Gloves, kneeling pad, trowel, mulch	110.49
Check	07/17/2024	157873	Home Depot, The 7816	Plants	79.68
Check	07/17/2024	157873	Home Depot, The 7816	Drain pop up, drain tile, sealant	58.28
Check	07/17/2024	157873	Home Depot, The 7816	Pruning shears, saw chem mixing bucket	48.24
Check	07/17/2024	157873	Home Depot, The 7816	Lumber, post caps, anchors	249.96

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Type	Date	Num	Name	Memo	Amount
Check	07/17/2024	157873	Home Depot, The 7816	Drain tile refund	-21.78
Check	07/17/2024	157873	Home Depot, The 7816	Sand refund	-6.40
Check	07/17/2024	157878	Midwest Trading	Inv #1531298 Campus mulch	240.00
Check	07/17/2024	157878	Midwest Trading	Inv #1531295 Campus mulch	392.00
Check	07/17/2024	157878	Midwest Trading	Inv #1531279 Campus mulch	392.00
Check	07/17/2024	157878	Midwest Trading	Inv #1531380 Campus mulch	240.00
Check	07/17/2024	157878	Midwest Trading	Inv #1531375 Campus mulch	240.00
Check	07/17/2024	157878	Midwest Trading	Inv #1531367 Campus mulch	240.00
Check	07/17/2024	157878	Midwest Trading	Inv #1531357 Campus mulch	240.00
Check	07/17/2024	157878	Midwest Trading	Inv #1531310 Campus mulch	240.00
Check	07/19/2024	157907	Midwest Trading	Inv# 1531403 Lenoci Reserve Mulch	240.00
Total 1014225 · Grounds/Reserve Maintenance					6,810.93
1014228 · Building Maintenance - Izaak					
Check	07/17/2024	157858	Alarm Specialties and Protection	INV# 34920 July-Sept Security Fire Monitoring	165.00
Check	07/17/2024	157881	Temperature Equipment Corp	Inv #8164664-00 Izaak Walton air filters	27.00
Check	07/19/2024	157897	Amperage Electrical Supply Inc	Inv# 6585-2103129 Ballasts	49.53
Check	07/19/2024	157905	Hot Top Restoration	Chimney Leak Repair	350.00
Total 1014228 · Building Maintenance - Izaak					591.53
1014229 · Equipment Maintenance - Izaak					
Check	07/02/2024	157632	Joe Bero Plumbing, Inc	Inv# 17014 Annual Valve Inspection	90.00
Check	07/17/2024	157873	Home Depot, The 7816	Replacement ice maker line	14.96
Total 1014229 · Equipment Maintenance - Izaak					104.96
1014230 · Trash Removal - Izaak					
Check	07/17/2024	157871	Groot, Inc (54379)	Inv #12825363T107 July Trash/Recycling Collection	263.26
Total 1014230 · Trash Removal - Izaak					263.26
1014235 · Equipment Maint ES Station					
Check	07/02/2024	157657	Midwest Mechanical	Inv #112157099 AC Repairs Emergency Services Station	959.19
Total 1014235 · Equipment Maint ES Station					959.19
1014291 · Health Insurance					
Check	07/19/2024	157926	Blue Cross Blue Shield	Major Medical Premium August 2024	6,543.63
Total 1014291 · Health Insurance					6,543.63
1014292 · Dental, Vision & Life Insurance					
Check	07/03/2024	157661	Euclid Managers	Monthly Dental/Life Insurance Premium July 2024	541.22
Check	07/16/2024	157847	Euclid Managers	Monthly Dental/Life Insurance Premium Aug 2024	642.21
Check	07/19/2024	157919	Vision Service Plan	Vision Insurance Premium	70.06
Total 1014292 · Dental, Vision & Life Insurance					1,253.49
Total 101MAIN · Facilities Maintenance					21,235.72

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Type	Date	Num	Name	Memo	Amount
101THE · Town Hall Expense					
1014402 · Telephone - Town					
Check	07/12/2024	157839	James Barr	Phone reimbursement April- June 2024	150.00
Total 1014402 · Telephone - Town					150.00
1014403 · Utilities - Town					
Check	07/03/2024	157662	Nicor 34	Acct# 34-51-77-1000 9 Monthly Charges 5/15-6/14	1,292.60
Check	07/12/2024	157841	Village of Bartlett	Acct# 51470 Monthly Town Hall Water/Sewer	116.46
Check	07/16/2024	157846	Com Ed (8000) Town	Acct 9545328000 Town Hall 6/5/24-7/5/24	1,676.16
Check	07/16/2024	157855	Village of Bartlett	Inv# 134300 Water & Sewer Runzel	37.80
Total 1014403 · Utilities - Town					3,123.02
1014405 · Internet Access - Town					
Check	07/19/2024	157898	Comcast (773 ES)	Acct# 877110083 0226773 Internet Fee	103.48
Total 1014405 · Internet Access - Town					103.48
1014416 · Equipment Rental - Town					
Check	07/16/2024	157850	Leaf (618-010)	Inv# 16791090 Town Hall Main Copier Lease July 2024	230.43
Total 1014416 · Equipment Rental - Town					230.43
Total 101THE · Town Hall Expense					3,606.93
101TOE · Town Office Expense					
1014401 · Postage					
Check	07/17/2024	157884	Purchase Power Easy Permit Postage	July 2024 Postage Fees	2,426.85
Total 1014401 · Postage					2,426.85
1014404 · Office Supplies					
Check	07/02/2024	157633	Accurate Office Supply Co	Inv# 617073 HR File Supplies	153.03
Check	07/02/2024	157647	Staples	Inv #7001086403 Admin Breakroom Coffee Supplies, Copy Paper	196.50
Check	07/17/2024	157879	Staples	Inv #6005665272 Binder clips	12.18
Total 1014404 · Office Supplies					361.71
1014406 · Printing					
Check	07/03/2024	157660	Elite Document Solutions	Inv# 9237 Copies June 2024	182.34
Total 1014406 · Printing					182.34
1014412 · Travel Expenses					
Check	07/19/2024	157891	Suzy Callahan (v)	Mileage Reimbursement June/July	31.69
Total 1014412 · Travel Expenses					31.69
1014414 · Memberships, Subs & Publication					
Check	07/19/2024	157909	Notary Public Association	Notary Application Renewal	66.95

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Type	Date	Num	Name	Memo	Amount
Check	07/19/2024	157910	Notary Public Association	Notary Application Renewal	66.95
			Total 1014414 · Memberships, Subs & Publication		133.90
			1014424 · Education & Training		
Check	07/16/2024	157857	Kristen Smith	Tuition Assistance Spring 2024	4,470.00
			Total 1014424 · Education & Training		4,470.00
			1014429 · Miscellaneous		
Check	07/09/2024	157693	Pier Laundry	Board Meeting Tablecloth Cleaning	54.00
			Total 1014429 · Miscellaneous		54.00
			1014520 · Consulting		
Check	07/19/2024	157906	Haigh Solutions LLC	Inv# 2024-40 Emergency Response Standard Report	300.00
			Total 1014520 · Consulting		300.00
			1014530 · Financial Administration		
Check	07/02/2024	157630	Governmental Accounting, Inc	Inv# 59888 July 2024 Contract Billing	5,400.00
			Total 1014530 · Financial Administration		5,400.00
			1014531 · Community Affairs		
Check	07/10/2024	157805	Precise Printing Network, Inc.	Inv #55640 MHB Member Sr Committee Recognition Plaques	302.04
			Total 1014531 · Community Affairs		302.04
			1014534 · Passport Services		
Check	07/03/2024	157660	Elite Document Solutions	Inv# 9237 Copies June 2024	21.18
			Total 1014534 · Passport Services		21.18
			1014591 · Health Insurance		
Check	07/19/2024	157926	Blue Cross Blue Shield	Major Medical Premium August 2024	3,568.07
			Total 1014591 · Health Insurance		3,568.07
			1014592 · Dental, Vision & Life Insurance		
Check	07/03/2024	157661	Euclid Managers	Monthly Dental/Life Insurance Premium July 2024	500.23
Check	07/16/2024	157847	Euclid Managers	Monthly Dental/Life Insurance Premium Aug 2024	500.23
Check	07/19/2024	157919	Vision Service Plan	Vision Insurance Premium	44.21
			Total 1014592 · Dental, Vision & Life Insurance		1,044.67
			Total 101TOE · Town Office Expense		18,296.45
			104ASR · Assessor's Division		
			1044405 · Office Supplies		
Check	07/02/2024	157647	Staples	Inv #7001013547 Pens, Printer Toner, Sticky Notes, Glue Sticks	464.53

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Type	Date	Num	Name	Memo	Amount
Total 1044405 · Office Supplies					464.53
1044407 · Printing					
Check	07/03/2024	157660	Elite Document Solutions	Inv# 9237 Copies June 2024	17.62
Check	07/09/2024	157671	Kwik Print	Inv# 76036 Notary Stamp Jurat	95.90
Total 1044407 · Printing					113.52
1044415 · Dues, Subs & Publications					
Check	07/03/2024	157663	Notary Public Association	Notary Application Renewal - Cedillo	66.95
Total 1044415 · Dues, Subs & Publications					66.95
1044419 · Training					
Check	07/02/2024	157641	Illinois Property Assessment Institute	Inv# 414487 . Ill Tax Policy & Neighborhood Analysis Classes	790.00
Total 1044419 · Training					790.00
1044492 · Dental, Vision & Life Insurance					
Check	07/03/2024	157661	Euclid Managers	Monthly Dental/Life Insurance Premium July 2024	13.06
Check	07/16/2024	157847	Euclid Managers	Monthly Dental/Life Insurance Premium Aug 2024	13.06
Total 1044492 · Dental, Vision & Life Insurance					26.12
Total 104ASR · Assessor's Division					1,461.12
109YFS · Youth & Family Services					
109ADM · Administration & Clinical					
1094614 · Printing					
Check	07/03/2024	157660	Elite Document Solutions	Inv# 9237 Copies June 2024	118.35
Total 1094614 · Printing					118.35
1094617 · Equipment Maintenance					
Check	07/16/2024	157850	Leaf (618-010)	Inv# 16791090 Youth and Family Main Copier Lease July 2024	164.02
Total 1094617 · Equipment Maintenance					164.02
1094621 · Recruitment and Pre Employment					
Check	07/02/2024	157643	Physicians Immediate Care	Inv #4400007 YFS Screenings	190.00
Check	07/09/2024	157675	Verify (XHANYF)	Inv# 1602645 Background Checks	18.00
Check	07/09/2024	157697	Verify (XHANOV)	Inv# 1602644 Background Checks	18.00
Total 1094621 · Recruitment and Pre Employment					226.00
1094691 · Health Insurance					
Check	07/19/2024	157926	Blue Cross Blue Shield	Major Medical Premium August 2024	1,893.02
Total 1094691 · Health Insurance					1,893.02
1094692 · Dental, Vision & Life Insurance					
Check	07/03/2024	157661	Euclid Managers	Monthly Dental/Life Insurance Premium July 2024	515.50

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July 2 - 22, 2024

Type	Date	Num	Name	Memo	Amount
Check	07/16/2024	157847	Euclid Managers	Monthly Dental/Life Insurance Premium Aug 2024	187.04
Check	07/19/2024	157919	Vision Service Plan	Vision Insurance Premium	42.90
Total 1094692 · Dental, Vision & Life Insurance					745.44
Total 109ADM · Administration & Clinical					3,146.83
109OUT · Outreach & Prevention					
1094644 · Travel					
Check	07/12/2024	157840	Taylor Nohl (v)	Mileage Reimbursement	50.92
Total 1094644 · Travel					50.92
1094656 · Youth Center Equipment					
Check	07/16/2024	157850	Leaf (618-010)	Inv# 16791090 Youth and Family IWYC Copier Lease July 2024	164.02
Total 1094656 · Youth Center Equipment					164.02
1094658 · Youth Center Utilities					
Check	07/19/2024	157900	City of Elgin	Acct# 413720-6423 Water Monthly Charges	23.65
Check	07/19/2024	157913	Nicor 78	Acct# 78-11-12-9467 Monthly Charges	78.93
Total 1094658 · Youth Center Utilities					102.58
1094659 · Youth Center Phone & internet					
Check	07/19/2024	157899	Comcast (276 IWC Internet)	Acct# 8771 20 032 0786276 Monthly Charges	231.09
Total 1094659 · Youth Center Phone & internet					231.09
1094791 · Health Insurance					
Check	07/19/2024	157926	Blue Cross Blue Shield	Major Medical Premium August 2024	1,757.50
Total 1094791 · Health Insurance					1,757.50
1094792 · Dental, Vision & Life Insurance					
Check	07/03/2024	157661	Euclid Managers	Monthly Dental/Life Insurance Premium July 2024	293.31
Check	07/16/2024	157847	Euclid Managers	Monthly Dental/Life Insurance Premium Aug 2024	293.31
Check	07/19/2024	157919	Vision Service Plan	Vision Insurance Premium	26.04
Total 1094792 · Dental, Vision & Life Insurance					612.66
Total 109OUT · Outreach & Prevention					2,918.77
Total 109YFS · Youth & Family Services					6,065.60
Total 1014 · Town Fund - Expenditures					97,571.13
1104 · Aging Services - Expenditures					
1104ADM · Administration					
1104524 · Utilities					
Check	07/09/2024	157691	Nicor 53	Acct# 53-90-98-7636 8 Monthly Charges 5/23/24-6/23/24	3,063.80
Check	07/16/2024	157854	Village of Bartlett	Inv# 133888 Water & Sewer Rt 59	295.31

Hanover Township Board Audit Report

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Type	Date	Num	Name	Memo	Amount
Check	07/19/2024	157925	Com ed (8111)	Acct# 9275608111 Monthly Charges	5,861.58
Total 1104524 · Utilities					9,220.69
1104527 · Equipment					
Check	07/19/2024	157923	Wells Fargo Financial Leasing Inc	Inv# 5030493118 Color Copier Lease	289.85
Total 1104527 · Equipment					289.85
1104528 · Office Supplies					
Check	07/09/2024	157665	Accurate Office Supply Co	Inv# 617821 Folders, Batteries, Pens	47.77
Total 1104528 · Office Supplies					47.77
1104533 · Printing					
Check	07/02/2024	157638	COTG	Inv# IN5287384 Color Copier Charges	229.01
Check	07/09/2024	157677	Braden Interact Business (DD6308730301-1)	Inv# 952914 LL Copier Charges	13.41
Total 1104533 · Printing					242.42
1104534 · Dues, Subs, & Publications					
Check	07/16/2024	157856	Xavus Solutions LLC	Inv# 24588 My Senior Center Maint/Support Invoice	2,100.00
Check	07/19/2024	157911	Notary Public Association	Notary Application Renewal	66.95
Check	07/19/2024	157912	Notary Public Association	Notary Application Renewal	66.95
Total 1104534 · Dues, Subs, & Publications					2,233.90
1104591 · Health Insurance					
Check	07/19/2024	157926	Blue Cross Blue Shield	Major Medical Premium August 2024	1,165.74
Total 1104591 · Health Insurance					1,165.74
1104592 · Dental, Vision & Life Insurance					
Check	07/03/2024	157661	Euclid Managers	Monthly Dental/Life Insurance Premium July 2024	28.50
Check	07/16/2024	157847	Euclid Managers	Monthly Dental/Life Insurance Premium Aug 2024	28.50
Total 1104592 · Dental, Vision & Life Insurance					57.00
Total 1104ADM · Administration					13,257.37
1104NUT · Nutrition					
1105551 · Congregate Food					
Check	07/02/2024	157639	Get Fresh Produce, Inc	Congregate Food	416.72
Check	07/02/2024	157640	Gordon Food Service	Congregate Food	82.42
Check	07/09/2024	157681	Get Fresh Produce, Inc	Congregate Food	577.48
Check	07/09/2024	157682	Gordon Food Service	Congregate Food	1,340.72
Check	07/19/2024	157903	Gordon Food Service	Congregate Food	-72.27
Check	07/19/2024	157904	Get Fresh Produce, Inc	Congregate Food	1,646.15
Total 1105551 · Congregate Food					3,991.22
1105553 · Congregate Supplies					

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Type	Date	Num	Name	Memo	Amount
Check	07/02/2024	157639	Get Fresh Produce, Inc	Congregate Supplies	71.70
Check	07/02/2024	157640	Gordon Food Service	Cafe Supplies	217.58
Check	07/09/2024	157681	Get Fresh Produce, Inc	Congregate Supplies	20.90
Check	07/09/2024	157682	Gordon Food Service	Cafe Supplies	209.94
Check	07/09/2024	157693	Pier Laundry	Cafe Supplies	29.80
Check	07/19/2024	157904	Get Fresh Produce, Inc	Congregate Supplies	169.80
Total 1105553 · Congregate Supplies					719.72
1105558 · Home Delivered Meals Food					
Check	07/02/2024	157639	Get Fresh Produce, Inc	HDM Food	416.73
Check	07/09/2024	157681	Get Fresh Produce, Inc	HDM Food	577.48
Check	07/09/2024	157682	Gordon Food Service	HDM Food	1,340.71
Check	07/09/2024	157690	Pur Foods LLC dba Mom's Meals	Inv# MM0632024-HT Special Dietary Meals	2,651.39
Check	07/19/2024	157903	Gordon Food Service	HDM Food	-72.27
Check	07/19/2024	157904	Get Fresh Produce, Inc	HDM Food	1,646.15
Total 1105558 · Home Delivered Meals Food					6,560.19
1105560 · Home Delivered Meals Supplies					
Check	07/02/2024	157639	Get Fresh Produce, Inc	HDM Supplies	65.90
Check	07/09/2024	157681	Get Fresh Produce, Inc	HDM Supplies	15.10
Check	07/09/2024	157682	Gordon Food Service	HDM Supplies	209.94
Check	07/09/2024	157693	Pier Laundry	HDM Supplies	29.80
Check	07/19/2024	157904	Get Fresh Produce, Inc	HDM Supplies	169.80
Total 1105560 · Home Delivered Meals Supplies					490.54
1105792 · Dental, Vision & Life Insurance					
Check	07/03/2024	157661	Euclid Managers	Monthly Dental/Life Insurance Premium July 2024	51.55
Check	07/16/2024	157847	Euclid Managers	Monthly Dental/Life Insurance Premium Aug 2024	51.55
Check	07/19/2024	157919	Vision Service Plan	Vision Insurance Premium	5.62
Total 1105792 · Dental, Vision & Life Insurance					108.72
Total 1104NUT · Nutrition					11,870.39
1104PRO · Enrichment Programs					
1104515 · Programming					
Check	07/02/2024	157639	Get Fresh Produce, Inc	Program Supplies	103.80
Check	07/16/2024	157844	Bartlett Park District	Contract# 00004414 Deposit for Holiiday Party	500.00
Check	07/16/2024	157848	Giuseppa Bartolomeo	Supplies 7/10/24 (13)	102.17
Check	07/16/2024	157849	Janet Kane	Inv# 731-8/6/24 Musical Performance 8/6/24	175.00
Check	07/19/2024	157903	Gordon Food Service	Coffee Cups/Lids	596.28
Total 1104515 · Programming					1,477.25
1104520 · Volunteer Services					
Check	07/09/2024	157666	Charles Valerio	Home Delivered Meals Mileage Reimbursement June	40.74
Check	07/09/2024	157674	Verify (XHTSSE)	Inv# 1602657-IN Volunteer Background Check	18.00
Check	07/09/2024	157678	Charles Hoke	HDM Reimbur April-June	222.44

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Type	Date	Num	Name	Memo	Amount
Check	07/09/2024	157680	Edward Baus	Home Delivered Meals Mileage Reimbursement June	37.65
Check	07/09/2024	157683	James Lemonides	Home Delivered Meals Mileage Reimbursement June	33.10
Check	07/09/2024	157684	Jay Busse	Home Delivered Meals Mileage Reimbursement June	125.96
Check	07/09/2024	157685	Kathy Lindahl	Home Delivered Meals Mileage Reimbursement June	50.25
Check	07/09/2024	157686	Marcia Parker	Home Delivered Meals Mileage Reimbursement May & June	138.76
Check	07/09/2024	157687	Mark Buthman	Home Delivered Meals Mileage Reimbursement April - June	139.36
Check	07/09/2024	157688	Mary Wojtczak	Home Delivered Meals Mileage Reimbursement May & June	87.10
Check	07/09/2024	157692	Phil Roth	Home Delivered Meals Mileage Reimbursement June	58.29
Check	07/09/2024	157694	Priscilla Dixon	Home Delivered Meals Mileage Reimbursement June	35.51
Check	07/09/2024	157695	Randy Teesdale	Home Delivered Meals Mileage Reimbursement April - June	147.40
Check	07/09/2024	157698	Wayne Ruttensburg	Home Delivered Meals Mileage Reimbursement June	89.78
Check	07/16/2024	157851	Margaret Kinsella	HDM Reimbursement March - July	233.09
Check	07/16/2024	157852	Marlies Bellos	Home Delivered Meals Mileage Reimbursement May/June	148.61
Check	07/19/2024	157890	Marc Goodwin	Home Delivered Meals Mileage Reimbursement - April-June	140.70
Check	07/19/2024	157894	Maureen Howard	Home Delivered Meals Mileage Reimbursement June/July	41.94
Check	07/19/2024	157895	Debora Johnston	Home Delivered Meals Mileage Reimbursement March/July	145.48
Total 1104520 · Volunteer Services					1,934.16
1104891 · Health Insurance					
Check	07/19/2024	157926	Blue Cross Blue Shield	Major Medical Premium August 2024	4,193.16
Total 1104891 · Health Insurance					4,193.16
1104892 · Dental, Vision & Life Insurance					
Check	07/03/2024	157661	Euclid Managers	Monthly Dental/Life Insurance Premium July 2024	349.10
Check	07/16/2024	157847	Euclid Managers	Monthly Dental/Life Insurance Premium Aug 2024	349.10
Check	07/19/2024	157919	Vision Service Plan	Vision Insurance Premium	22.48
Total 1104892 · Dental, Vision & Life Insurance					720.68
Total 1104PRO · Enrichment Programs					8,325.25
1104SOC · Social Services					
1104569 · Senior Home Care Program					
Check	07/09/2024	157666	Charles Valerio	Mileage Home Care Client June	128.17
Check	07/09/2024	157697	Verify (XHANOV)	Inv# 1602644 Background Checks	54.00
Check	07/19/2024	157896	June Talbot	Travel Reimbursement	27.67
Total 1104569 · Senior Home Care Program					209.84
1104991 · Health Insurance					
Check	07/19/2024	157926	Blue Cross Blue Shield	Major Medical Premium August 2024	3,723.32
Total 1104991 · Health Insurance					3,723.32
1104992 · Dental, Vision & Life Insurance					
Check	07/03/2024	157661	Euclid Managers	Monthly Dental/Life Insurance Premium July 2024	446.44
Check	07/16/2024	157847	Euclid Managers	Monthly Dental/Life Insurance Premium Aug 2024	549.54
Check	07/19/2024	157919	Vision Service Plan	Vision Insurance Premium	29.41

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Type	Date	Num	Name	Memo	Amount
Total 1104992 · Dental, Vision & Life Insurance					1,025.39
Total 1104SOC · Social Services					4,958.55
1104TRN · Transportation					
1104518 · Vehicle Maintenance					
Check	07/09/2024	157670	Kammes Auto & Truck Repair, Inc.	Inv# 144997 Repair 140	332.51
Check	07/09/2024	157670	Kammes Auto & Truck Repair, Inc.	Inv# 144070 Tires & Belt 140	981.44
Check	07/19/2024	157918	Ultimate Spray-N-Wash Inc	Inv #42583 Bus Wash (7)	455.00
Total 1104518 · Vehicle Maintenance					1,768.95
1104547 · Dispatch Software					
Check	07/09/2024	157696	Unified Dispatch	Inv# 3206429 Quarterly Call System Support/Maintenance	1,650.00
Total 1104547 · Dispatch Software					1,650.00
1104553 · Uniforms					
Check	07/09/2024	157667	Cintas #22	Inv# 1904931675 Shirts (5)	156.65
Total 1104553 · Uniforms					156.65
1104691 · Health Insurance					
Check	07/19/2024	157926	Blue Cross Blue Shield	Major Medical Premium August 2024	4,055.66
Total 1104691 · Health Insurance					4,055.66
1104692 · Dental, Vision & Life Insurance					
Check	07/03/2024	157661	Euclid Managers	Monthly Dental/Life Insurance Premium July 2024	386.51
Check	07/16/2024	157847	Euclid Managers	Monthly Dental/Life Insurance Premium Aug 2024	438.06
Check	07/19/2024	157919	Vision Service Plan	Vision Insurance Premium	42.90
Total 1104692 · Dental, Vision & Life Insurance					867.47
Total 1104TRN · Transportation					8,498.73
Total 1104 · Aging Services - Expenditures					46,910.29
2024 · Human Services - Expenditures					
2024ADM · Administration					
2024202 · Office Supplies					
Check	07/19/2024	157917	Staples	Inv# 6005018249 Copy Paper/Correction Tape	104.69
Check	07/19/2024	157917	Staples	Inv# 6005018247 Toner	122.56
Check	07/19/2024	157917	Staples	Inv# 6005665270 Notary Journal	88.20
Check	07/19/2024	157917	Staples	Inv# 6005665273 Coffee Cups/Canisters	146.82
Check	07/19/2024	157917	Staples	Inv# 6005665271 Notary Journal	88.20
Check	07/19/2024	157917	Staples	Inv# 6006389183 Toner (2)	388.73
Total 2024202 · Office Supplies					939.20
2024204 · Equipment					
Check	07/16/2024	157850	Leaf (618-010)	Inv# 16791090 Astor Copier Lease July 2024	164.02

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Type	Date	Num	Name	Memo	Amount
Check	07/19/2024	157916	Quench USA, Inc.	Inv# INV07696367 Water Machine Rental	48.75
Total 2024204 · Equipment					212.77
2024205 · Travel & Training					
Check	07/19/2024	157892	Christina Martinez (v)	Mileage Reimbursement - June	20.17
Total 2024205 · Travel & Training					20.17
2024507 · Professional Services					
Check	07/19/2024	157921	Verify (XHANGA)	Inv# 1602643 Background Checks	18.00
Total 2024507 · Professional Services					18.00
2024591 · Health Insurance					
Check	07/19/2024	157926	Blue Cross Blue Shield	Major Medical Premium August 2024	676.18
Total 2024591 · Health Insurance					676.18
2024592 · Dental, Vision & Life Insurance					
Check	07/03/2024	157661	Euclid Managers	Monthly Dental/Life Insurance Premium July 2024	136.21
Check	07/16/2024	157847	Euclid Managers	Monthly Dental/Life Insurance Premium Aug 2024	118.94
Check	07/19/2024	157919	Vision Service Plan	Vision Insurance Premium	5.62
Total 2024592 · Dental, Vision & Life Insurance					260.77
Total 2024ADM · Administration					2,127.09
2024COM · Community Health					
2024691 · Health Insurance - CH					
Check	07/19/2024	157926	Blue Cross Blue Shield	Major Medical Premium August 2024	930.83
Total 2024691 · Health Insurance - CH					930.83
Total 2024COM · Community Health					930.83
2024HOM · Home Relief					
2024102 · Rent					
Check	07/09/2024	6557	Canterbury Fields Homeowners Association	Shelter Assistance	975.00
Total 2024102 · Rent					975.00
2024119 · Emergency Assistance					
Check	07/16/2024	6558	Hanover Blu Apartments	Shelter Assistance	1,734.76
Check	07/19/2024	6559	Ami Thacker	Emergency Assitance	2,000.00
Total 2024119 · Emergency Assistance					3,734.76
Total 2024HOM · Home Relief					4,709.76
202PAN · Pantry					
1014161 · Utilities					

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Type	Date	Num	Name	Memo	Amount
Check	07/19/2024	157901	Com Ed (9000)	Acct 9268009000 Monthly Charges	815.22
Check	07/19/2024	157914	Nicor 75	Acct# 75-08-57-1000 4 (Meter 2) Monthly Charges	44.78
Check	07/19/2024	157915	Nicor 65	Acct# 65-08-57-1000 5 (Meter 1) Monthly Charges	44.67
Check	07/19/2024	157922	Village of Hanover Park	Acct 3940-001 Water/Sewer	130.45
Total 1014161 · Utilities					1,035.12
1014166 · Trash Removal					
Check	07/19/2024	157902	Groot, Inc (69323)	Inv# 12595449T107 Trash Collection Astor July 2024	1,210.18
Total 1014166 · Trash Removal					1,210.18
1014191 · Health Insurance					
Check	07/19/2024	157926	Blue Cross Blue Shield	Major Medical Premium August 2024	676.18
Total 1014191 · Health Insurance					676.18
1014192 · Dental, Vision & Life Insurance					
Check	07/03/2024	157661	Euclid Managers	Monthly Dental/Life Insurance Premium July 2024	118.94
Check	07/16/2024	157847	Euclid Managers	Monthly Dental/Life Insurance Premium Aug 2024	136.21
Check	07/19/2024	157919	Vision Service Plan	Vision Insurance Premium	8.99
Total 1014192 · Dental, Vision & Life Insurance					264.14
Total 202PAN · Pantry					3,185.62
Total 2024 · Human Services - Expenditures					10,953.30
3034 · Road Maintenance - Expenditures					
3034ADM · Administration					
3034701 · Legal					
Check	07/10/2024	157824	Airdo Werwas LLC	Inv# 190-0007-40753 Legal Fees	3,673.65
Total 3034701 · Legal					3,673.65
3034711 · Utilities					
Check	07/02/2024	157658	Nicor 91	Acct# 91-98-58-5112 9 Monthly Charges 5/15/24-6/14/24	34.17
Check	07/17/2024	157865	Com Ed (6000)	Acct# 0741276000 Douglas Road De-Icer 6/11-7/11/24	22.19
Check	07/17/2024	157866	Com Ed (8000)	Acct 7029328000 Road Garage 6/5/24-7/5/24	237.99
Total 3034711 · Utilities					294.35
3034791 · Health Insurance					
Check	07/19/2024	157926	Blue Cross Blue Shield	Major Medical Premium August 2024	1,250.36
Total 3034791 · Health Insurance					1,250.36
3034792 · Dental, Vision & Life Insurance					
Check	07/03/2024	157661	Euclid Managers	Monthly Dental/Life Insurance Premium July 2024	103.10
Check	07/16/2024	157847	Euclid Managers	Monthly Dental/Life Insurance Premium Aug 2024	103.10
Check	07/19/2024	157919	Vision Service Plan	Vision Insurance Premium	11.24

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Type	Date	Num	Name	Memo	Amount
Total 3034792 · Dental, Vision & Life Insurance					217.44
Total 3034ADM · Administration					5,435.80
3034BLD · Buildings					
3034613 · Building Maintenance					
Check	07/17/2024	157861	Amperage Electrical Supply Inc	Inv #6585-2100997 Light bulbs for road garage	192.00
Check	07/17/2024	157873	Home Depot, The 7816	Wood glue, saw blades, lumber	19.42
Total 3034613 · Building Maintenance					211.42
Total 3034BLD · Buildings					211.42
3034ROD · Road Maintenance					
3034602 · Operating Supplies & Materials					
Check	07/02/2024	157649	Alta Equipment Company	Inv #SP4/90395 Chain Saw Blades & String LIne	162.83
Check	07/17/2024	157868	Ewing Irrigation Products Inc.	Inv #22781773 Herbicide	35.41
Check	07/17/2024	157868	Ewing Irrigation Products Inc.	Inv #22657228 Herbicide	121.21
Check	07/17/2024	157873	Home Depot, The 7816	Grill brush, washers, nuts, threaded rod	39.67
Total 3034602 · Operating Supplies & Materials					359.12
3034606 · Engineering					
Check	07/12/2024	157842	Commercial Funding Inc.	Inv # 6 Road resurfacing project engineering - June	13,499.36
Total 3034606 · Engineering					13,499.36
3034610 · Street Lighting					
Check	07/17/2024	157864	Com Ed (5000)	Acct# 0056865000 Street Light - Bridlewood Subdivision 5/31/24-7/1/24	40.21
Total 3034610 · Street Lighting					40.21
3034614 · Signs, Stripping & Tree Removal					
Check	07/17/2024	157873	Home Depot, The 7816	Road sign install hardware	112.20
Total 3034614 · Signs, Stripping & Tree Removal					112.20
Total 3034ROD · Road Maintenance					14,010.89
303EQM · Equipment					
3034608 · Equipment Purchase					
Check	07/17/2024	157873	Home Depot, The 7816	Bottle tack	32.98
Total 3034608 · Equipment Purchase					32.98
3034609 · Maintenance Vehicles & Equip					
Check	07/17/2024	157860	Alta Equipment Company	Inv #SS4/44770 Repairs, backpack blower	200.95
Check	07/17/2024	157860	Alta Equipment Company	Inv #SS4/44771 Spring preventive maintenance, hedge trimmer	95.00
Check	07/17/2024	157875	Kammes Auto & Truck Repair, Inc.	Inv #143983 Preventive maintenance repairs #502	1,988.15
Total 3034609 · Maintenance Vehicles & Equip					2,284.10

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Type	Date	Num	Name	Memo	Amount
Total 303EQM · Equipment					2,317.08
Total 3034 · Road Maintenance - Expenditures					21,975.19
4045 · Comm/SR Citizens Svcs - Expense					
4045135 · Bingo Expense					
Check	07/09/2024	157669	Illinois Department of Revenue - Bingo	Bingo Taxes April, May, June 2024	183.00
Check	07/09/2024	157672	Illinois Department of Revenue	Bingo Operator License Renewal	200.00
Total 4045135 · Bingo Expense					383.00
Total 4045 · Comm/SR Citizens Svcs - Expense					383.00
5054 · Mental Health - Expenditures					
5054ADM · Administration					
5054002 · Legal					
Check	07/16/2024	157843	Airdo Werwas LLC	Inv# 237-0001-40754 Legal Fees	2,896.20
Total 5054002 · Legal					2,896.20
5054014 · Equip / Database					
Check	07/10/2024	157823	DreamCo Design	Inv #31811 Yearly subscription 7/8/24-7/7/25	1,199.40
Total 5054014 · Equip / Database					1,199.40
5054541 · Printing					
Check	07/03/2024	157660	Elite Document Solutions	Inv# 9237 Copies June 2024	5.45
Total 5054541 · Printing					5.45
5054591 · Health Insurance					
Check	07/19/2024	157926	Blue Cross Blue Shield	Major Medical Premium August 2024	1,555.92
Total 5054591 · Health Insurance					1,555.92
5054592 · Dental, Vision & Life Insurance					
Check	07/03/2024	157661	Euclid Managers	Monthly Dental/Life Insurance Premium July 2024	190.21
Check	07/16/2024	157847	Euclid Managers	Monthly Dental/Life Insurance Premium Aug 2024	190.21
Check	07/19/2024	157919	Vision Service Plan	Vision Insurance Premium	14.80
Total 5054592 · Dental, Vision & Life Insurance					395.22
Total 5054ADM · Administration					6,052.19
5054SVC · Service Contracts					
5054100 · CAC CASI					
Check	07/10/2024	157828	Children's Advocacy Center of NW Cook	FY25 2nd Quarterly Payment for Contracted Services	5,500.00
Total 5054100 · CAC CASI					5,500.00
5054102 · CAC Family Support					

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Type	Date	Num	Name	Memo	Amount
Check	07/19/2024	157887	Childrens Advocacy Ctr of Nwst Co County	Family Support Service - June	2,240.00
			Total 5054102 · CAC Family Support		2,240.00
			5054103 · CAC Safe from the Start		
Check	07/10/2024	157828	Children's Advocacy Center of NW Cook	FY25 1st Quarterly Payment for Contracted Services	5,750.00
			Total 5054103 · CAC Safe from the Start		5,750.00
			5054104 · CCC Domestic Violence Shelter		
Check	07/10/2024	157829	Community Crisis Center	FY25 2nd Quarterly Payment for Contracted Shelter Services	6,750.00
			Total 5054104 · CCC Domestic Violence Shelter		6,750.00
			5054105 · CCC Domestic Violence Counsel		
Check	07/10/2024	157829	Community Crisis Center	FY25 2nd Quarterly Payment for Contracted Counseling Services	10,000.00
			Total 5054105 · CCC Domestic Violence Counsel		10,000.00
			5054108 · Aid Supportive Employment		
Check	07/10/2024	157826	Association for Individual Development	FY25 2nd Qtr Payment for Contracted Services through MHB	11,750.00
			Total 5054108 · Aid Supportive Employment		11,750.00
			5054113 · Clearbrook Day Services		
Check	07/10/2024	157837	Clearbrook	FY25 2nd Qtr Payment for Contracted Services through MHB	2,500.00
			Total 5054113 · Clearbrook Day Services		2,500.00
			5054123 · Easter Seals		
Check	07/19/2024	157888	Easter Seals DuPage & Fox Valley Region	Outpatient Rehab Services - May/June	17,437.50
			Total 5054123 · Easter Seals		17,437.50
			5054130 · Northwest Casa		
Check	07/19/2024	157885	Northwest CASA	Sexual Assault Interventions - June	381.02
Check	07/19/2024	157885	Northwest CASA	Sexual Assault Interventions - May	2,095.53
Check	07/19/2024	157885	Northwest CASA	Sexual Assault Interventions - April	1,143.00
			Total 5054130 · Northwest Casa		3,619.55
			5054132 · Ecker Therapy Services		
Check	07/10/2024	157830	Ecker Center for Behavioral Health	FY25 2nd Qtr Payment for Contracted Services through MHB	5,000.00
			Total 5054132 · Ecker Therapy Services		5,000.00
			5054133 · Ecker PEP		
Check	07/10/2024	157830	Ecker Center for Behavioral Health	FY25 2nd Qtr Payment for Contracted Services through MHB	20,000.00
			Total 5054133 · Ecker PEP		20,000.00
			5054135 · Ecker Center Substance		

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Type	Date	Num	Name	Memo	Amount
Check	07/10/2024	157830	Ecker Center for Behavioral Health	FY25 2nd Qtr Payment for Contracted Services through MHB	11,250.00
			Total 5054135 · Ecker Center Substance		11,250.00
			5054141 · Shelter Inc Healthy Families		
Check	07/10/2024	157812	Shelter, Inc	FY25 2nd Qtr Payment for Contracted Services through MHB	3,000.00
			Total 5054141 · Shelter Inc Healthy Families		3,000.00
			5054142 · Centro De Informacion		
Check	07/10/2024	157827	Centro de Informacion	FY25 2nd Qtr Payment for Contracted Services through MHB	8,125.00
			Total 5054142 · Centro De Informacion		8,125.00
			5054148 · FSA Therapy Services		
Check	07/10/2024	157831	Family Services Association	FY25 2nd Qtr Payment for Contracted Services through MHB	11,250.00
			Total 5054148 · FSA Therapy Services		11,250.00
			5054158 · Summitt Center		
Check	07/10/2024	157809	Summit School Early Learning Center	FY25 2nd Qtr Payment for Contracted Services through MHB	4,000.00
			Total 5054158 · Summitt Center		4,000.00
			5054162 · Tide Transportation		
Check	07/10/2024	157822	Ellen Roberts	TIDE refund for 5 vouchers	13.75
			Total 5054162 · Tide Transportation		13.75
			5054165 · Amita Alexian		
Check	07/12/2024	157838	Alexian Bros Center Mental Health (MHB)	Outpatient Therapy and Psychiatry	1,416.35
			Total 5054165 · Amita Alexian		1,416.35
			5054166 · PADS of Elgin		
Check	07/10/2024	157834	PADS of Elgin	FY25 2nd Qtr Payment for Contracted Services through MHB	10,000.00
			Total 5054166 · PADS of Elgin		10,000.00
			5054185 · Little City Foundation		
Check	07/10/2024	157814	Little City Foundation	FY25 2nd Qtr Payment for Contracted Services through MHB	1,300.00
			Total 5054185 · Little City Foundation		1,300.00
			5054190 · Maryville Academy		
Check	07/10/2024	157833	Maryville Academy	FY25 2nd Qtr Payment for Contracted Services through MHB	5,000.00
			Total 5054190 · Maryville Academy		5,000.00
			5054200 · Kenneth Young Center - SASS		
Check	07/10/2024	157815	Kenneth Young Center	FY25 2nd Quarterly Payment for Contracted Therapy Services	2,050.00
Check	07/10/2024	157815	Kenneth Young Center	FY25 2nd Quarterly Payment for Contracted Mobile Crisis Response	1,750.00

Hanover Township Board Audit Report

July 2 - 22, 2024

Type	Date	Num	Name	Memo	Amount
			Total 5054200 · Kenneth Young Center - SASS		3,800.00
Check	07/10/2024	157837	Clearbrook	FY25 2nd Qtr Payment for Contracted Services through MHB	3,125.00
			Total 5054203 · Clearbrook - Residential		3,125.00
Check	07/19/2024	157888	Easter Seals DuPage & Fox Valley Region	Mental Health Services - May/June	1,625.00
			Total 5054204 · Easter Seals Family Support		1,625.00
Check	07/19/2024	157889	UP Hanover Landing, LP	Hanover Landing Rent Subsidy - August 2024	5,263.00
			Total 5054205 · Mental Health Housing		5,263.00
Check	07/10/2024	157816	Girl Scouts of Northern Illinois	FY25 2nd Qtr Payment for Contracted Services through MHB	3,500.00
			Total 5054207 · Girl Scouts of N. IL - Outreach		3,500.00
Check	07/10/2024	157817	Gigi's Playhouse	FY25 2nd Quarterly Payment for Contracted Employment Services	3,125.00
			Total 5054220 · Gigis Playhouse		3,125.00
Check	07/10/2024	157832	Marklund Children's Home	FY25 2nd Qtr Payment for Contracted Services through MHB	6,250.00
			Total 5054223 · Marklund		6,250.00
Check	07/10/2024	157820	Community Alternatives Unlimited	FY25 2nd Qtr Payment for Contracted Services through MHB	3,750.00
			Total 5054225 · Community Alternatives Unlimite		3,750.00
Check	07/10/2024	157818	Fellowship Housing Corporation	FY25 2nd Qtr Payment for Contracted Services through MHB	1,250.00
			Total 5054226 · Fellowship Housing Corp		1,250.00
Check	07/10/2024	157825	American Association of Retired Asians	FY24 1st Quarterly Payment for Case Management Services	10,375.00
Check	07/10/2024	157825	American Association of Retired Asians	FY24 2nd Quarterly Payment for Case Management Services	10,375.00
			Total 5054227 · AARA		20,750.00
Check	07/10/2024	157813	Partners for Our Communities	FY25 2nd Qtr Payment for Contracted Services through MHB	3,000.00
			Total 5054229 · Partners for Our Communities		3,000.00

Hanover Township Board Audit Report

July 2 - 22, 2024

Type	Date	Num	Name	Memo	Amount
5054231 · About Behavioral Change					
Check	07/10/2024	157821	About Behavioral Change	FY25 2nd Qtr Payment for Contracted Services through MHB	3,200.00
			Total 5054231 · About Behavioral Change		3,200.00
5054232 · Elderday					
Check	07/10/2024	157819	Elderday Center	FY25 2nd Qtr Payment for Contracted Services through MHB	1,250.00
			Total 5054232 · Elderday		1,250.00
5054234 · Ray Graham Assoc					
Check	07/10/2024	157836	Ray Graham Association	FY25 2nd Qtr Payment for Contracted Services through MHB	5,000.00
			Total 5054234 · Ray Graham Assoc		5,000.00
5054235 · Community Crisis Center Childre					
Check	07/10/2024	157829	Community Crisis Center	FY25 2nd Quarterly Payment for Contracted Children's Program	1,250.00
			Total 5054235 · Community Crisis Center Childre		1,250.00
5054237 · Haymarket					
Check	07/19/2024	157886	Haymarket	Purchase of Service	750.00
			Total 5054237 · Haymarket		750.00
			Total 5054SVC · Service Contracts		212,790.15
			Total 5054 · Mental Health - Expenditures		218,842.34
7004 · Vehicle Replcmnt - Expenditures					
7004540 · Bus Purchase					
Check	07/09/2024	157673	Pace	Inv# 638003 Bus Lease	200.00
			Total 7004540 · Bus Purchase		200.00
			Total 7004 · Vehicle Replcmnt - Expenditures		200.00
8084 · Capital Projects - Expenditures					
8084401 · Tiknis Campus Expansion					
Check	07/02/2024	157648	Village of Bartlett	Irrevocable Cash Deposit Agreement for Tiknis Campus Expansion	108,112.60
			Total 8084401 · Tiknis Campus Expansion		108,112.60
8084414 · Emergency Services Station					
Check	07/02/2024	157631	Berna Architects & Design	Inv# 2024115 Architectural Design - Facilities & Roads Headquarters	15,000.00
Check	07/02/2024	157652	Conserv FS, Inc.	Inv #6433037 Seed for Renovation Added Drainage GMA Station	397.85
Check	07/02/2024	157653	Environmental Consulting Group, Inc	Inv #2024-558 Environmental Testing at FARM HQ	755.00
Check	07/02/2024	157656	Hot Top Restoration	Gutter Guards - EMA Station Addition	2,000.00
Check	07/09/2024	157668	Hitchcock Design Group	Inv# 32921 June Progress Payment	4,447.50
Check	07/17/2024	157859	Alliance Industrial Services, LLC	Inv# 13525 Farm renovation dumpster	560.60
Check	07/17/2024	157867	Earth, Inc	Inv #24372 Topsoil	240.00
Check	07/17/2024	157869	FGM Architects	Inv #21-3142.01-26 April-May Progress payment- Emergency Services pro...	270.00

Hanover Township Board Audit Report

July 2 - 22, 2024

Type	Date	Num	Name	Memo	Amount
Check	07/17/2024	157873	Home Depot, The 7816	Construction screws	9.98
Check	07/17/2024	157873	Home Depot, The 7816	Exhaust fan	149.00
Check	07/17/2024	157873	Home Depot, The 7816	Chimney cap, fasteners, lumber	66.54
Check	07/17/2024	157873	Home Depot, The 7816	Lumber, hardware	82.38
Check	07/17/2024	157873	Home Depot, The 7816	Saw blades, hardware, fasteners	49.91
Check	07/17/2024	157873	Home Depot, The 7816	Chimney cap, weather stripping	110.47
Check	07/17/2024	157873	Home Depot, The 7816	Lumber, weather shield, finish & framing materials	416.45
Check	07/17/2024	157873	Home Depot, The 7816	Galvanized flashing	42.98
Check	07/17/2024	157873	Home Depot, The 7816	Fasteners, joist hangers	56.66
Check	07/17/2024	157873	Home Depot, The 7816	Chimney cap refund	-49.97
Check	07/19/2024	157924	Optimal Home Improvement	FARM HQ Siding Installation - 50%	13,425.00
Total 8084414 · Emergency Services Station					38,030.35
8084425 · Building & Perm Improvements					
Check	07/17/2024	157873	Home Depot, The 7816	Toilet bolts, angle stop	34.85
Check	07/17/2024	157873	Home Depot, The 7816	Town Hall bathroom conversion supplies	66.24
Total 8084425 · Building & Perm Improvements					101.09
Total 8084 · Capital Projects - Expenditures					146,244.04
TOTAL					543,079.29

- I. Call to Order/Roll Call: Supervisor McGuire called the Board meeting to order at 7:00 p.m.
Clerk Dolan Baumer called the roll; present were Trustees Beattie, Noyola, and Martinez, and Supervisor McGuire. Absent: Trustee Essick.

Others present were Assessor Khaja Moinuddin, Facilities and Road Maintenance Director Caleb Hanson, Aging Services Director Megan Conway, Community Health Director Kristen Smith, Emergency Services Director Mike Crews, Youth and Family Services Director Tina Houdek, Deputy Administrator Kristin Vana, Administrator James Barr, Administrative Assistant Hailey Matich, Attorney Mark Kimzey, and Mr. and Mrs. Ed Biesediecki, Mr. and Mrs. John Cruthers, Village of Streamwood Trustee Mike Baumer, and Mr. Eric Hornig from Hitchcock Design.
- II. Pledge of Allegiance: Supervisor McGuire invited everyone to stand and join him in the Pledge of Allegiance to the Flag.
- III. Town Hall: Supervisor McGuire asked if there was anyone in the audience who had comments to make or questions to ask of the Board. Hearing none, Mr. McGuire closed the Town Hall.
- IV. Presentations to the Hanover Township Mental Health Board Members: On behalf of the Board of Trustees, Supervisor McGuire presented plaques to retiring Township Mental Health Board members Mrs. Kristen Cruthers and Mrs. Kathy Biesediecki.
- V. Reports:
 - A. Supervisor's Report: Supervisor McGuire thanked staff for their excellent job organizing and running the Freedom Car Show; special thanks to Trustee Mike Baumer for bringing his corvette! He offered thanks to Director Kutenberg for setting up the heritage marker for the Spaulding School and thanked the elected officials who attended the unveiling on behalf of the Board.
 - B. Clerk's Report: Clerk Dolan Baumer reported that everyone is invited to the Elk Grove Village Lions event on the 4th at Lions Park where the Beach Boys will be playing before the fireworks, and the Lions would be serving beer and food.
 - C. Assessor's Report: Assessor Moinuddin reported that Hanover Township would cohost a tax bill seminar on July 15; tax bills are due on August 1; and certificates of error applications for 2024 open on Monday, July 1.
 - D. Trustee Liaison Committee Reports: Trustee Martinez reported that he and Trustee Noyola visited with the Seniors Latino outreach group in Hanover Park recently.
 - E. Department Reports: Reports were submitted for review by the Board for review during the June 18, 2024 meeting; highlights since then included Director Hanson reporting that the Bridlewood resurfacing project is progressing as scheduled and should be completed by August 1. Work on final touches to the Emergency Services station is ongoing, and includes gutter and downspout installation. Manager Nelson has been discharged from the hospital and we all send our best wishes for a speedy recover. Thank you for the flowers the Town Board sent on the death of his father in law. This summer has been busy thus far for the Emergency Services department, having responded to search and rescue efforts, fires, and traffic issues. The department received a thank you/complimentary letter from a Village of Schaumburg Trustee. National Kidney Foundation would be offering screenings next week, reported Director Smith, and screenings would be offered at the Bartlett library on July 24. She has attended a forum at St. Alexius to network with other professionals in the field. The next blood drive would be held on August 15. Director Houdek reported that a bake sale would be held on July 9 and a restaurant fundraiser on July 10 to support youth programs. The ATCOY summer olympics would be held later this month. The department is searching for a part time receptionist to fill a vacancy. Interviews are being held for a Spanish speaking therapist. National Night Out is coming up at the Izaak

Walton Reserve in August where donated backpacks would be distributed. Director Conway reported that the FY25 award from ADRN has been received. From AgeOptions awards include \$85,570 for Caregivers Services, \$10,000 for counseling/therapy services, and \$38,833 for transportation. Nutrition funding includes \$173,000 for nutrition services, and \$211,000 for home delivered meals. They reduced the take out option over home delivered meals. Two vacancies exist in the department. Administrator Barr reported that these funds represent major sources of new funding that are sustainable, as well as funding for new program support, has been proven to be a pick-up after Catholic Charities backed out. These funds are made possible by the Federal Older Americans Act. Manager Teachout reported that 22 TIDE riders are working on the Ride Share Access program, which they have discovered only covers a portion of the Township resident. The MHB needs assessment survey would be distributed later this month, as would the applications surveys for funding. Deputy Vana reported that the Township received a check for \$390,000 from the State of Illinois and \$500 from the DCEO grant, \$109,673 remains to be collected from the State and the documents are being completed by her office. Evening hours (open to 7 p.m.) start on August 1 for resident services and Assessors office services. Director Kuttentberg reported that the Secretary of State would be offering mobile services at the Township on July 23. Representative Hirshauer and Villa would be present. The MTA would be holding a spring Legislative session review on July 10. The fall food truck festival would be held on September 17. Administrator Barr reported that a public meeting would be held on July 23 to discuss the OSLAD/Tiknis Campus proposed expansion. The regular Board meeting of July 23 would be moved to August 6 and held at the Izaak Walton Reserve for National Night Out festivities.

VI. Bill Paying: Mr. Barr presented the bills for payment from June 18, 2024 through July 1, 2024 as follows:

a.	Town	\$44,608.92
b.	Senior Services	40,292.83
c.	General Assistance	13,120.59
d.	Road Maintenance	14,137.33
e.	Mental Health Board	8,061.32
g.	Capital	<u>675.00</u>
	Total	<u>\$120,895.99</u>

A motion was made by Trustee Martinez and seconded by Trustee Beattie to approve payment of the bills as presented from June 18, 2024 through July 1, 2024. Roll call: Ayes: Trustees Beattie, Martinez, and Noyola, and Supervisor McGuire. Nays: None. Motion carried and the bills will be paid.

VII. Unfinished Business: No unfinished business was brought forward.

VIII. New Business:

- A. Hanover Township Board Meeting Minutes of June 18, 2024: Trustee Beattie moved that the Board approve the Board meeting minutes of June 18, 2024; motion seconded by Trustee Noyola. Roll call: Ayes: Trustees Beattie, Martinez, and Noyola, and Supervisor McGuire. Nays: None. Motion carried.
- B. Resolution to Approve the Village of Bartlett Deposit Agreement: Trustee Beattie moved that the Board approve resolution 070224 approving of the Village of Bartlett deposit agreement of an irrevocable cash deposit for \$108,112.60 for the William Tiknis Campus expansion for a public improvements completion agreement; Trustee Martinez seconded the motion. Roll call: Ayes: Trustees Beattie, Essick, Martinez, and Noyola, and Supervisor McGuire. Nays: None. Motion carried.
- C. Consideration of the Tiknis Campus Open Space Reserve Project: Mr. Eric Hornig of Hitchcock Design made a presentation of the Tiknis Campus Open Space Reserve project. After the presentation, the Board agreed that it be presented the public at an open meeting on July 23.

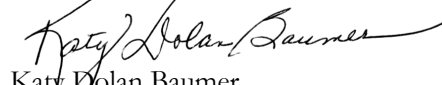
Minutes of a Meeting of the Hanover Township Board

Tuesday, July 2, 2024

Page 3

- D. Consideration of Rescheduling the July 16, 2024 Board Meeting: Trustee Martinez moved that the Board concur with the rescheduling of the July 16, 2024 Board meeting to July 23; motion seconded by Trustee Noyola Roll call: Ayes: Trustees Beattie, Martinez, and Noyola, and Supervisor McGuire. Nays: None. Motion carried.
- IX. Executive Session: No motion to go into Executive Session was made.
- X. Other Business: Attorney Kimzey reported that the lawsuit on the lien made in DuPage in April, then transferred to Cook. There was a move to dismiss the lien due to improper filing. The surety company status is that the lien is holding up payment s to general contractors. There has been no request from the surety company yet and the Township continues to hold the fund. Supervisor McGuire and the Board of Trustees wish Hanover Park Mayor Rod Craig congratulations on his election to the Northwest Municipal Conference presidency. Congratulations to Trustee (Lion) Beattie on her election to Bartlett Lions Club President. The Board asked staff to set up a public meeting to interact with resident near the Walters-Lenoci Reserve for continued feedback. Mr. McGuire was approached by a resident during the Freedom Car Show regarding bringing back the coffee with the Board workshops; the Board reached concurrence that holding a CWB Workshop would be good September through November and then January through March, at which time the Board will reevaluate its success. Staff will contact the Board for potential dates. In addition, it was requested by Mr. McGuire that our own nutrition services prepare the breakfasts/coffee.
- XI. Adjournment: There being no further business to come before this Board, a motion to adjourn at 7:56 p.m. was made by Trustee Martinez and seconded by Trustee Beattie, followed by a roll call vote. Ayes: Trustees Beattie, Noyola, and Martinez, and Supervisor McGuire. Motion carried and the meeting was adjourned.

Respectfully submitted,



Katy Dolan Baumer
Clerk

Copy: Supervisor, Administrator, Attorney, (4) Trustees, and Assessor, Aging Services, Human Services, Y&F Services, Community Affairs



Lake Street TIF Joint Review Board

Village of Bartlett, Illinois
Thursday, July 18, 2024 at 2:00 pm



What is Tax Increment Financing?

Tax Increment Financing (TIF) is an economic development technique that allocates future property taxes from a designated area to pay for project improvements within that area.

The program lasts for up to 23 years.

What is the Purpose of TIF?

Eliminate

Eliminates or
prevents blight
through
redevelopment



Promote

Promotes economic
development
consistent with the
Comprehensive Plan

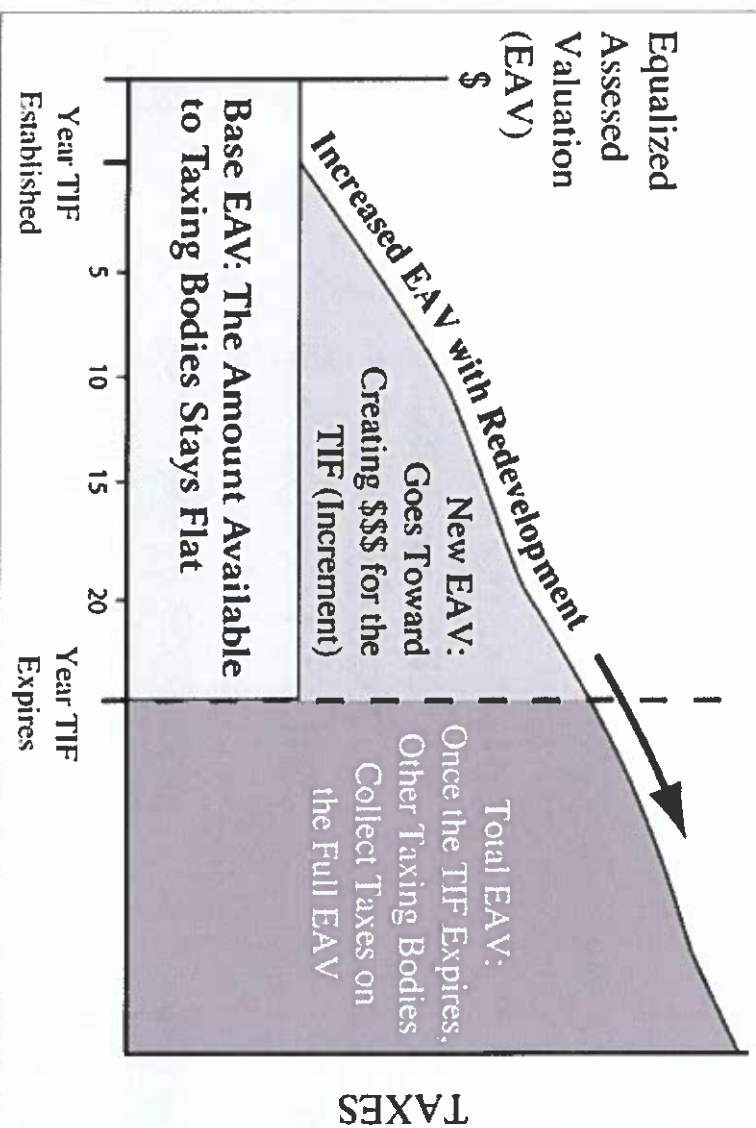


Enhance

Enhances the
tax base

How does TIF work?

HOW A SUCCESSFUL TIF GENERATES REVENUES



How does TIF work: Example

- **Before TIF:**
 - Property Value (EAV) = **\$100,000**: annual property taxes = **\$10,487** (of which the Village receives **\$1,001**)
- **After TIF spurs investment:**
 - Property Value (EAV) = **\$1,100,00**: annual property taxes **\$115,357**
- **\$104,870** “incremental” difference in annual taxes goes into TIF fund to pay project costs during the life of the TIF

Project Area Boundary



The Project Area includes parcels located on Lake Street, roughly between Lela Lane and Hale Avenue.

Project Area Meets Eligibility Requirements

The Lake Street Corridor Project Area meets the requirements to qualify as a “blighted area”.

Improved Land: qualifies as a ‘blighted area’

- Over 50% of structures over 35 years old
- Dilapidation
- Deterioration
- Excessive Vacancy
- Decline or relative decline in Equalized Assessed Value (EAV)
- Lack of Community Planning

Unimproved Land: qualifies as a ‘blighted area’

- Obsolete Patting of Vacant Land;
- Deterioration of structures/site improvements in neighboring areas; and
- Decline in total EAV in 3 of the 5 past calendar years.

Eligibility factors should be present to a **meaningful extent** and **reasonably distributed** within the Project Area.

Relative Decline in Equalized Assessed Value (EAV)

Total EAV of Improved Land within the proposed redevelopment project area has declined for 4 of the last 5 calendar years, and Total EAV of Unimproved Land within the proposed redevelopment project area has declined for 3 of the last 5 calendar years.

IMPROVED LAND	2017	2018	2019	2020	2021	2022
Total Project Area EAV	\$3,208,580	\$3,185,753	\$4,107,813	\$4,067,647	\$3,673,767	\$3,477,037
% Change - EAV	14.60%	-0.78%	22.50%	-0.99%	-10.72%	-5.66%
UNIMPROVED LAND	2017	2018	2019	2020	2021	2022
Total Project Area EAV	\$1,056,200	\$1,037,733	\$1,643,256	\$1,816,486	\$1,692,115	\$1,555,274
% Change - EAV	5.38%	-1.78%	36.85%	9.54%	-7.35%	-8.80%

Eligible Project Costs

Estimated Redevelopment Project Costs	
Category	Cost
Costs of Studies, Surveys, Development Plans, Implementation and administration of the Redevelopment Plan	\$28,000,000
Property Assembly including Acquisition, Site Preparation, Demolition, Environmental Remediation, and Site Improvements	\$1,000,000
Rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings and fixtures	\$12,500,000
Financing Costs	\$24,000,000
Taxing District Capital Costs and Residential Impact Costs ⁽¹⁾	\$885,000
Developer Interest Costs, taxing districts eligible reimbursement and capital costs	\$1,000,000
Total Estimated Project Costs	\$67,385,000

Anticipated Outcomes

- Construction and Occupancy of Commercial Redevelopment
- Growth in Tax Base from **\$5,032,311** to approximately **\$67 million**
- Growth in Annual Property Taxes from the TIF from **\$528K** to **\$7M**

Three Ordinances

- I. Ordinance Adopting Tax Increment Allocation Financing for the Lake Street Corridor TIF District
- II. Ordinance Adopting the Redevelopment Plan and Project
- III. Ordinance Designating the Redevelopment Project Area

Summary

- Joint Review Board Questions:
- The proposed Redevelopment Plan contains all required plan elements as outlined in the Act.
- The proposed Project Area includes both improved and unimproved land, both of which qualify as ‘blighted areas’ based on the definitions and requirements established in the Act.

BE IT RESOLVED by the Joint Review Board, created and convened under the requirements of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* ("**Act**"), for the Village of Bartlett, Cook, DuPage, and Kane Counties, Illinois, Lake Street Corridor Redevelopment Project Area ("**RPA**") THAT:

**A RESOLUTION OF THE JOINT REVIEW BOARD REGARDING
LAKE STREET CORRIDOR REDEVELOPMENT PROJECT AREA**

shall be, and is hereby, adopted as follows:

Section 1. **BACKGROUND.**

The Joint Review Board convened pursuant to the Act met on July 18, 2024, at 2 p.m. at Bartlett Village Hall, 228 S. Main Street, Bartlett, Illinois, and was comprised of representatives of affected taxing jurisdictions within the proposed RPA, as well as a representative of the Village of Bartlett and a public member, each as required by the Act.

The public member of the Joint Review Board was duly selected by a majority vote of the Joint Review Board members, and a chairperson was duly selected by the Joint Review Board by majority vote of the Joint Review Board members.

The Joint Review Board carefully reviewed and considered the public record, planning documents, and proposed ordinances to be considered by the Village (1) designating the RPA, (2) approving the Redevelopment Plan and Redevelopment Project, and (3) adopting Tax Increment Financing.

The Joint Review Board also carefully reviewed and considered the Tax Increment Financing Eligibility Study and Redevelopment Plan and Project for the Lake Street Corridor Redevelopment Project Area, prepared by Teska Associates, Inc., and dated May 31, 2024 ("**RPA Plan**").

Section 2. **JRB RECOMMENDATIONS.**

After considering these materials, other information, and documents, the Joint Review Board finds and recommends that:

1. The proposed RPA be approved;
2. The RPA satisfies the eligibility criteria defined in the Act;
3. The RPA qualifies as a "conservation area" as defined in the Act;
4. The RPA Plan as presented conforms with the requirements of the Act; and
5. The RPA satisfies the requirements of the RPA Plan and fulfills the objectives of the Act.

Section 3. AUTHORIZATION.

The Chairperson of the Joint Review Board or their designee is hereby directed to promptly deliver a copy of this Resolution to the President and Board of Trustees of the Village of Bartlett

DATED this 18th day of July, 2024

JRB Chairperson

**Tax Increment Financing
Lake Street Corridor
Redevelopment Plan and Program**

Village of Bartlett, IL

**DRAFT
June 14, 2024**

**Prepared By:
Teska Associates, Inc.**



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VILLAGE OF BARTLETT REDEVELOPMENT PLAN AND PROGRAM

INTRODUCTION

The Village of Bartlett was founded in the late 1800's by Luther Bartlett when he donated 40 acres of land to be developed along the Chicago and Pacific Railroad line. With a population of around 250 people, the Village was officially incorporated into Hanover Township in 1891. In addition to the railroad, Bell Telephone Co. was a major employer when the Village approved the telephone company to move to the area in 1901. The population did not begin to increase until the mid-late 1900's; as the population grew, so did its physical size. Today the Village has a total land area of around 16 square miles. The original development within that 40-acre area that surrounds the (now) Metra railroad station continues to be the center of community, while larger retailing, entertainment and employment activities are dispersed in several business, office and industrial clusters that developed in areas (particularly along primary roadway corridors) concurrent with the residential growth of the Village and the region. Businesses along Lake Street Corridor developed relatively early in the post WWII suburban growth of the metropolitan area, and reflect the size, orientation and in several instances the obsolescence that characterizes the development of that era.

This report documents the Tax Increment Redevelopment Plan and Program (the "Redevelopment Plan") for the **Lake Street Corridor Tax Increment Financing District** Redevelopment Project Area (the "Project Area"). This Redevelopment Plan has been prepared for use by the Village of Bartlett (the "Village") by Teska Associates, Inc. This proposed Redevelopment Plan seeks to respond to deficiencies, challenges and needs within the Project Area, and is indicative of a strong commitment and desire on the part of the Village to improve and revitalize the Project Area. The Plan is intended to provide a framework for improvements and reinvestment within the Project Area over the next twenty-three (23) years.

The Project Area consists of commercial properties as well as institutional and vacant undeveloped land located along Lake Street in the Village of Bartlett. Development impediments, as outlined in Appendix A Eligibility Report, and the resulting extraordinary challenges necessary for redevelopment, have led the Village to explore Tax Increment Financing. The Village retained the planning consulting firm Teska Associates, Inc. to assist the Village in the creation of a new TIF district covering the site. Teska has conducted the necessary field surveys, site evaluations, and identified key redevelopment opportunities and necessary public improvements within the Project Area, and this Redevelopment Plan summarizes the analyses and findings of the consultant's work. The Village is entitled to rely on the findings and conclusions of this Redevelopment Plan in designating the Project Area as a "redevelopment project area" under the State of Illinois Tax Increment Allocation Redevelopment Act, **65 ILCS 5/11-74.4-1** as amended (the "Act").

Teska has prepared this Redevelopment Plan and the related Eligibility Report with the understanding that the Village would rely on: (a) the findings and conclusions of the Redevelopment Plan and associated Eligibility Report in proceeding with the designation of the Project Area and the adoption and implementation of the Redevelopment Plan; and (b) the fact that Teska has obtained the necessary information so that the Redevelopment Plan and the related Eligibility Study will comply with the requirements of the Act.

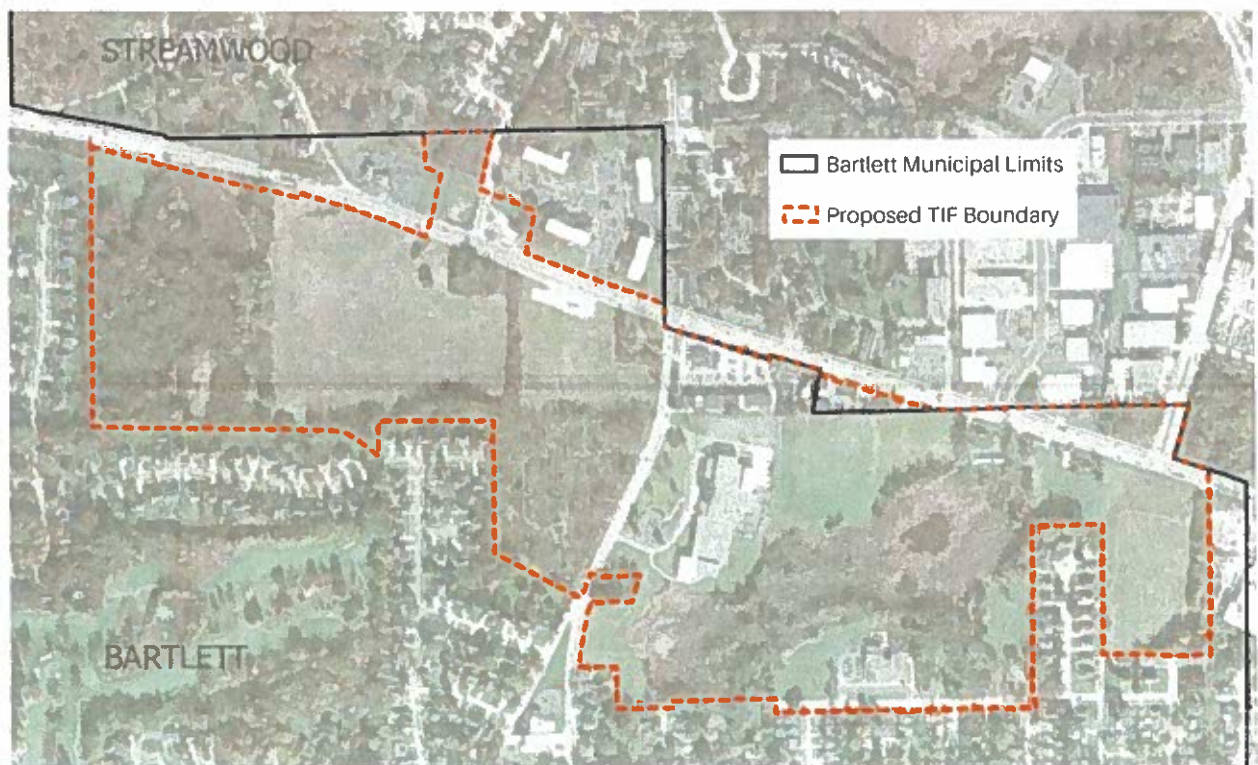
VILLAGE OF BARTLETT REDEVELOPMENT PLAN AND PROGRAM

Tax Increment Financing

Tax increment financing is permitted in Illinois under the “Tax Increment Allocation Redevelopment Act” (**Chapter 65 ILCS 5/11-74.4-1, et seq.**) of the Illinois Statutes, as amended (hereinafter the “Act”). Only areas which meet certain specifications outlined in the Act are eligible to use this financing mechanism. In addition to describing the redevelopment objectives, this Redevelopment Area Plan and Project report sets forth in general terms the overall program to be undertaken to achieve these objectives.

The Act permits municipalities to improve eligible “conservation” or “blighted” areas in accordance with an adopted Redevelopment Plan over a period not to exceed twenty-three (23) years. The municipal cost of certain public improvements and projects can be repaid with the revenues generated by increased assessed values of private real estate within a designated project area. This taxing power is only applied to the increase in equalized assessed valuation generated within the designated project area during the limited term of the Redevelopment Plan and Project, principally increased equalized assessed valuation from new private development.

FIGURE A – Aerial Location Map



REDEVELOPMENT PROJECT AREA DESCRIPTION

The boundaries of the Redevelopment Project Area were carefully established in adherence to the eligibility criteria and include only those parcels which would benefit by the proposed Redevelopment Plan and Project. The Project Area includes parcels located on Lake Street, roughly between Lela Lane and Hale Avenue, as shown on "Exhibit B – Project Area Boundary." The Project Area contains **thirteen (13)** structures on **twenty-eight (28)** parcels, totaling approximately **one-hundred and fifty-four (154)** acres in area (or approximately 112 acres excluding rights-of-way). The property within the Project Area is primarily commercial but contains a mix of uses including institutional and vacant property intended for rights-of-way.

Table 1: Existing Land Use

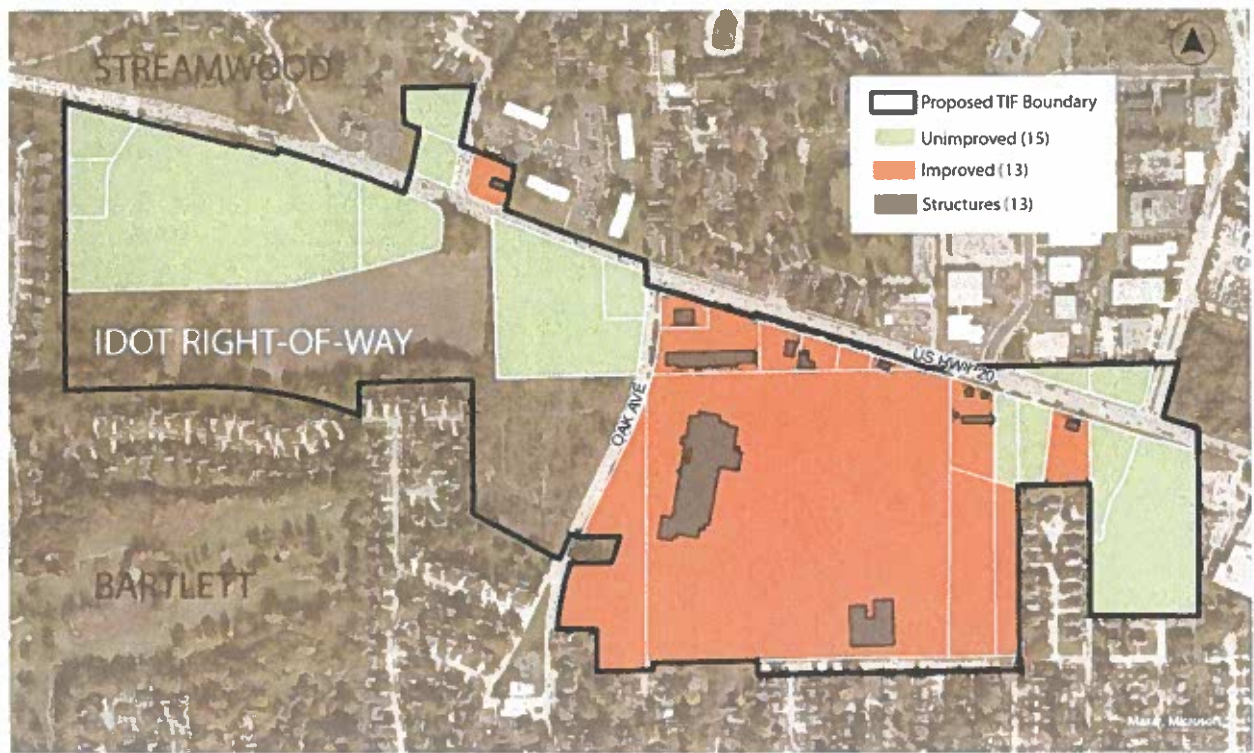
Existing Land Use	Land Area (Acres)
Commercial/Mixed-Use	10.8
Vacant Land	51.7
Municipal/Institutional	44.4
Parks/Open Space	5.8
Rights-of-Way (streets + IDOT)	41.3
TOTAL	154

Table 2: Existing Housing Units

Unit Type	Units *
Single-family	0
Multi-family	0
TOTAL	0

* The intended relocation of 10 or more residential units, or the presence of 75 or more residential units requires preparation of a Housing Impact Study. Therefore, a Housing Impact Study is NOT included in this redevelopment plan.

FIGURE B – Project Area Boundary



The designation of the Project Area for TIF comes as the culmination of years of Village efforts to encourage the rational use and development of properties along Lake Street as a vibrant commercial corridor. These efforts have been impeded by several factors that are recognized in the eligibility survey and are interrelated with the history of the “planned” Elgin-O’Hare Expressway”. The Illinois Department of Transportation acquired land west of Oak Avenue intended to support the Elgin-O’Hare project, including property for interchange, roadway, stormwater detention. While the Village of Bartlett witnessed considerable residential and commercial growth in the 1990’s through the present, the subject properties remained undeveloped, lost value, and buildings decayed while the prospect of the Elgin-O’Hare remained “on the books” but without financial or political support. Awaiting IDOT action, property owners declined to reinvest.

The Village has encouraged IDOT to either make the originally planned improvements or to relinquish the properties to allow for rational use and redevelopment. As a result, IDOT has committed to vacating those portions of its property that are currently designated as wetland or floodplain to a public entity to protect them from the impact of development of adjacent property and has indicated its willingness to sell the remaining developable portion of its property at fair market value once the Oak Avenue realignment is complete.

Both the assembly of property for redevelopment and the realignment of North Oak Avenue are eligible TIF project expenses if the property is within an adopted TIF redevelopment district.

LEGAL DESCRIPTION (Lake Street TIF – Bartlett):

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 27, THE SOUTHWEST QUARTER OF SECTION 26, THE NORTHEAST QUARTER OF SECTION 34 AND THE NORTHWEST QUARTER OF SECTION 35 IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 27 TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LAKE STREET (AKA U.S. ROUTE 20);

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF LAKE STREET (AKA U.S. ROUTE 20) TO A POINT THAT IS 230.49 FEET NORTHWESTERLY OF THE CENTERLINE OF BARLETT ROAD;

THENCE NORTHEASTERLY ALONG A LINE THAT IS NORTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF BARLETT ROAD TO A POINT ON A LINE THAT IS NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF LAKE STREET (AKA U.S. ROUTE 20), SAID POINT BEING 250.82 FEET NORTHEASTERLY OF SAID CENTERLINE OF LAKE STREET (AKA U.S. ROUTE 20), AS MEASURED ALONG SAID PARALLEL LINE WITH THE CENTERLINE OF BARTLETT ROAD;

THENCE NORTHWESTERLY ALONG SAID LINE THAT IS NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF LAKE STREET (AKA U.S. ROUTE 20) 77.11 FEET TO A POINT ON A LINE;

THENCE NORTHERLY ALONG SAID LINE TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, SAID POINT BEING 357.83 FEET WESTERLY OF THE INTERSECTION WITH SAID NORTH LINE AND SAID CENTERLINE OF BARTLETT ROAD;

THENCE EAST ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID BARTLETT ROAD;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID BARTLETT ROAD TO A POINT ON SAID LINE THAT IS NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF LAKE STREET (AKA U.S. ROUTE 20);

THENCE SOUTHEASTERLY ALONG SAID LINE THAT IS NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF LAKE STREET (AKA U.S. ROUTE 20) TO A POINT THAT IS 230.49 FEET SOUTHEASTERLY OF SAID CENTERLINE OF BARTLETT ROAD, AS MEASURED ALONG SAID PARALLEL LINE WITH THE CENTERLINE OF LAKE STREET (AKA U.S. ROUTE 20);

THENCE SOUTHWESTERLY ALONG A LINE THAT IS SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF BARLETT ROAD TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF LAKE STREET (AKA U.S. ROUTE 20);

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF LAKE STREET (AKA U.S. ROUTE 20) TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27;

THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27 TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID LAKE STREET (AKA U.S. ROUTE 20);

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF LAKE STREET (AKA U.S. ROUTE 20) TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26;

THENCE EAST ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26 TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PARK BOULEVARD;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF PARK BOULEVARD TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF LAKE STREET (AKA U.S. ROUTE 20);

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF LAKE STREET (AKA U.S. ROUTE 20) TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF ARTHUR R. LEVINE'S ADDITION TO THE VILLAGE OF BARTLETT, AS RECORDED FEBRUARY 14, 1957 AS DOCUMENT NUMBER 16825886;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF ARTHUR R. LEVINE'S ADDITION TO THE VILLAGE OF BARTLETT TO A POINT 186 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35, SAID POINT ALSO BEING THE NORTHEAST CORNER OF ARTHUR R. LEVINE'S 2ND ADDITION TO THE VILLAGE OF BARTLETT, AS RECORDED JANUARY 10, 1961 AS DOCUMENT NUMBER 18058603;

THENCE WEST ALONG THE NORTH LINE OF SAID ARTHUR R. LEVINE'S 2ND ADDITION TO THE VILLAGE OF BARTLETT TO A POINT ON THE EAST LINE OF BLANCHETTE'S SUBDIVISION, AS RECORDED DECEMBER 30, 1963 AS DOCUMENT NUMBER 2128917;

THENCE NORTH ALONG SAID EAST LINE OF BLANCHETTE'S SUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID BLANCHETTE'S SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID BLANCHETTE'S SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF TAYLOR AVENUE;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF TAYLOR AVENUE TO THE WESTERLY TERMINATION OF SAID TAYLOR AVENUE, SAID WESTERLY TERMINATION OF TAYLOR AVENUE ALSO BEING THE NORTHWEST CORNER OF LOT 29 IN TAYLOR'S SECOND ADDITION TO BARTLETT, AS RECORDED APRIL 2, 1959 AS DOCUMENT NUMBER 1852682;

THENCE NORTH ALONG SAID WESTERLY TERMINATION OF TAYLOR AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID TAYLOR AVENUE;

THENCE WEST ALONG THE WESTERLY EXTENSION OF SAID NORTH RIGHT-OF-WAY LINE OF TAYLOR AVENUE TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF EASTERN AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION TO THE NORTHEAST CORNER OF A DEDICATED PARCEL OF LAND, AS RECORDED JULY 23, 1976 AS DOCUMENT NUMBER 23570435;

THENCE WEST ALONG THE NORTH LINE OF SAID DEDICATED PARCEL OF LAND TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34 TO A POINT ON A LINE THAT IS 186 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF OAK AVENUE;

THENCE NORTH ALONG SAID LINE THAT IS 186 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF OAK AVENUE TO A POINT ON A LINE THAT IS 1152.32 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 34;

THENCE WEST ALONG SAID LINE THAT IS 1152.32 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 34 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID OAK AVENUE;

THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF OAK AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HICKORY AVENUE;

THENCE NORTHWESTERLY ALONG A LINE TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HICKORY AVENUE, SAID POINT IS OPPOSITE AND ADJACENT TO SAID POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HICKORY AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF HICKORY AVENUE TO THE NORTHEAST CORNER OF LOT 27 IN WILLIAMSBURG HILLS UNIT NUMBER 1 SUBDIVISION, AS RECORDED AUGUST 28, 1986 AS DOCUMENT NUMBER 86382846;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 27 AND THE NORTHEASTERLY LINES OF LOTS 26, 25, 24 AND 23 TO THE NORTHWESTERLY CORNER OF SAID LOT 23, SAID NORTHWESTERLY CORNER OF LOT 23 ALSO BEING A BEND POINT IN THE EASTERLY LINE OF LOT 18 IN SAID WILLIAMSBURG HILLS UNIT NUMBER 1 SUBDIVISION;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 18 AND THE EASTERLY LINE OF LOT 17 IN SAID WILLIAMSBURG HILLS UNIT NUMBER 1 SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 17, SAID NORTHEAST CORNER OF LOT 17 ALSO BEING THE SOUTHEAST CORNER OF WILLIAMSBURG HILLS UNIT NUMBER 2 SUBDIVISION, AS RECORDED OCTOBER 18, 1988 AS DOCUMENT NUMBER 88479257;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID WILLIAMSBURG HILLS UNIT NUMBER 2 SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 34;

THENCE WEST ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER OF SECTION 34;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34 TO THE NORTHEAST CORNER OF WILLIAMSBURG HILLS UNIT NUMBER 3 SUBDIVISION, AS RECORDED MAY 26, 1989 AS DOCUMENT NUMBER 89241734;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID WILLIAMSBURG HILLS UNIT NUMBER 3 SUBDIVISION TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID SECTION, 846.32 FEET SOUTH OF THE NORTHEAST CORNER THEREOF;

THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 34, TO A POINT 186 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF THE COUNTY HIGHWAY AS DEDICATED BY PLAT RECORDED AS DOCUMENT NUMBER 8090523 FOR A POINT OF BEGINNING;

THENCE CONTINUING ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 34, 186 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF THE COUNTY HIGHWAY;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF THE COUNTY HIGHWAY TO A POINT 726.32 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 34, AS MEASURED ON A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 34;

THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 34, 186 FEET;

THENCE SOUTHERLY ON A LINE PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE OF THE COUNTY HIGHWAY TO THE POINT OF BEGINNING.

Summary of the Eligibility of the Proposed Project Area

An Eligibility Study was undertaken, consistent with the Act and related procedural guidelines, to determine the eligibility of the Lake Street Corridor Project Area. These 'Eligibility Findings' indicate that the proposed Project Area meets the statutory requirements of a 'conservation area' and is therefore eligible for designation as a 'Tax Increment Finance Redevelopment Project Area.'



As detailed in Appendix A – Tax Increment Financing Eligibility Report of this Redevelopment Plan, the Project Area is eligible for designation as the Project Area qualifies for eligibility as a “redevelopment project area”.

Improved land within the Project Area qualifies as a ‘blighted area’ in accordance with the criteria established in the Act, based on the predominance of buildings within the Project Area being older than 35 years in age, and the documented extent of parcels exhibiting characteristics of the following major contributing factors:

1. Dilapidation
2. Deterioration
3. Excessive Vacancies
4. Decline in Equalized Assessed Value
5. Lack of Community Planning

In addition, the documented extent of parcels exhibiting characteristics of the following factors contribute to the overall eligibility of the Project Area:

1. Environmental Remediation Costs

Unimproved land within the Project Area qualifies as a 'blighted area' in accordance with the criteria established in the Act, based on the documented extent of parcels exhibiting characteristics of the following major contributing factors:

1. Obsolete platting of vacant land;
2. Deterioration of structures or site improvements in neighboring areas; and
3. Decline in total EAV in 3 of the past 5 years.

Together, the documented characteristics of improved and unimproved land contribute to the eligibility of the Project Area as a 'blighted area'. All of these characteristics point towards the need for designation of the Project Area as a 'blighted area' to be followed by public intervention in order that redevelopment might occur.

REDEVELOPMENT PLAN & PROGRAM

The revitalization of the Project Area presents challenges and opportunities for the Village of Bartlett. The success of this effort will depend upon cooperation between private investment and local government. Public and private development efforts have not yet been able to stimulate the comprehensive revitalization of the Project Area. The adoption of this Redevelopment Area Plan and Project will assist with the implementation of the development goals and objectives of the Village of Bartlett, which otherwise could not reasonably be anticipated to occur without the adoption of this Redevelopment Area Plan and Project. Through public investment, the Project Area will become more attractive to private investment.

The Act describes the Redevelopment Plan as “the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualified the redevelopment project area as a blighted area or conservation area ..., and thereby serves to enhance the tax bases of the taxing districts which extend into the redevelopment project area.”

The successful implementation of the Project Area Plan and Project requires that the Village take full advantage of the real estate tax increment attributed to the Project Area as provided for by the Act. The Project Area will not reasonably be improved and/or redeveloped without the use of such incremental revenues.

Purpose of the Redevelopment Plan

Pursuant to the "Tax Increment Allocation Redevelopment Act" (**Chapter 65 ILCS 5/11-74.4-1, et seq.**) of the Illinois Statutes as amended (hereinafter the "Act"), the purpose of a Redevelopment Plan and Project is to promote the health, safety, morals, and welfare of the general public by:

- Eradicating blighting conditions and instituting conservation measures;
- Removing and alleviating adverse conditions by encouraging private investment of underutilized and vacant properties which will strengthen the economy, tax base, business environment, and living environment within the Village of Bartlett; and
- Improving existing public utilities and infrastructure within the Project Area.

Redevelopment Plan Goals and Objectives

The aim of the Redevelopment Plan is the revitalization of the Project Area as a strong and attractive commercial/mixed-use corridor (Lake Street corridor), which will contribute to the health and vitality of the Village of Bartlett. The goals and objectives of the Redevelopment Plan include those articulated in the Illinois Tax Allocation Redevelopment Act and intend to align with the Village's Comprehensive Land Use Plan, as depicted below:

Comprehensive Plan 1995 Update

The 1995 Land Use Plan (Exhibit C) established a vision for the future of the Project Area. At the time, IDOT was still acquiring property to support the Elgin-O'Hare Expressway. Much of what would be purchased and preserved by IDOT for the expressway was depicted in the plan as open space, in addition to a plan to realign Oak Avenue to connect with N Bartlett Road at Lake Street. In general, land along Lake Street was intended for commercial development. In addition, on the eastern edge of the project area, an extension of Prospect Avenue to connect to S Park Avenue at Lake Street was also proposed.

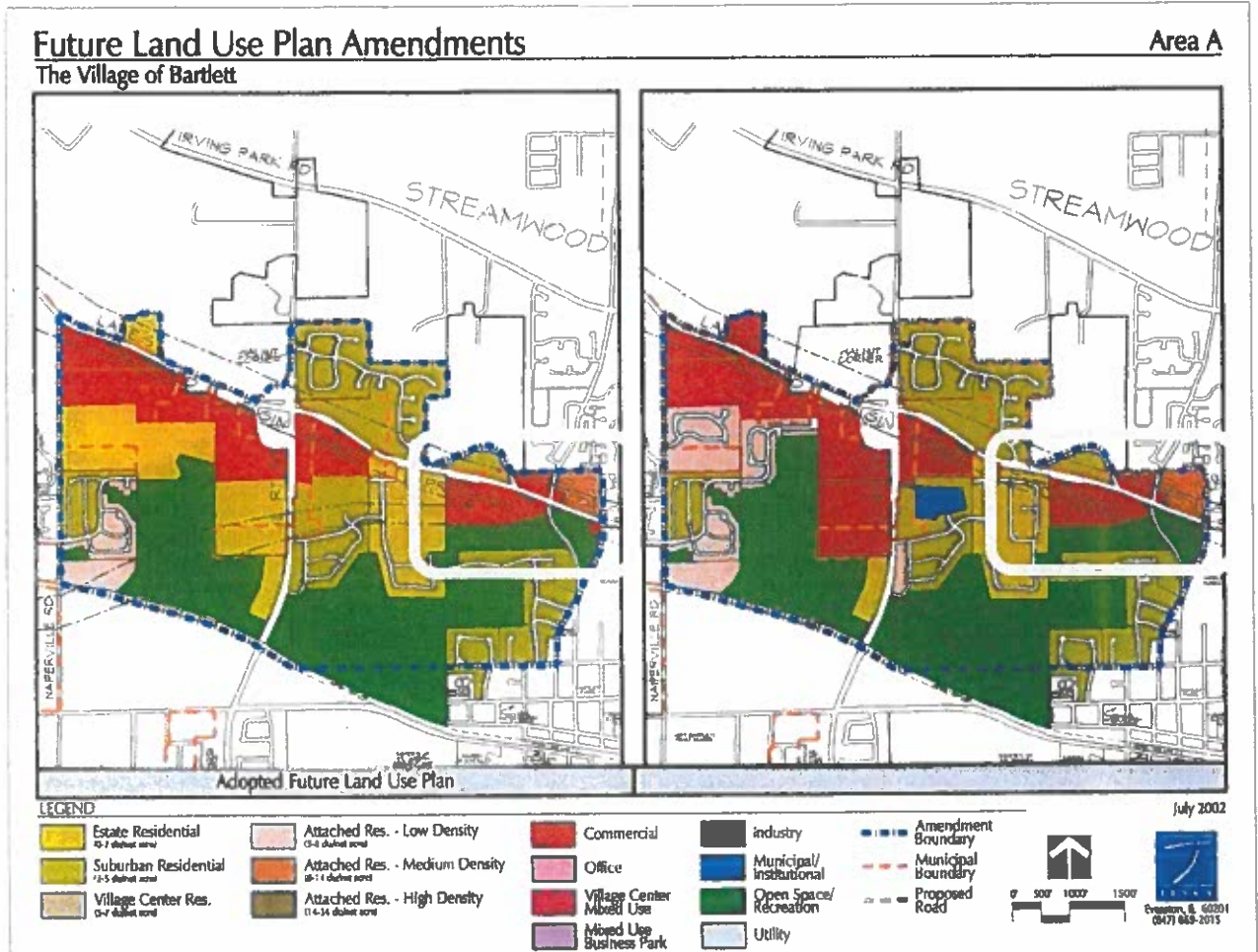
EXHIBIT C: Village of Bartlett 1995 Future Land Use Plan



Comprehensive Plan 2002 Update

The 2002 update to the 1995 Future Land Use Plan (Exhibit D) in the Project Area made one minor change. The southwest corner of Oak Avenue and Lake Street was changed from Commercial to Open Space, to account for the anticipated construction of the Elgin-O'Hare Expressway which would have rendered the land undevelopable.

Exhibit D – Village of Bartlett 2002 Future Land Use Plan Update



Future Land Use Plan

The recommended land uses, redevelopment opportunities, and public improvements of this Redevelopment Plan are consistent with the Village's Comprehensive Land Use Plan, zoning ordinance and other related planning documents.

The intent of the Future Land Use Plan is to provide a long-range guide for determining the uses to which the land should eventually be put, and to direct subsequent zoning decisions as redevelopment occurs within the Project Area. The designation of a future land use which differs from an existing use is not intended to suggest any immediate requirement for redevelopment. Rather, the Future Land Use Plan is intended to plan for future redevelopment in line with the Village's Comprehensive Plan, only if and when a property owner pursues a development project, or an existing business or resident vacates a property.



ABOVE: Example of Deterioration observed during field survey.
Source: Teska Associates, Inc.

The Future Land Use Plan (Exhibit E) shows anticipated land uses at completion of project activities. The Project Area is anticipated to be developed as a mixed-use commercial corridor. General land use descriptions include the following:

Commercial (shown in Exhibit E in red)

This land use category is intended for a mixture of commercial (retail, restaurant, service, etc.) uses along the Lake Street Corridor.

Mixed-Use Predominantly Commercial (shown in Exhibit E in purple)

This land use category is intended for a mixture of commercial (retail, restaurant, service, etc.) and residential (multi-family, townhome, etc.) uses along the Lake Street Corridor.

Single-Family Residential (shown in Exhibit E in yellow)

This land use category is intended for single-family residential uses. These areas lie adjacent existing single-family uses, providing for a transition between existing residential areas and the emerging mixed -use corridor.

Multi-Family / Townhome Residential (shown in Exhibit E in orange)

This land use category is intended for multi-family or townhome residential uses. These uses lie adjacent to other residential uses and would have direct access to Lake Street, providing conveniently located residential opportunities and moderate intensity uses adjacent lower intensity uses.

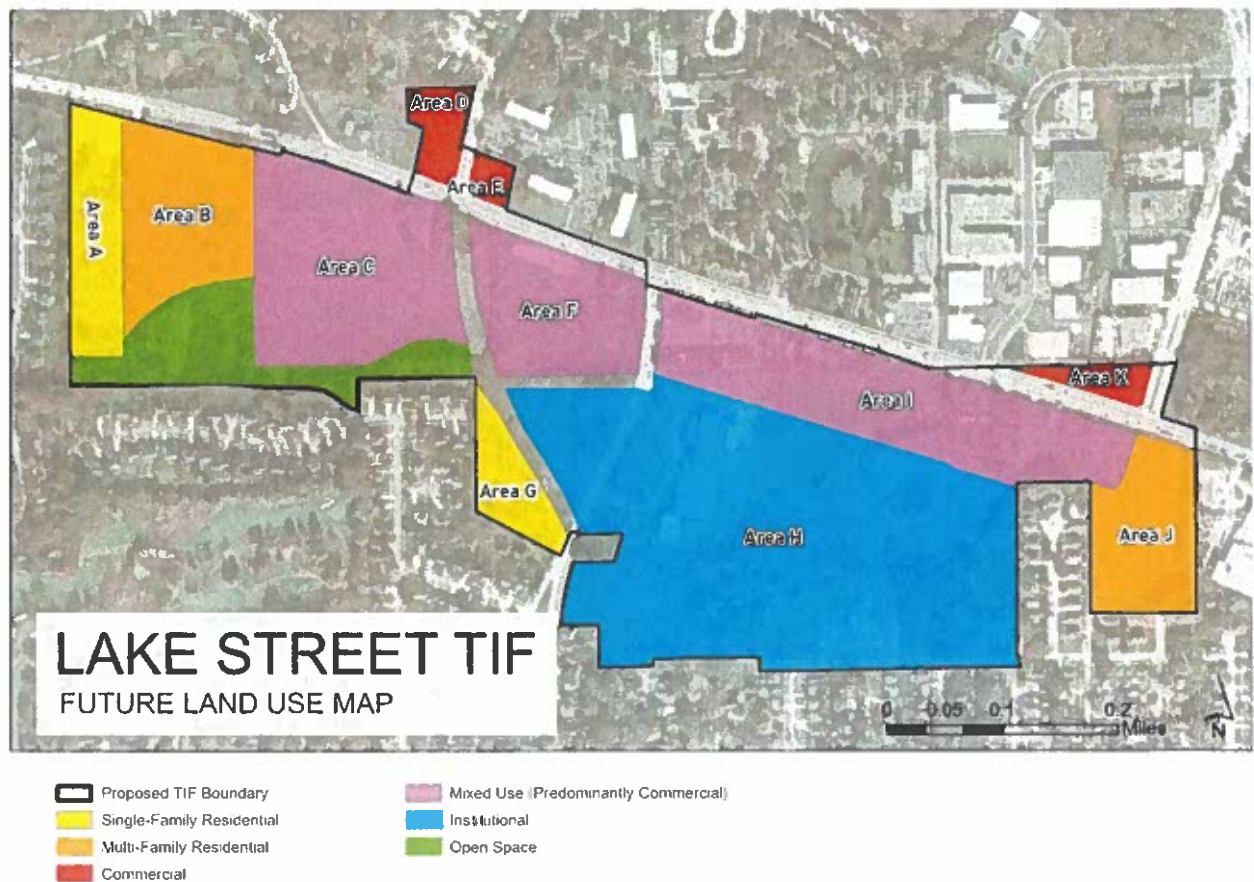
Institutional (shown in Exhibit E in blue)

This land use category is intended for institutional uses, including schools and public recreation spaces.

Open Space (shown in Exhibit E in green)

This land use category is intended to protect and preserve natural areas which are unsuitable for development and may include public recreation uses.

FIGURE E – Future Land Use Plan



Redevelopment Opportunities

The Project Area contains vacant, undeveloped rights-of-way owned and managed by IDOT, commercial vacancies, and deteriorated or dilapidated commercial structures; all of which are opportunities for redevelopment and public improvements. [Table 3](#) indicates the desired future uses throughout the Project Area.

The Redevelopment Plan shall serve as a guideline for the Project Area but is not intended to establish specific requirements. Adjustments may be made in response to market conditions and other key factors as long as they remain faithful to the Village's overall goals and objectives for the Project Area, and to the goals of the Village of Bartlett in general.

Table 3: Future Land Use Areas

Area	Approx. Area (Acres)	Existing Land Use	Future Land Use
A	6.3	Vacant	Single-Family Residential
B	10.3	Vacant	Multi-Family Residential
C	17.7	Vacant	Mixed-Use Predominantly Commercial
D	2.3	Vacant	Commercial
E	0.9	Vacant	Commercial
F	9.8	Vacant	Mixed-Use Predominantly Commercial
G	3.7	Vacant	Single-Family Residential
H	53.6	Institutional	Institutional
I	18.6	Mixed-Use Commercial	Mixed-Use Predominantly Commercial
J	8.1	Vacant	Multi-Family
K	1.7	Vacant	Commercial
n/a	9.3	Vacant	Green Space
Total	142.3		

As indicated by Exhibit E, the desired future land uses of Project Area parcels include Commercial, Residential, and Institutional uses. In addition to these identified opportunity sites, the Redevelopment Plan also anticipates activities to be undertaken by the public sector, including the realignment of Oak Avenue to the west to align with Bartlett Road and the extension of utility infrastructure to service new development.

Undertaking improvements and redevelopment within the Project Area will generate increased tax revenues, create associated commercial/mixed-use opportunities, upgrade public improvements such as roadways, sidewalks, streetlighting, etc., and provide a stimulus for additional development in surrounding areas. Through these improvements, the character and economic viability of the Project Area, and the Village of Bartlett in general, will be improved over time.

Eligible Project Costs

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to the Redevelopment Plan and Project. As provided by the Act, other eligible project costs may include, without limitation, the following:

- Costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services;
- The cost of marketing sites within the Project Area to prospective businesses, developers, and investors;
- Property assembly costs including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation and site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- Costs of the construction of public works or improvements;
- Costs of job training and retraining projects, including the cost of “welfare to work” programs implemented by businesses located within the Project Area, and costs of advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, as provided in the Act;
- Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued under the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued, and not exceeding 36 months thereafter and including reasonable reserves related thereto;
- To the extent the Village by written agreement accepts and approves the same, all or a portion of a taxing district’s capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan;
- To the extent the Village by written agreement accepts and approves the same, an elementary, secondary, or unit school district’s increased costs attributable to assisted housing units as provided in the Act;

- Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law;
- Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided by the Act.

Acquisition and Clearance

In order to facilitate coordinated redevelopment and meet redevelopment objectives, it may be necessary for the Village to assemble individual properties into unified sites which can be developed in their entirety. Any clearance of existing structures will be scheduled to minimize the adverse effects of rehabilitation or clearance activities.

Land Disposition

Property which may be acquired by the Village may be assembled into appropriate redevelopment sites. These properties may be sold or leased by the Village to other public bodies or to private developers, in whole or in part. The Village may in the future modify this disposition plan in accordance with the objectives of this Redevelopment Plan and Project, without amending the Plan. Terms of conveyance may be incorporated into appropriate disposition documents or agreements and may include more specific restrictions than contained in this Redevelopment Plan or in other municipal codes and ordinances governing the use of the land.

No conveyance, lease, mortgage, disposition of land or other property, or agreement relating to the development of property will be made except upon the adoption of an ordinance by the Village.

Public Improvements

The Village of Bartlett will provide public improvements in the Project Area to stimulate development and redevelopment in a manner consistent with this Redevelopment Plan. Some public improvements may be provided in partnership with the Illinois Department of Transportation, or other governmental agencies as applicable. Public improvements may include, but are not limited to, the following:

- Vacation, removal, resurfacing, widening, reconstruction, and other improvements to rights-of-way, streets, alleys, bridges, pedestrian ways, and pathways.
- Development of or improvements to public open space.
- Improvements to public utilities such as sewer and water lines, electric lines, sidewalks, curbs and gutters, storm water detention facilities. Such improvements may include relocation and/or burial of existing overhead lines.
- Demolition and rehabilitation of obsolete structures.
- Beautification and safety improvements, including streetscape, lighting, signage, and landscaping of public properties.

Public improvement activities which are planned as part of this Redevelopment Plan are based upon recommendations in the Village's comprehensive plan and conversations with Village staff.

The costs associated with the public improvements described in this Redevelopment Plan may be shared by the Village of Bartlett, other governmental agencies, and individual developers and property owners, pursuant to an agreement between the parties. The Village may determine in the future to add new improvements which are consistent with the objectives of this Redevelopment Plan. Such additions shall not require plan amendment provided they are for eligible public improvements and will not require an increase in the total estimated project costs in Table 4.

Phasing of Project

Redevelopment projects anticipated in this Plan may commence immediately. Most of the development and redevelopment projects are anticipated to be completed within twenty-three (23) years. The Village may undertake additional public improvements or development projects as appropriate throughout the life of the Redevelopment Plan and Project.

Estimated Project Costs

Estimated public project costs are listed in Table 4. These costs are based on 2023 dollars and are therefore subject to inflation. Increases in estimated Total Redevelopment Project Costs of more than five percent (5%), after adjustment for inflation from the date of the Redevelopment Plan adoption, are subject to amendment procedures as provided under the Act.

Table 4: Estimated Redevelopment Project Costs

Category	Cost
Property Assembly including Acquisition, Site Preparation and Demolition, Environmental Remediation	\$28,000,000
Environmental, market and planning studies, surveys, development of engineering and architectural plans, specifications, implementation and administration fees	\$1,000,000
Rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings and fixtures	\$12,500,000
Construction or improvement of public improvements (1)	\$24,000,000
Job training/retraining and relocation costs	\$885,000
Developer Interest Costs, taxing districts eligible reimbursement and capital costs	\$1,000,000
Total Estimated Project Costs (2) (3)	\$67,385,000

- (1) Public improvements may also include capital costs of taxing districts and other costs allowable under the Act. Specifically, public improvements as identified in the Redevelopment Plan and as allowable under the Act may be made to property and facilities owned or operated by the Village or other public entities. As provided in the Act, Redevelopment Project Costs may include, to the extent the Village by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.
- (2) Actual costs for each category identified above may vary provided that the total estimated project costs may not be exceeded by more than 5%, after adjustment for inflation, without amendment to this Redevelopment Plan.
- (3) This table does not include costs associated with the issuance of municipal obligations, capitalized interest, reimbursement for a portion of privately issued obligations, financing costs during construction (not to exceed 36 months), or other eligible project costs. Such additional costs may or may not be incurred and cannot be estimated at this time.

Sources of Funds

The Act provides a way for municipalities to finance public redevelopment costs with incremental real estate tax revenues. Incremental tax revenue is derived from the increase in the current equalized assessed valuation (EAV) of real property within the Project Area over and above the certified initial EAV of the real property. Any increase in EAV is then multiplied by the current tax rate, resulting in the tax increment revenue.

Funds necessary to pay redevelopment project costs may be derived from a number of authorized sources. These may include, but are not limited to, the following:

- Real property tax increment revenues from the Project Area;
- Tax revenues resulting from the establishment of any Special Service Area (SSA) districts within the Project Area;
- Interest earned on temporary investments;
- Gifts, grants, and contributions;
- Sale or lease of land proceeds; and
- User fees.

Transfer from a contiguous redevelopment project areas created under the Act. The principal source of funds to undertake redevelopment activities will be the incremental increase in real property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the Project Area over the initial equalized assessed value of each such lot, block, tract or parcel. There may also be other eligible local sources of revenue, such as the sale or lease of Village owned property, that the Village determines are appropriate to allocate to the payment of redevelopment project costs.

The Village may utilize net incremental property taxes received from the Project Area to pay eligible Redevelopment Project Costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs with the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in the Plan.

Nature and Term of Obligations to be Issued

The financial plan of this Redevelopment Plan is intended to establish a conservative public expenditure approach. Revenues will be accumulated in the special tax allocation fund to pay for public purpose expenditures identified in this Redevelopment Plan, and whenever practical, expenditures will be made on a cash basis. This method of financing shall not preclude the Village from undertaking initiatives designed to stimulate appropriate private investment within the Project Area.

Certain redevelopment projects may be of such a scale or on such a timetable as to preclude financing on a cash basis. These projects may be funded by the use of tax increment revenue obligations issued pursuant to the Act for a term not to exceed twenty (20) years. Consistent with the conservative nature of the financial plan for this Redevelopment Area, the highest priority for the issuance of tax increment revenue obligations shall occur when the commitment is in place for private sector investment necessary to fund the amortization of such obligations.

All obligations are to be covered after issuance by projected and actual tax increment revenues and by such debt service reserved and sinking funds as may be provided by ordinance. Revenues not required for the retirement of obligations providing for reserves, sinking funds, and anticipated redevelopment project costs may be declared surplus and become available for distribution annually to the taxing districts within the Project Area.

One or more issues of obligations may be sold at one or more times in order to implement this plan, as now or hereafter amended, in accordance with law.

The Village may, by ordinance, in addition to obligations secured by the special tax allocation fund provided by law, pledge for a period not greater than the term of the obligations any part or any combination of the following:

- Net revenues of all or part of a Redevelopment Project,
- Taxes levied and collected on any or all property in the municipality.
- The full faith and credit of the municipality.
- A mortgage on part or all of a Redevelopment Project.
- Any other taxes or anticipated receipts that the municipality may lawfully pledge.

Initial Equalized Assessed Valuation

Table 5 lists the equalized assessed valuation of properties in the Project Area. The total 2022 equalized assessed valuation of the Project Area is **\$5,032,311**.

Table 5: Project Area Equalized Assessed Valuation (2022)

1	06-26-302-012	\$1,033,918
2	06-26-302-013	\$247,826
3	06-26-302-014	\$482,178
4	06-26-304-002	\$69,755
5	06-26-304-003	\$141,340
6	06-26-304-004	\$246,309
7	06-27-403-006	\$1,400
8	06-27-403-013	\$936,930
9	06-27-403-015	\$134,021
10	06-27-403-016	\$195,569
11	06-27-403-018	\$48,456
12	06-27-403-019	\$39,628
13	06-27-403-020	\$11,328
14	06-27-404-001	\$1,421
15	06-27-404-002	\$604,931
16	06-27-404-003	\$71,168
17	06-34-205-034	\$0
18	06-35-100-003	\$88,857
19	06-35-100-022	\$69,249
20	06-35-100-023	\$81,690
21	06-35-100-046	\$0
22	06-35-100-048	\$24,142
23	06-35-100-049	\$0
24	06-35-100-050	\$0
25	06-35-100-051	\$237,092
26	06-35-100-053	\$149,781
27	06-35-100-065	\$0
28	06-35-100-066	\$115,324
Total		\$5,032,311

Anticipated Equalized Assessed Valuation

Upon the completion of anticipated redevelopment projects, it is estimated that the equalized assessed valuation of real property within the Project Area will be approximately **\$67,385,154 million** (an increase of over 1,239%). This figure is based upon estimates of value for the anticipated rehabilitation and redevelopment projects described in this report.

Payment in Lieu of Taxes

The plan does not propose to take tax producing property off the tax rolls, and therefore no payments in lieu of taxes are anticipated as part of the Redevelopment Plan and Project.

Provision for Amending the Redevelopment Plan and Project

The Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

IMPACT OF REDEVELOPMENT

Without the adoption of the Redevelopment Plan and Project, development and redevelopment projects within the Project Area are not reasonably expected to be undertaken by private enterprises. In the absence of Village-sponsored redevelopment, blighting factors will continue to exist, and the Project Area on the whole, as well as adjacent properties, will become less attractive for future development.

Implementation of the Redevelopment Plan and Project is expected to have significant short and long term positive financial impacts on the taxing districts affected by this Redevelopment Plan. In the short term, the Village's effective use of tax increment financing can be expected to arrest the ongoing decline of existing assessed values in the Project Area, thereby stabilizing the existing tax base for local taxing agencies. In the long term, after the completion of all redevelopment improvements and activities, and the payment of all redevelopment project costs and municipal obligations, the taxing districts will benefit from the enhanced tax base which results from the increase in equalized assessed valuation caused by the Redevelopment Plan and Project.

The following taxing districts cover the proposed Project Area:

1. Village of Bartlett
2. Bartlett Public Library
3. Bartlett Fire District
4. Bartlett Park District
5. School District U-46 – Elgin
6. Elgin Community College District 509
7. Cook County / Public Safety / Health Facilities
8. Cook County Forest Preserve
9. Metropolitan Water Reclamation District
10. Hanover Township
11. Hanover Township Road & Bridge

This Redevelopment Plan contemplates redevelopment of specific opportunity sites with new commercial/mixed-use development. Given the small size of the Project Area (154 acres), and the primarily commercial nature of anticipated future redevelopment within the Project Area, impact on individual taxing districts, and taxing districts in general, will be minimal (although dependent upon the exact nature of the future mixed-use redevelopment). The Village estimates that as many as 100 temporary jobs and 150 permanent jobs may be created by development and redevelopment activities as a result of the establishment of a TIF District.

Impact on Village of Bartlett

The Village of Bartlett provides a variety of services, including police and fire protection, snow removal, road maintenance, water service, and building and zoning services. The replacement of undeveloped property with new residential and commercial and mixed-use development will have a minimal impact on demand for the services and programs provided by the Village. As provided

in the Act, a portion of Redevelopment Project Costs may be allocated toward capital costs incurred by the Village which are made necessary by development as described in this Redevelopment Plan. The public improvements section of this plan highlights some of these anticipated capital costs.

Impact on Bartlett Public Library District

The Bartlett public library is located at 800 S Bartlett Road. The replacement of undeveloped property with new residential and commercial and mixed-use development may generate additional demand for the services provided by the library. If new residential development is incentivized through the TIF, the Act defines a clear formula for payment of fees to the library district for documented increased demand for services directly generated by TIF supported projects.

Impact on Bartlett Fire District

The Bartlett Fire Department serves the Village of Bartlett, providing emergency fire suppression, emergency medical services (EMS), hazardous materials response, and emergency rescue. The replacement of undeveloped property with new residential and commercial and mixed-use development may generate some additional demand for the services provided by the fire district. However, the entire project area is within a few hundred feet of the recently enhanced Fire Department facility on Oak Avenue, and the relocation and realignment of Oak Avenue and Bartlett Road may reduce response times for department vehicles using Lake Street.

Impact on Bartlett Park District

The Bartlett Park District operates multiple facilities within the Village, including an indoor pool, golf course, aquatic center, nature center, and numerous parks throughout Bartlett. The Park District also manages Schoppe Park, which is located within the Project Area. The replacement of undeveloped property with new residential and commercial and mixed-use development may generate additional demand for the services provided by the park district. However, the total number of residents that may be generated by new residential development is marginal when compared to the total area and total households served by the district.

Impact on School District U-46 - Elgin

The U-46 school district provides K-12 education for more than 35,000 children across 11 communities over 90 square miles, including Bartlett, Elgin, Hanover Park, South Elgin, Streamwood, and Wayne and portions of Carol Stream, Hoffman Estates, St. Charles, Schaumburg, and West Chicago. The replacement of undeveloped property with new residential and commercial and mixed-use development will have minimal impact on demand for the services and programs provided by the school district. If new residential development is incentivized through the TIF, the Act defines a clear formula for repayment of fees to the school district for any documented increased demand for services directly generated by TIF supported projects. Ultimately, the reinvestment in properties and the development of new uses will increase the tax base of each of the taxing districts upon the close of the TIF district.

Impact on Elgin Community College District 509

Elgin Community College is located in Elgin and serves residents of western suburbs in Cook and DuPage Counties. The replacement of undeveloped property with new residential and commercial and mixed-use development will have minimal impact on demand for the services and programs provided by the college. Any potential impact is anticipated to be minimal.

Impact on Cook County / Cook County Forest Preserve

Cook County provides a variety of services, including the County Court system, public safety and health services, and maintenance of open spaces and recreational activities. The replacement of undeveloped property with new residential and commercial and mixed-use development will have no direct impact on demand for the services and programs provided by the County. Due to the small size of the Project Area (154 acres) in relation to the County at large, services provided to residents and employees should not be affected, and any impact is anticipated to be minimal.

Impact on Hanover Township / Hanover Township Road & Bridge

Hanover Township provides a variety of services, including road and bridge maintenance and property assessments. However, no roads within the Project Area are maintained by the Township. The replacement of undeveloped property with new residential and commercial and mixed-use development will have minimal impact on the demand for services and programs provided by the Township.

Impact on Metropolitan Water Reclamation District

The Metropolitan Water Reclamation District (MWRD) operates the water and wastewater services to the City of Chicago and surrounding suburban communities. The replacement of undeveloped property with new residential and commercial and mixed-use development will have minimal impact on the demand for the services provided by MWRD. Due to the small size of the Project Area (154 acres) in relation to the MWRD service area, services provided to residents and employees should not be affected, and any impact is anticipated to be minimal.

Findings of Need for Tax Increment Financing

Based on the findings of this Redevelopment Plan and Project, the Village President and the Village Board of Bartlett, Illinois, adopt the following findings pursuant to **Section 11-74.4-3(n)** of the Act.

Project Area Not Subject to Growth

The Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without adoption of this Redevelopment Plan. Substantial evidence supports this conclusion.

First, the Village finds that the Project Area on the whole has not been subject to growth and redevelopment through investment by private enterprise, based on the following evidence as outlined in the Eligibility Findings Report in Appendix A.

A majority of structures in excess of thirty-five (35) years in age, and substantial and widespread presence of a minimum of three (3) eligibility criteria. The following eligibility criteria apply:

1. Dilapidation
2. Deterioration
3. Excessive Vacancies
4. Decline in Equalized Assessed Value, and
5. Lack of Community Planning.

The Village finds that the Project Area would not reasonably be anticipated to be developed without adoption of this Redevelopment Plan, as a result of the following:

1. Proposed redevelopment sites indicate a financial gap without public resources, grants or other incentives to promote redevelopment;
2. The need for public – private partnerships to support future redevelopment; and
3. The need for future infrastructure improvements to support future redevelopment.

Therefore, the Village of Bartlett finds that the Project Area is not subject to appropriate growth and development and is not anticipated to be developed without adoption of this Redevelopment Plan.

Conformance with Comprehensive Plan

This Redevelopment Plan conforms with, and is based upon, the recommendations of the 1995 Bartlett Comprehensive Plan, and 2002 update, including the goals and objectives therein, as well as future land uses and redevelopment activities.

Date of Completion

The Redevelopment Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the municipal treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year following the year in which the ordinance approving this Project Area is passed.

APPENDIX A

Tax Increment Financing
Eligibility Report

Lake Street TIF
Village of Bartlett, IL

Eligibility Report
February 9, 2024

Prepared by:
Teska Associates, Inc.

INTRODUCTION

The Village is located in three counties: Cook, DuPage, and Kane. It is bordered by W. Lake St on its northern edge and Army Trail Rd on its southernmost edge. The Project Area includes properties at the northeastern corner of the Village along Lake Street, roughly between Lela Lane and Hale Avenue, excluding residential uses. Along Lake Street, improved (developed) properties are primarily commercial uses, with residential uses located behind. The Project Area also includes Eastview Middle School (U-46) and several vacant (unimproved or undeveloped) properties. The proposed Tax Increment Financing District will promote economic development and infrastructure improvements in an area that serves as a gateway for the Village.

TAX INCREMENT FINANCING OVERVIEW

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 – 74.4 – 1 et seq., as amended (the “Act”), stipulates specific procedures which must be adhered to in determining the eligibility of a Redevelopment Project area. A “Redevelopment Project Area” is defined as:

“...an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.”

(65 ILCS 5/11-74.4-3(p))

Section 5/11-74.4-3(a) defines a “conservation area” as:

“...any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three or more of the following factors is detrimental to the public safety, health, morals, or welfare and such an area may become a blighted area: dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; need for environmental remediation; or declining total equalized assessed value.”

Section 5/11-74.4-2 defines vacant land standards for a “blighted area” as:

If vacant, the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

- a) **Obsolete platting of vacant land** that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

- b) **Diversity of ownership of parcels of vacant land** sufficient in number to retard or impede the ability to assemble the land for development.
- c) **Tax and special assessment delinquencies exist**, or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.
- d) **Deterioration of structures or site improvements in neighboring areas** adjacent to the vacant land.
- e) **The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs** for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- f) **The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years** prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

Determination of eligibility of the proposed Redevelopment Project Area is based on a comparison of data gathered through field observations by Teska Associates, Inc. (Teska), document and archival research, and information obtained from the Village of Bartlett and Cook County against the eligibility criteria set forth in the Act.

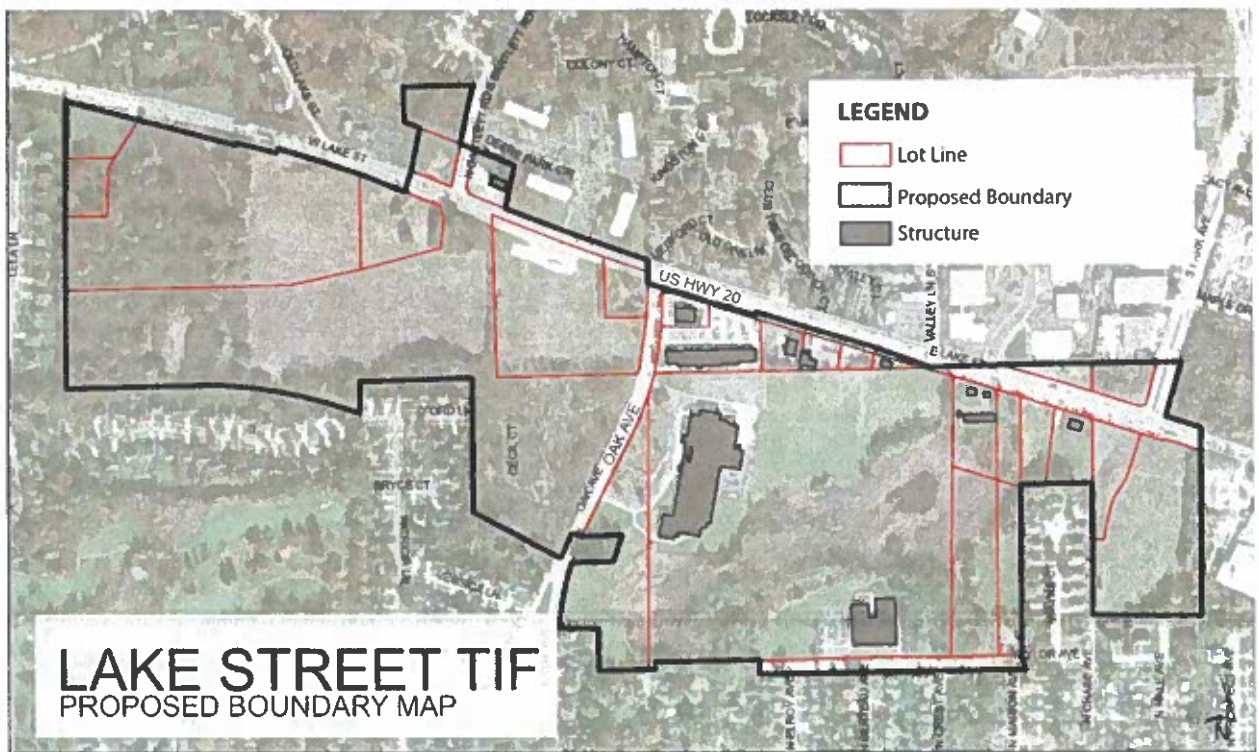
This report summarizes the analysis and findings of Teska's work. Teska has prepared this report with the understanding that the Village would rely on: (1) the findings and conclusions of this report in proceeding with the designation of the study areas as a "Redevelopment Project Area" under the Act; and (2) the fact that Teska has obtained the necessary information to conclude that the study area can be designated as a "Redevelopment Project Area" in compliance with the Act.

PART I: DESCRIPTION OF PROJECT AREA

The Project Area includes properties along the northern and southern sides of Lake Street, including an IDOT right-of way located along the southwest edge of Lake Street.

The Project Area includes a total of **28 parcels** and a total of **13 structures**, most of which are for retail uses. The full Project Area (improved and unimproved parcels) covers **approximately 154 +/- acres**. A few properties are private residential, and two parcels are owned by the U-46 School District. Many properties are vacant greenspace, and some contain wetlands. All properties that have buildings have parking lots on site.

Exhibit A: Proposed TIF Boundary



The TIF Act allows for the establishment of hybrid districts in which one or more sub-areas within a Project Area is eligible under the criteria focused on improved/developed property, and where one or more Sub-Areas within the Project Area meet the eligibility criteria that focuses on vacant undeveloped land. The Lake Street Corridor Project Area is eligible as a whole and as a hybrid district where the properties east of North Oak Avenue and east of Bartlett Road are found to be eligible as improved property and the area west of Oak Avenue and west of Bartlett Road are eligible as vacant undeveloped land.

PART II: ELIGIBILITY FINDINGS OF IMPROVED LAND

The Project Area includes **13 improved parcels** and a total of **13 structures**, most of which are for retail uses. A few properties are private residential, and two parcels are owned by the U-46 School District. Many properties are vacant greenspace, and some contain wetlands. All properties that have buildings have parking lots on site.

Teska Associates, Inc. conducted a field survey of every property within the Redevelopment Project Area. Based on an inspection of the exteriors of buildings and grounds, field notes were taken to record the condition for each parcel. This survey occurred on ***Thursday, July 13, 2023***. Field observations were supplemented with information provided by Village and Hanover Township officials and online resources.

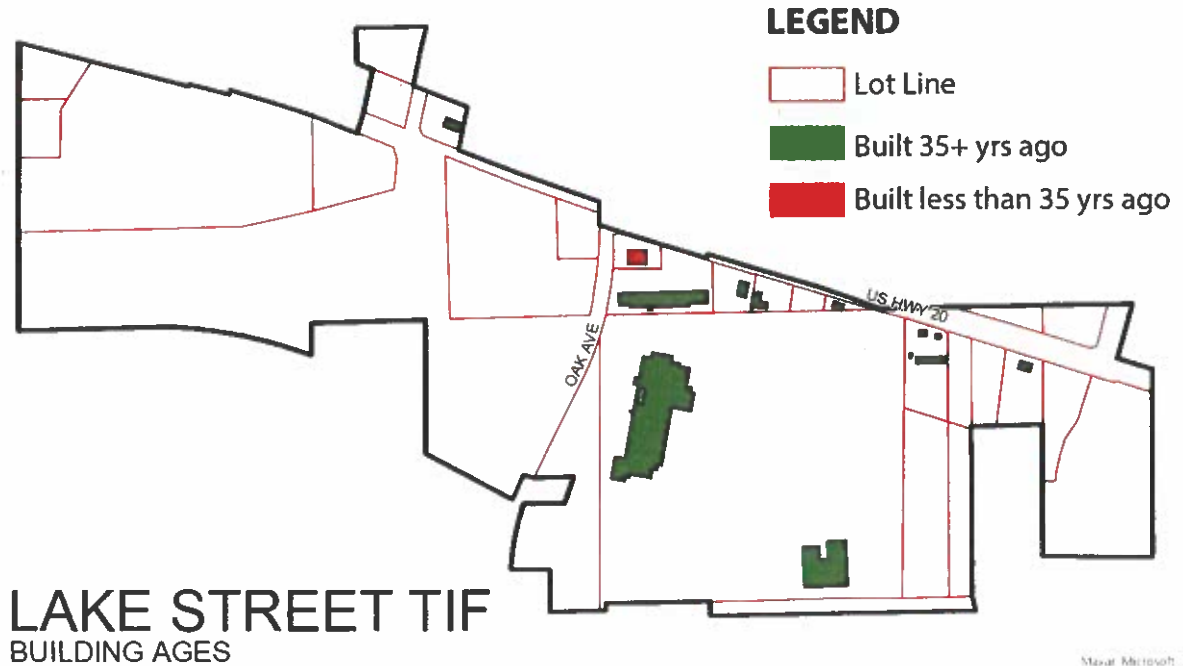
In order to be designated as a 'conservation area', at least 50% of the structures must be 35 years or more in age, and a combination of at least three (3) of the other blighting factors must be present to a meaningful extent and reasonably distributed throughout the Project Area.

Age of Buildings

There are **13 structures** located within the Project Area, including principal buildings and accessory buildings, such as garages, sheds, etc. Building construction dates were provided by the Village, confirmed during field observations of construction methods and materials and corroborated by Cook County Assessor data. This data indicates (*shown in Exhibit B on the following page*) that a substantial majority of structures (92.3%) within the Project Area were developed prior to 1988 (35 years).

Due to this finding, the definition of 'conservation area' is evaluated in this Eligibility Report, requiring 'age of buildings' plus three (3) additional eligibility criteria for TIF designation.

Exhibit B: Building Ages



Dilapidation

Dilapidation refers to an advanced state of disrepair of buildings or improvements of the neglect of necessary repairs, causing the building or improvement to fall into a state of decay. At a minimum, dilapidated buildings include those with critical defects in primary structural components (roof, bearing walls, floor structure, and foundation), building systems (heating, ventilation, lighting and plumbing), and secondary structural components in such combination and extent that (i) major repair is required or, (ii) the defects are so serious and so extensive that the buildings must be removed.

Field observation of exterior building conditions within the Project Area indicate isolated structures displaying severe structural defects. Some lots with structures contain buildings that have been abandoned for many years and are in a serious state of disrepair. One property contains a strip mall where some units are maintained and others are in a state of dilapidation, particularly within the interior retail spaces.

Based on this analysis, dilapidation is a significant contributing factor towards designation of the Project Area as a 'conservation area'.



ABOVE: Examples of Dilapidation observed during field survey.
Source: *Teska Associates, Inc*

Obsolescence

Structures are typically built for specific uses or purposes with the design, location, height, and space intended for a specific type of occupancy at the time of construction. Buildings become obsolete when they contain characteristics or deficiencies, which limit their reuse and marketability. The characteristics of obsolescence may lead to loss in value to a property resulting from an inherent deficiency existing from poor or outdated design or layout, improper orientation of building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.

Field observations within the Project Area showed structures that are functionally obsolete. Some properties, such as the site of a former gas station and another site that contained a hot dog stand, contain buildings that could no longer support their former uses. Within the strip mall, interior renovation is needed in order to support certain uses of vacant units.

While instances of both functional and economic obsolescence are present, they are not dominant throughout the entire Project Area. Obsolescence is present to some degree within the Project Area, but it is not present to such a degree, or distributed throughout the Project Area, as to demonstrate a qualifying factor towards designation of the Project Area as a 'conservation area'.

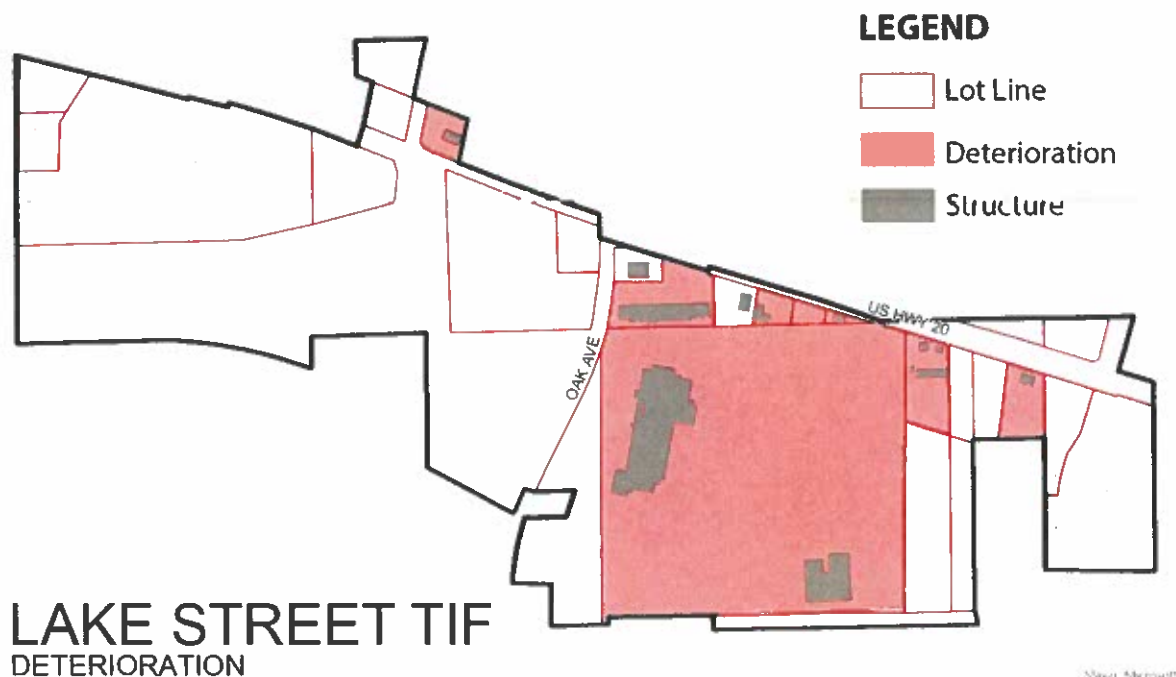
Deterioration

Buildings in a state of deterioration exhibit defects, which are not easily correctable in the course of normal maintenance. Such buildings may be classified as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of defects. This would include buildings with major defects in the secondary building components (e.g. doors, windows, porches, gutters and downspouts, fascia materials, etc.) and major defects in primary building components (e.g. foundations, walls, frames, roofs, etc.) respectively.

Field observations within the Project Area showed that most sites showed signs of site deterioration. Common issues relating to site improvements include displacement of masonry walls, unpaved or deteriorating alleyways and employee parking areas, deteriorating curbs, deteriorating sidewalks and damaged fencing which exceed the level of deterioration that would be corrected through normal maintenance. This is a characteristic that could be remedied from the infrastructure investment associated with the establishment of a TIF district. Additionally, field observations showed that several structures within the Project Area contain major defects such as masonry displacement, water damage, cracks in foundation, and sagging roof structures.

The extent and widespread distribution of deterioration, both of buildings and site improvements, has a negative effect upon neighboring properties. When buildings or improvements on adjacent properties are in a declining state, a property owner has less incentive to maintain or improve his or her own property. Deterioration contributes to vacancy, decreased EAV, and has the potential to spread which would lead the entire Project Area to a blighted condition.

Exhibit C: Deterioration



Deterioration of buildings and site improvements is a significant contributing factor towards designation of the Project Area and as 'conservation area'.



ABOVE: Examples of Deterioration observed during field survey.
Source: *Teska Associates, Inc.*

Illegal Use of Structures

This factor applies to the use of structures in violation of applicable national, state, or local laws, and not to legal, nonconforming uses. Examples of illegal uses may include, but not be limited to the following:

- Illegal home occupations;
- Conduct of any illegal vice activities such as gambling, drug manufacture or dealing, prostitution, sale and/or consumption of alcohol by minors;
- Uses not in conformance with local zoning codes and not previously grandfathered in as legal nonconforming uses;
- Uses in violation of national, state or local environmental and occupational safety and health regulations.
- Uses involving manufacture, sale, storage or use of dangerous explosives and firearms.

Field observations did not reveal significant obvious instances of illegal uses, and no documented cases of illegal uses were discovered. Although isolated instances of illegal use may be present within the Project Area, they are not widespread or distributed widely throughout the Project Area. Therefore, illegal use of individual structures is not considered as a qualifying factor towards designation of the Project Area as a 'conservation area'.

Presence of Structures Below Minimum Code Standards

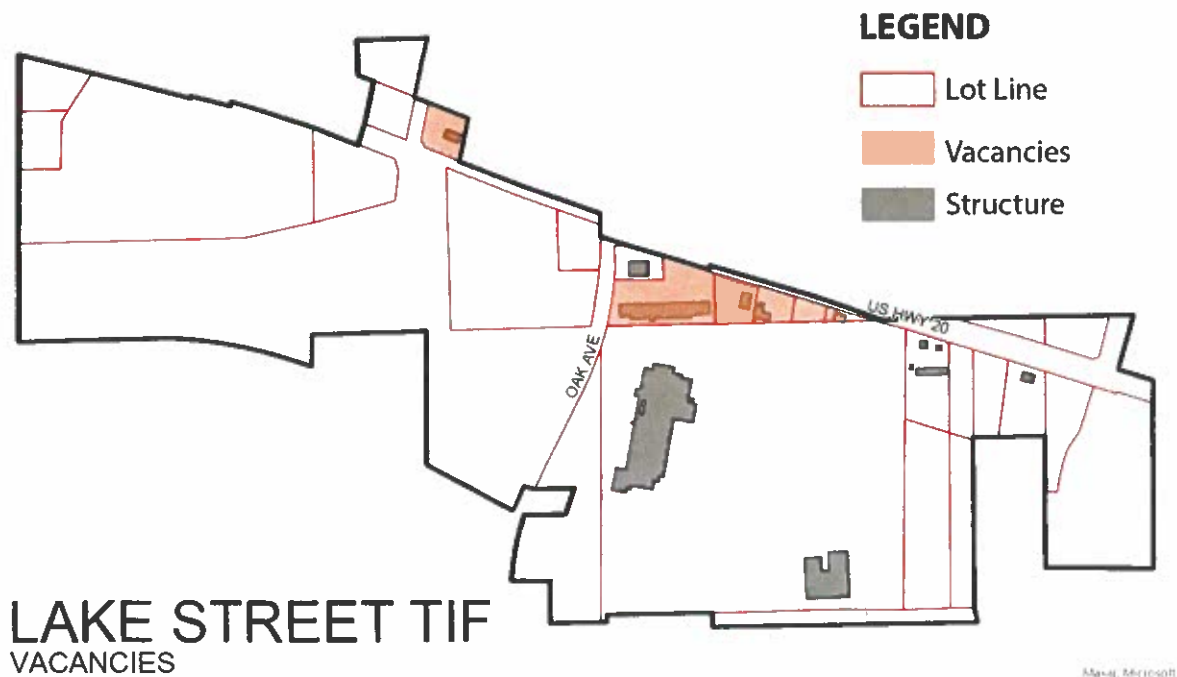
Structures below minimum code standards include all structures which do not meet the standards of zoning, subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property. The principal purposes of such codes are to require buildings to be constructed in such a way as to sustain safety of loads expected from this type of occupancy, to be safe for occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation. Structures below minimum code is characterized by defects or deficiencies, which are presumed to threaten health and safety.

Given that the majority of individual structures in the Project Area were constructed over 35 years ago, the presence of nonconformities to current code standards are possible. Field observations did not reveal obvious instances of structures below minimum code standards indicative of widespread existence. Therefore, the presence of structures below minimum code standards is not considered as a qualifying factor towards designation of the Project Area as a 'conservation area'.

Excessive Vacancies

Establishing the presence of this factor requires the identification and documentation of the presence of vacant buildings and vacant portions of buildings. Excessive vacancy refers to the presence of buildings which are unoccupied or underutilized and which represent an adverse influence on the area because of the frequency, extent, or duration of such vacancies. It includes properties which evidence no apparent effort directed toward their occupancy or utilization and vacancies within buildings.

Exhibit D: Vacancies



Instances of vacant and/or partially vacant commercial structures are present within the Project Area. There is evidence that some individual structures have remained vacant for several years while others have had partial vacancies or intermittent occupancy. Many of the vacant properties also fall into categories of Dilapidation, Obsolescence, Deterioration, etc. Additionally, many parcels remain vacant and lack the necessary components for development.

Due to this, excessive vacancies are a significant contributing factor towards designation of the Project Area as a 'conservation area'.



ABOVE: Evidence of Vacancies observed during field survey.
Source: Teska Associates, Inc.

Lack of Ventilation, Light or Sanitary Facilities

Many older structures fail to provide adequate ventilation, light or sanitary facilities as required by local building or housing codes. This is also a characteristic often found in illegal or improper building conversions. The criteria used for determining the presence of this factor can be found in local codes and ordinance, or in locally adopted national codes such as the International Building Codes (IBC) by the International Code Council (ICC), and the Model Housing Code of the American Public Health Association (APHA). Lack of ventilation, light, or sanitary facilities is presumed to adversely affect the health and building occupants, e.g., residents, employees, or visitors.

Field observation revealed that at least one of the vacant structures within the Project Area exhibited a lack of ventilation, light, or sanitary facilities that would be considered unsafe or unhealthy. However, a lack of ventilation, light, or sanitary facilities is not widely distributed and does not contribute to the designation of the Project Area as a 'conservation area'.

Inadequate Utilities

This factor relates to all underground and overhead utilities, including, but not limited to, storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electric service, which may be shown to be inadequate. Inadequate utilities would include those which are (i) of insufficient capacity to serve the uses in the redevelopment project and surrounding areas, (ii) deteriorated, antiquated, obsolete, or in disrepair or are lacking.

A lack of existing utilities, or perhaps inadequate utilities for contemplated developments, of several undeveloped properties within the Project Area may act as financial impediment to the feasibility of development, this condition is not so widespread as to contribute to the designation of the Project Area as a 'conservation area'.

Excessive Land Coverage and Overcrowding of Structures and Community Facilities

This factor may be documented by showing all instances where building coverage is excessive. Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and multiple buildings on a single parcel. The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of spread of fires due to close proximity to nearby buildings, lack of adequate or proper access to a public-right-of-way, lack of required off-street parking, and inadequate provision for loading and service. Excessive land coverage conditions are presumed to have an adverse or blighting effect on nearby development. This characteristic is viewed relative to its urban context, common practice, and contemporary development standards.

According to field survey and other planning documents, most improved parcels within the Project Area include a single structure. Therefore, there are minimal instances of excessive land coverage and overcrowding of structures within the Project Area, so this does not contribute to the designation of the Project Area as a 'conservation area'.

Deleterious Land Use or Layout

Deleterious land uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses which may be considered noxious, offensive or environmentally unsuitable.

Improved parcels within the Project Area do not pose deleterious impacts on adjacent uses. While some developed parcels are irregularly shaped, and their size and depth do not meet modern standards for development, and do not pose significant concerns such as to lead them to qualify under this standard. Structures and uses present in the Project Area do not exhibit widespread deleterious land uses or layouts, and as such do not contribute to the designation of the Project Area as a 'conservation area'.

Lack of Community Planning

Lack of community planning may be a significant factor if the proposed Project Area developed prior to or without the benefit or guidance of a community plan. This means that no community plan existed, or it was considered inadequate, and/or was vitally ignored during the time of the area's development. Lack of planning may be documented by establishing the date of adoption of the Village's Comprehensive Plan (or other plans which may be relevant) and determining whether the area developed before or after that date. This finding may be amplified by other evidence which shows the deleterious results of the lack of community planning, including cross-referencing other factors cited in the eligibility findings, such as adverse or incompatible land use relationships, inadequate street layout, improper subdivision, and parcels of inadequate size and shape to meet contemporary development standards.

Community Plans

The Village of Bartlett adopted its first Comprehensive Plan in 1978 and with subsequent updates to the future land use plan in 1995 and 2002. However, much of the Project Area developed under Cook County's jurisdiction, prior to annexation into the Village, and before the creation of the Village's Comprehensive Plans. The development pattern along Lake Street reflects its early use in post-WWII auto-oriented activities along State and US routes like Lake Street. Those development patterns inhibit contemporary development as a result of shallow lots, inadequate utilities, multiple uncontrolled highway access points, and vacant and decaying buildings that are no longer useable for their original or contemporary purposes.

Therefore, Lack of Community Planning is found to be widespread within the Project Area, and a significant contributing factor towards designation of the Project Area as a 'conservation area'.

Environmental Remediation Costs Impeding Development

This factor may be documented by determining if any requirements by the Illinois Environmental Protection Agency (IEPA), the United States Environmental Protection Agency (EPA), or any study conducted by a recognized independent expert consultant has resulted in the need to incur remediation costs for a site that have resulted in impeding further site redevelopment.

The need for environmental clean-up of sites within the project area is both an eligibility condition and an eligible cost of a TIF district. Where the proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or Federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Within the project area there are a few sites within the Project Area that were former gas stations and automobile repair shops that will most likely will need remediation. Additionally, there are natural wetlands in the area that are documented but not protected.

Although there are other existing and past uses of properties within the study area that are associated with potential environmental contamination, including automobile repair and abandoned gas stations, no additional documented evidence is available from local, state or US EPA were found.

The documented existence of sub-surface contamination, with documented significant clean-up costs, and the existence of probable additional contamination constitute a material impediment to the development or redevelopment of the redevelopment project area. Although conditions of environmental remediation needs are known to be present within the Project Area and contribute to the designation of the Project Area as a 'conservation area', they are documented to be a minor contributor to eligibility.



Source: National Wetlands Inventory, US Geological Survey, accessed 11/20/2023

Decline in Equalized Assessed Value

This factor can be cited if the total equalized assessed value of the Project Area has declined for 3 of the last 5 calendar years in which information is available, or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 Calendar years for which information is available.

Table 1: Equalized Assessed Values for Project Area

	2017	2018	2019	2020	2021	2022
Project Area EAV	\$3,208,580	\$3,183,753	\$4,107,813	\$4,067,647	\$3,673,767	\$3,477,037
% Change	14.60%	-0.78%	22.50%	-0.99%	-10.72%	-5.66%

As shown in Table 1 above, the aggregate equalized assessed value (EAV) of all improved parcels within the Project Area decreased in 4 of the past 5 years.

Based on this assessment, decline in equalized assessed value is a qualifying factor towards designation of the Project Area as a 'conservation area'.

PART III: ELIGIBILITY FINDINGS OF VACANT (UNIMPROVED) LAND

Vacant (unimproved) land is subject to specific eligibility criteria which are different than the criteria for developed (improved) land. Section 5/11-74.4-2 defines the criteria for vacant land. The following criteria have been found to be present, widespread to a meaningful extent, and reasonably distributed throughout the vacant part of the redevelopment area.

The Project Area includes **15 unimproved parcels**. The Project Area includes several large vacant (unimproved) parcels, extensive, unimproved rights-of-way. Some properties contain wetlands. These properties qualify under the vacant land standards (65 ILCS 5/11-74.4-2) established in the Act under the following factors:

1. ***Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.***

South of Lake Street, at the westernmost corner of the Project Area (pictured below), three parcels under common ownership exhibit obsolete platting. One (06-27-403-006) is a long, extremely narrow parcel adjacent to an existing residential neighborhood to the west and is by itself undevelopable. Another parcel (06-27-403-019) has no roadway access. The third parcel (06-27-403-018), at just over one acre, has had little incentive to develop on its own. The larger adjacent properties to the east within the Project Area are under different ownership. With significant uncertainty over the years of roadway development and obsolete platting, private development has not occurred and is unlikely to occur without intervention.



Source: Cook County Viewer, showing 2024 parcel lines in lime green.

The largest acreage of unimproved land is located west of Oak Avenue, south of Lake Street (pictured below). This land is comprised of four parcels under multiple ownership and a large, irregularly shaped portion of the land is designated as ROW, owned by IDOT.



Source: Cook County Viewer, showing 2024 parcel lines in lime green.

Lake Street functions as an arterial, carrying an estimated 35,700 – 35,900 vehicles per day. Within the project area, several roadways function as collectors, sending traffic to Lake Street. North / south vehicular traffic through the area using Bartlett Road and North Oak Avenue, inter-connecting via Lake Street. The realignment of Oak Avenue to connect it more directly to Bartlett Road is a key recommendation of the Village's Comprehensive Plan and an important element of the plans for Lake Street (and Elgin-O'Hare Expressway) improvements, but there have been no State efforts to complete the Elgin-O'Hare Expressway nor has the Village funded any such realignment pending IDOT's go/no go decision on the Expressway.

Between 2003 and 2004, the previously platted but yet undeveloped properties planned along an extension of Ford Lane (which would have connected to N. Oak Avenue) were consolidated as part of Illinois Department of Transportation (IDOT) right of way in preparation for future Elgin-O'Hare Expressway connections. Ultimately, IDOT developed the Eastern portion of the planned IL-390 Elgin-O'Hare Expressway, which connects to Lake Street further east in Hanover Park, therefore making the land acquired by IDOT within the Project Area no longer required for such roadway or highway-supporting stormwater management. While the IDOT held the land, no new development and little property reinvestment has occurred on adjacent properties not owned by IDOT but influenced on the potential existence of the Highway. The uncertainty of the highway improvement put these properties in limbo and has contributed to the disinvestment and deterioration and value of properties within the study area.

The Village has encouraged IDOT to either make the originally planned improvements or to relinquish the properties to allow for rational use and redevelopment. As a result, IDOT has committed to vacating those portions of its property that are currently designated as wetland or floodplain to a public entity to protect them from the impact of development of adjacent

property and has indicated its willingness to sell the remaining developable portion of its property at fair market value once the Oak Avenue realignment is complete.



Source: Cook County Viewer, showing 2003 parcel lines

Two parcels (06-35-100-003 and 06-35-100-053) also exhibit obsolete platting as they are irregularly shaped, both smaller than 1 acre, and provide extremely limited depth for modern development standards. The larger of the two does not have any existing curb cuts and therefore no direct road access.



2. ***Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.***

As evidenced in the above eligibility analysis for improved properties within the Project Area, site and structure deterioration is a contributing criterion observed on properties adjacent vacant, unimproved land.

3. ***The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.***

Table 2: Equalized Assessed Values for Project Area

	2017	2018	2019	2020	2021	2022
Project Area EAV	\$1,056,200	\$1,037,733	\$1,643,256	\$1,816,486	\$1,692,115	\$1,555,274
% Change	5.38%	-1.78%	36.85%	9.54%	-7.35%	-8.80%

As shown in Table 2 above, the aggregate equalized assessed value (EAV) of all unimproved parcels within the Project Area decreased in 3 of the past 5 years.

PART IV: CONCLUSION

Based on the findings contained herein, the Project Area qualifies for eligibility as a "redevelopment project area".

Based on the findings contained herein, **improved land** within the Project Area qualifies as 'blighted area' in accordance with the criteria established in the Act, based on the predominance of buildings within the Project Area being older than 35 years in age, and the documented extent of parcels exhibiting characteristics of the following major contributing factors:

1. Dilapidation
2. Deterioration
3. Excessive Vacancies
4. Decline in Equalized Assessed Value
5. Lack of Community Planning

In addition, the documented extent of parcels exhibiting characteristics of the following factors contribute to the overall eligibility of the Project Area:

1. Environmental Remediation Costs

Based on the findings contained herein, **unimproved land** within the Project Area qualifies as a 'blighted area' in accordance with the criteria established in the Act, based documented extent of parcels exhibiting characteristics of the following major contributing factors:

1. Obsolete platting of vacant land;
2. Deterioration of structures or site improvements in neighboring areas; and
3. Decline in total EAV in 3 of the past 5 years.

Together, the documented characteristics of improved and unimproved land contribute to the eligibility of the Project Area as a 'blighted area'. All of these characteristics point towards the need for designation of the Project Area as a 'blighted area' to be followed by public intervention in order that redevelopment might occur.