

Maple Park Village Hall, 302 Willow Street, Maple Park, Illinois, for examination during regular office hours. Village office hours are Monday through Friday, 9:00 a.m. - 12:00 p.m. or by appointment. For further information, please feel free to contact Mayor Kathleen Curtis at (815) 827-3309.

**SUMMARY OF PROPOSED MAPLE PARK TIF DISTRICT REDEVELOPMENT PLAN & PROJECTS**

**Proposed Redevelopment Project Area:** The Village of Maple Park proposes to establish a Redevelopment Project Area and adopt a Redevelopment Plan and Projects for the Maple Park Tax Increment Financing District in order to stimulate new residential, commercial and light industrial development within the Village. Pursuant to the Tax Increment Allocation Redevelopment (TIF) Act [65 ILCS 5/11-74 et. seq.] (the "Act"), the proposed Redevelopment Project Area (the "Area") includes only those contiguous parcels of real property and improvements thereon which would be substantially benefited by a redevelopment project and the Area is not less in the aggregate than 17 acres. The Redevelopment Project Area for the proposed the Maple Park TIF District includes areas shown on the enclosed Boundary Map and included in the enclosed Legal Description of the Area. The proposed TIF District includes properties within the Village which have been neglected and have not benefited from coordinated planning efforts by either public or private sectors. All properties within the proposed redevelopment project area would substantially benefit by a series of proposed public and private redevelopment projects. The Area consists of three hundred four (304) improved and vacant parcels, 93.4% of which qualify as a combination of "Blighted" and "Combination" Areas as defined in the TIF Act. Improved properties throughout the Area display characteristics of dilapidation, deterioration, inadequate utilities, excessive vacancy, overcrowding, deleterious use, obsolescence, and a lack of public infrastructure and community planning. Vacant parcels throughout the Area display characteristics of obsolete platting, deterioration of adjacent properties, disposal sites, and approximately twenty-one (21) of the vacant parcels are subject to chronic flooding or contribute to flooding within their same watershed. The improvements provided for in the Redevelopment Plan will help to alleviate all or part of this flooding. Evidence of a lag in Equalized Assessed Valuation (EAV) growth is apparent throughout the Area as a whole and has been documented pursuant to data made available by the DeKalb and Kane County Clerk and Assessment Offices.

**Long Term Goals and Objectives:** The Village proposes to establish the Maple Park TIF District by redeveloping property that is currently underutilized for new residential, commercial, and light industrial development in order to improve and extend infrastructure, increase employment opportunities, expand and diversify the local tax base, increase population and increase the overall value and quality of life for the community and its residents. The Redevelopment Plan will allow the Village to alleviate and/or remove blighted conditions such as the lack of public infrastructure and all of the property within the proposed redevelopment project area will substantially benefit by a series of public and private redevelopment projects made possible with tax increment financing. The property could not otherwise be reasonably expected to be developed without the use of tax increment financing. The Maple Park TIF District Redevelopment Plan is expected to include, but is not limited to, the following general long-term goals and objectives: (1) Eliminate or reduce those conditions which qualify the Redevelopment Project Area as a Combination of Blighted and Conservation Areas; (2) Facilitate the completion of necessary public infrastructure to encourage residential, commercial and light industrial development within the Village of Maple Park; (3) Extend/upgrade storm drainage and sanitary sewer lines throughout the Area; (4) Improve and update antiquated and/or inadequate water lines, mains and distribution systems; (5) Improve and update streets, street lighting, landscaping, curbs, alleys, parks, public green space, recreational amenities, sidewalks, bike paths and other pedestrian walkways throughout the Redevelopment Project Area; (6) Enhance the tax base for the Village and other taxing districts through coordinated, comprehensive planning efforts by either the public or private sectors which focus on efforts to improve infrastructure, property reuse, and the upgrade of existing buildings; (7) Attract new commercial development which complies with Village zoning and land use ordinances, increases assessed valuations and enhances the real estate tax base for the Village and creates additional employment opportunities within the community; (8) Encourage new residential development and, thereby, increase the Village's population and expand the economic base of the Town; (9) Attract tourism and retail/commercial businesses through the use of financial incentives offered by Tax Increment Financing and, thereby, increase retail business activity which will lead to an increase in municipal sales taxes for the Village; AND (10) Further improve the overall quality of life, health and well being of the community.

**Description of Tax Increment Financing:** A TIF District establishes a geographic boundary (a redevelopment project area) in which new private investment is encouraged. A municipality may also issue obligations to finance improvements that will enable the redevelopment of deteriorated, blighted, or other key conservation areas within its corporate limits. By making public improvements, the municipality may invite new private investment so that the expected increase in property tax revenues can be captured, temporarily, to amortize the public improvements. A

municipality may also choose to use TIF funds on a pay-as-you-go basis with no revenue spent as it is collected. In either case, it is expected that new investment in a designated redevelopment area will stimulate a resurgence of population, employment, and assessed valuation throughout the entire community. It should be noted that TIF DOES NOT raise property taxes and it IS NOT a new tax or a new taxing district. Only an increased assessment or an overall increase in tax rates can raise taxes. TIF is merely used to reallocate increased property tax revenues created by increased assessed valuation that is realized after a TIF District is established. A TIF District may last for up to 23 years. With Tax Increment Financing, a property tax base is preserved during the life of the TIF District that will continue to pay for the basic public services the proposed redevelopment area already receives. New incremental property tax revenue in the Village of Maple Park may be used to help pay for the infrastructure necessary for stimulating additional private-sector investment.

**MAPLE PARK TIF DISTRICT PROPOSED LEGAL DESCRIPTION**

PARTS OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 6, EAST AND PARTS OF SECTIONS 30 AND 31, TOWNSHIP 40 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, AND ALSO PARTS OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 5, EAST AND PARTS OF SECTIONS 24, 25 AND 36, TOWNSHIP 40 NORTH RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 24; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24 TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER TO THE CENTERLINE OF A DRAINAGE DITCH; THENCE SOUTHEASTERLY ALONG SAID DRAINAGE DITCH, 1,400 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE EAST ALONG SAID SOUTH LINE OF SAID SECTION 24 TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE CONTINUING EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24 TO THE EAST LINE OF COUNTY LINE ROAD; THENCE SOUTH ALONG THE EAST LINE OF SAID COUNTY LINE ROAD TO A POINT ON A LINE, SAID LINE BEING 788.72 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 675 FEET, MORE OR LESS; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 1014 FEET, MORE OR LESS, TO THE NORTH LINE OF WASHINGTON STREET; THENCE EAST ALONG THE NORTH LINE OF WASHINGTON STREET, AND THE EASTERLY EXTENSION OF SAID NORTH LINE TO THE EAST LINE OF BROADWAY STREET, SAID EAST LINE ALSO BEING THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 30; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION TO THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE CONTINUING SOUTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 31 TO THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY KNOWN AS THE CHICAGO & NORTHWESTERN RAILROAD); SAID SOUTHERLY LINE BEING THE NORTH LINE OF BLOCK 2 IN TRAVIS' ADDITION TO THE VILLAGE OF LODI (NOW MAPLE PARK); THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID RAILROAD TO THE NORTHEAST CORNER OF SAID BLOCK 2 IN TRAVIS' ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK 2 IN TRAVIS' ADDITION TO THE SOUTHEAST CORNER OF SAID BLOCK 2 IN TRAVIS' ADDITION; THENCE CONTINUING SOUTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 2, 160.00 FEET; THENCE WEST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, 40.00 FEET TO A POINT ON THE EAST LINE OF LOT 4 IN TRAVIS' ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK 1 TO THE NORTHEAST CORNER OF BLOCK 7 IN SAID TRAVIS' ADDITION; THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK 7 TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 7 OF TRAVIS' ADDITION; THENCE SOUTH ALONG THE WEST LINE OF LOT 2 OF SAID BLOCK 7 TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE WEST ALONG THE NORTH LINE OF LOT 6 IN SAID BLOCK 7 TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER OF SAID LOT 6 IN BLOCK 7; SAID CORNER ALSO BEING THE NORTHERLY LINE OF WILLOW STREET; THENCE EAST ALONG THE SOUTHERLY LINE OF BLOCK 7, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF WILLOW STREET, TO THE SOUTHEAST CORNER OF SAID BLOCK 7; THENCE SOUTHWESTERLY ALONG A LINE TO THE NORTHERLY CORNER OF LOT 2 IN MAERCKER SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 TO

THE SOUTHEAST CORNER OF SAID LOT 2 IN MAERCKER SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH ALONG THE WESTERNMOST LINE OF LINE OF SAID LOT 2 TO THE WESTERLY CORNER OF SAID LOT 2, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 2 IN PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK; THENCE WEST ALONG THE NORTH LINE OF LOTS 2 AND 3 IN SAID PATTERSON'S ADDITION TO THE WESTERLY LINE OF PALMER DRIVE; THENCE NORTH ALONG THE WEST LINE OF SAID PALMER DRIVE TO THE INTERSECTION OF SAID WEST LINE OF PALMER DRIVE AND THE SOUTH LINE OF WILLOW STREET; THENCE WEST ALONG SAID SOUTH LINE OF WILLOW STREET TO THE INTERSECTION OF SAID SOUTH LINE OF WILLOW STREET AND THE EAST LINE OF BROADWAY STREET; THENCE SOUTH ALONG SAID EAST LINE OF BROADWAY STREET TO A POINT ON THE NORTHWEST CORNER OF LOT 4 IN SAID PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK; THENCE WEST ALONG THE NORTH LINE OF SAID PATTERSON'S ADDITION, 175 FEET, MORE OR LESS; THENCE NORTHEASTERLY, 67 FEET, MORE OR LESS; THENCE NORTHWESTERLY, 68 FEET, MORE OR LESS; THENCE SOUTHWESTERLY, 80 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK; THENCE WEST ALONG THE NORTH LINE OF SAID PATTERSON'S ADDITION TO THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 3 OF HATHORN'S SOUTH ADDITION TO THE VILLAGE OF LODI (NOW MAPLE PARK); THENCE NORTH ALONG THE EAST LINE OF SAID LOT 8 TO THE NORTHEAST CORNER OF SAID LOT 8, SAID CORNER ALSO BEING THE SOUTHEASTERN MOST CORNER OF LIBERTY STREET; THENCE WEST ALONG THE SOUTH LINE OF SAID LIBERTY STREET TO THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 3 IN SAID HATHORN'S SOUTH ADDITION; SAID CORNER ALSO BEING THE SOUTHWESTERN MOST CORNER OF SAID LIBERTY STREET; THENCE NORTH ALONG THE WEST LINE OF SAID LIBERTY STREET TO THE NORTHEAST CORNER OF LOT 10 IN BLOCK 3 OF SAID HATHORN'S SOUTH ADDITION; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 10 TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH ALONG THE WEST LINE OF LOTS 10, 9 & 8 IN BLOCK 3 TO THE SOUTHWEST CORNER OF LOT 8, SAID CORNER ALSO BEING ON THE NORTH LINE OF PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK; THENCE WEST ALONG THE NORTH LINE AND CONTINUING SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID PATTERSON'S ADDITION TO THE NORTHWESTERN CORNER OF SAID PATTERSON'S ADDITION; THENCE SOUTH ALONG THE WEST LINE OF SAID PATTERSON'S ADDITION TO THE SOUTHWESTERN MOST CORNER OF SAID PATTERSON'S ADDITION; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 14 IN PATTERSON'S ADDITION TO THE SOUTHERLY CORNER OF SAID LOT 14, SAID CORNER ALSO BEING THE WESTERLY CORNER OF PARCEL 1 IN THE SETTLEMENT SUBDIVISION; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF PARCEL 1 TO THE NORTHWESTERLY CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING ON THE SOUTHERLY LINE OF WALNUT AVENUE; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE OF WALNUT AVENUE TO THE NORTHWESTERLY CORNER OF LOT 32 IN SAID THE SETTLEMENT SUBDIVISION; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID PARCEL 1 AND CONTINUING SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 TO THE EASTERNMOST CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING ON THE NORTHWEST LINE OF WILLOW LANE; THENCE SOUTHEASTERLY ALONG A LINE TO THE NORTHWESTERN MOST CORNER OF PARCEL 3 IN SAID THE SETTLEMENT SUBDIVISION; THENCE SOUTHEAST ALONG THE NORTHWESTERN LINE OF SAID PARCEL 3 AND CONTINUING WEST ALONG THE NORTH LINE OF SAID PARCEL 3 TO THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL 3 TO THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL 3 TO THE SOUTHWEST CORNER OF SAID PARCEL 3, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 103 IN SQUIRES CROSSING SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 103, SAID CORNER ALSO BEING ON THE EAST LINE OF COUNTY LINE ROAD; THENCE SOUTH ALONG THE EAST LINE OF SAID COUNTY LINE ROAD, 276.6 FEET, MORE OR LESS; THENCE EAST, 135 FEET, MORE OR LESS; THENCE SOUTH, 413.1 FEET, MORE OR LESS; THENCE SOUTHEAST, 336.66 FEET, MORE OR LESS; THENCE SOUTHWESTERLY, 333 FEET, MORE OR LESS TO THE CENTERLINE OF ILLINOIS ROUTE 38; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF ILLINOIS ROUTE 38 TO THE NORTHERLY EXTENSION OF THE EAST LINE OF COUNTY LINE ROAD;

**NOTICE OF PUBLIC HEARING VILLAGE OF MAPLE PARK, ILLINOIS MAPLE PARK TAX INCREMENT FINANCING DISTRICT**

The Village of Maple Park, DeKalb and Kane Counties, Illinois, an Illinois Municipal Corporation, hereby gives Notice of a Public Hearing to be held at 6:00 p.m., Central Standard Time on Tuesday, November 22, 2011, at the Maple Park Village Hall, 302 Willow Street, Maple Park, Illinois, to consider its proposed Tax Increment Financing District Redevelopment Project Area, Plan and Projects. All interested persons, including all taxing districts of which taxable property is included in the Area and the Illinois Department of Commerce and Economic Opportunity (DCEO), will be given an opportunity to be heard at said Public Hearing and to file with the Village Clerk written comments, prior to the date of the Hearing, to the Village at the following address: Village of Maple Park, Village Clerk, 302 Willow Street, P.O. Box 220, Maple Park, Illinois 60151. A Summary of the proposed Redevelopment Plan and Projects, the proposed Boundary Map and Legal Description of the Redevelopment Project Area are presented below. The Redevelopment Plan and Projects complies with the provisions of the "Tax Increment Allocation Redevelopment Act". A copy of the proposed Redevelopment Plan and Projects is available at the