

**CITY OF JOLIET, ILLINOIS**

**FIRST AMENDMENT**

**TO THE**

**ROCK RUN CROSSINGS**  
**TAX INCREMENT FINANCING**  
**ELIGIBILITY STUDY AND**  
**REDEVELOPMENT PLAN & PROJECT**

May 6, 2022



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May 6, 2022

**CITY OF JOLIET**

**FIRST AMENDMENT - ROCK RUN CROSSINGS  
TAX INCREMENT FINANCING ELIGIBILITY STUDY AND REDEVELOPMENT  
PLAN & PROJECT**

**I. INTRODUCTION TO FIRST AMENDMENT**

On January 5, 2021, in an effort to induce redevelopment and revitalization pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1, *et seq.*) (the “TIF Act”), the City of Joliet (the “City”) passed ordinances that designated the Rock Run Crossings Redevelopment Project Area (the “Original Redevelopment Project Area” or the “Original RRC RPA”) as a Tax Increment Financing District (“TIF District”), and adopted a TIF Eligibility Study and Redevelopment Plan and Project (the “Original Rock Run Crossings TIF Redevelopment Plan and Project” or the “Original RRC Plan”) to guide redevelopment within the Original Redevelopment Project Area. The Rock Run Crossings TIF District (the “RRC TIF District”) is scheduled to expire approximately 23 years after the January 2021 approval of the Original Redevelopment Project Area and the Original Rock Run Crossings TIF Redevelopment Plan and Project, with the final year of property taxes levied in 2044 in the RRC TIF District to be collected in 2045. The Original Redevelopment Project Area consisted of a portion of the northeast quadrant of the intersection of Interstate 80 and Interstate 55 that had proven difficult to develop over the years due to numerous factors discussed in the Original RRC Plan.

The main purpose of this proposed First Amendment to the Original RRC Plan is to expand the boundary of the Original RRC RPA to include an additional area of land in the City. As described in this First Amendment, the new additional area consists of 46 acres located immediately south of the Original RRC RPA (the “Expansion Area”). With the addition of the Expansion Area, the expanded RRC RPA will increase in size from approximately 263 acres to approximately 309 acres (the “Expanded RRC RPA”). As further set forth herein, the addition of Expansion Area will better position the Amended RRC Redevelopment Plan and Project to be successfully implemented by the City. Thus, this First Amendment constitutes an update and revision to the Original RRC Plan to include and address the Expansion Area and the Expanded RRC RPA. The Original RRC Plan as amended by this First Amendment shall comprise the Amended RRC TIF District Plan and Project for the Expanded RRC RPA (the “Amended Plan”).

This First Amendment defines the area comprising the Expansion Area for the Expanded RRC RPA, evaluates the eligibility of the Expansion Area to qualify under the TIF Act, sets forth the amendments to the Original RRC Plan (thereby creating the Amended Plan for the Expanded RRC RPA), and provides updated exhibits for the Expanded RRC RPA and Amended Plan. Thus, this First Amendment and the Amended Plan supplement the Original RRC Plan, except to the extent that this First Amendment and the Amended Plan are contradictory with the Original RRC Plan, this First Amendment and Amended Plan shall supersede any such provisions of the Original RRC Plan.

## **II. SUMMARY OF AMENDMENT PROCEDURES UNDER THE TIF ACT**

The TIF Act establishes a procedure by which municipalities may designate a “redevelopment project area.” A municipality may designate a redevelopment project area if the improved or vacant parcels within the area qualify as either a “blighted area” or a “conservation area” as defined in the TIF Act. The qualifying criteria for blighted and conservation areas are found in the TIF Act at 65 ILCS 5/11-74.4-3(a) and (b). After designating a redevelopment project area, the municipality must also adopt a redevelopment plan and project for the purpose of eliminating the factors that qualify the territory as either a blighted area or a conservation area.

When expanding the redevelopment project area and amending the redevelopment plan and project for an approved TIF District, a municipality must follow the same procedures under the TIF Act used when designating the original redevelopment project area and adopting the original redevelopment plan and project. Thus, prior to expanding a redevelopment project area and adopting an amended redevelopment plan and project, a municipality must seek input from the Joint Review Board for the TIF District consisting of representatives of affected taxing districts and also a public member. The municipality must also conduct a public hearing regarding the proposal to expand the redevelopment project area and adopt an amended redevelopment plan and project, while giving notice of the proposed expansion to the public and to affected individuals and taxing districts. More specific information concerning these and other procedural requirements may be found in the TIF Act.

### **III. TIF ELIGIBILITY OF THE EXPANSION AREA**

#### **A. The Expanded Redevelopment Project Area**

The Expanded RRC RPA includes the Original RRC RPA and the Expansion Area, as described herein. The Expansion Area is located immediately south and adjacent to Original RRC RPA, is approximately 46 acres in size, and is legally described as the “Expansion Area” in Exhibit A and depicted as the “2022 RPA Expansion Area” in Exhibit B. The Expansion Area is bounded to the south by Interstate 80, to the west by Interstate 55, to the north by the Original RRC RPA, and to the east by the Rock Run Creek waterway.

#### **B. Review of the Expansion Area and the Expanded Redevelopment Project Area**

The firm of Miller, Hall & Triggs LLC (“MH&T”) has undertaken the preparation of this First Amendment for the Original RRC Plan. In doing so, MH&T has taken the following actions in order to determine whether the Expansion Area qualifies as a blighted area within the meaning of the TIF Act, while also analyzing and developing proposed remedial action to see improvement and development of this blighted area as set forth later in this First Amendment:

1. MH&T received and analyzed information regarding the potential development and revitalization of the Expansion Area and the Expanded RRC RPA received from entities specializing in commercial and residential development and redevelopment of challenging project areas.
2. Reviewed analysis by CEMCON, Ltd., a professional firm offering engineering and surveying services, as well as planning, civil design, and construction services for public infrastructure and transportation systems, regarding the condition of the Expansion Area. CEMCON Ltd. has demonstrated expertise in analyzing hydrologic and flooding conditions of property, as well as the design of public infrastructure improvements, including streets, sanitary sewers, water mains, public utilities, and other related types of improvements.

3. Reviewed property records maintained by the Will County Recorder's Office regarding property ownership and platting of the property comprising the Expansion Area.
4. Reviewed records in the Office of the Will County Supervisor of Assessments and the Office of the Kendall County Supervisor of Assessments to determine the equalized assessed value (EAV) for both the current and preceding tax years for the City and the Expansion Area, and reviewed data from the U.S Bureau of Labor Statistics regarding the changes in the Consumer Price Index (CPI) for six preceding years.
5. Because the City does not currently have a comprehensive plan or other similar plan document that addresses or covers the property comprising the Expanded RCC RPA, MH&T examined the City's other more recent land use strategic planning efforts and the City's zoning ordinance, as the zoning ordinance applies to property within the Expanded RCC RPA.

**C. TIF Act Requirements**

In order to establish that the Expansion Area is eligible for inclusion in a TIF District for redevelopment as permitted under the TIF Act, it must qualify under the provisions of the TIF Act. The applicable provisions of the TIF Act are as follows:

1. **Definition of Vacant Land:** As provided in the TIF Act, "vacant land" means any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, unless the parcel has been subdivided; provided that if the parcel was part of a larger tract that has been divided into 3 or more smaller tracts that were accepted for recording during the period from 1950 to 1990, then the parcel shall be deemed to have been subdivided, and all proceedings and actions of the municipality taken in that connection with respect to any previously approved or designated redevelopment project area or amended redevelopment project area are hereby validated and hereby declared to be legally sufficient for all purposes of this Act.

2. **Definition of Blighted Area:** As provided in the TIF Act, vacant area within the boundaries of a redevelopment project area can qualify as a “blighted area” under either or both of the following two tests:

a. If vacant, the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the listed statutory factors, each of which is (i) present, with that presence documented, to a meaningful extent so that the City may reasonably find that the factor is clearly present within the intent of the TIF Act, and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains; and two of the six such qualifying factors are as follows:

- **Obsolete Platting:** 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-way 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.
- **Lack of Growth in EAV:** 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 U.S. City Average, 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.



b. If vacant, the sound growth of the redevelopment project area is impaired by one of the listed statutory factors that (i) is present, with that presence documented, to a meaningful extent so that the City may reasonably find that the factor is clearly present within the intent of the TIF Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains; and one of the six such qualifying factors is as follows:

- **Flooding**: The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency, or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.

**D. Analysis of Information**

Exhibit B shows the boundary of the Expanded RRC RPA, which includes both the Original RRC RPA and the Expansion Area. Exhibit C1 shows current land uses within the Expanded RRC RPA, and Exhibit C2 shows the current zoning within the Expanded RRC RPA<sup>1</sup>. MH&T has made the following determinations based upon a review and analysis of this information and the information collected and reviewed under Part A above regarding the Expansion Area:

1. **Qualification of Expansion Area as Vacant Land**: The Expansion Area has an area of approximately 46 acres. The Expansion Area is unimproved, contains no structures, and a large percentage of the Expansion Area was used for many years for commercial agricultural purposes.

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<sup>1</sup>The owner of the property comprising the Expansion Area has submitted a petition to annex the Expansion Area into the City of Joliet and to re-zone the Expansion Area as a B-2 Central Business District classification, and both actions were approved by the City of Joliet at the City Council meeting on April 19, 2022..

As noted above, the definition of “vacant land” under Section 11-74.4-3 of the TIF Act is property that does not have any industrial, commercial, or residential buildings and has not been used for commercial agricultural operations within five years of being designated a redevelopment project area. However, this definition of “vacant land” under Section 11-74.4-3 of the TIF Act also includes an exception for property that is part of a larger tract that has been divided into three or more parcels during the time period of 1950 to 1990.

The area comprising the Expansion Area transferred ownership and was subdivided into three smaller parcels during the 1950s and 1960s. Thus, the property comprising the Expansion Area was divided into at least three smaller tracts through deeds accepted for recording during the period from 1950 to 1990. Therefore, pursuant the definition of “vacant land” under Section 11-74.4-3 of the TIF Act and the subdivision exception thereto, MH&T has determined that the property comprising the Expansion Area qualifies as vacant land.

2. **Eligibility of the Vacant Land:** As noted previously, vacant land is eligible for designation as a TIF District if such land can be characterized as a “blighted area” within the meaning of the TIF Act. Vacant land is considered blighted within the meaning of the TIF Act if the sound growth of the vacant land is impaired within the meaning of one or both of the qualifying tests as set forth above.

a. Under the first test, vacant land is impaired if a combination of two or more of six factors exist on the vacant land (the “two-factor” test). The following two conditions were noted to a meaningful extent across the Expansion Area and reasonably distributed throughout the Expansion Area:

- **Obsolete Platting:** Those factors which characterize obsolete platting as set forth in the TIF Act are present throughout the Expansion Area. The current platting of the Expansion Area fails to create any rights-of-way for streets or any other public rights-of-way across the Expansion Area and the entire adjacent portion of the Expanded RRC RPA. The Expansion Area

has very limited public access from a frontage road on public right-of-way located adjacent to the northern-most portion of the western property line for the Expansion Area. This frontage road is not designed to handle moderate or high levels of traffic or loading. The Expansion Area also has no internal public rights-of-way. Furthermore, the Expansion Area has no right-of-way accessibility from the eastern side of the Expansion Area due to the natural barrier created by the Rock Run Creek that is situated immediately east of the Expansion Area, and no eastern right-of-way access is available through the adjacent Original RRC RPA. The current platting of the Expansion Area also omits easements for public utilities throughout the Expansion Area. The inadequate rights-of-way and lack of utility easements throughout the Expansion Area constitute obsolete platting as defined under the TIF Act. Thus, this lack of platted right-of-way and public utility easements hinder the effective use or development of the Expansion Area beyond its current use and particularly creates significant impediments for purposes of development. Furthermore, without any platted rights-of-way for streets or any utility easements, the platting of the property comprising the Expansion Area in its current form cannot be effectively utilized to develop the property comprising the Expansion Area in a manner compatible with contemporary standards and requirements or with the development of the Original RRC RPA. As a result, the current configuration of the Expansion Area is obsolete and unusable, thereby making the Expansion Area suffer from obsolete platting.

- **Lack of Growth in EAV:** The TIF Act establishes three different tests for establishing the lack of growth in EAV for vacant land, and if any one of the three tests is met, the Expansion Area will be considered to have lack of growth in EAV under the TIF Act.

One of the three tests relating to the EAV of vacant land provides that a blighting factor exists if the total EAV of the proposed area under analysis

is increasing at an annual rate that is less than the balance of the City for three of the last five year-to-year periods. As indicated in the chart in Exhibit D, the annual rate of increase in the EAV of the Expansion Area was less than the annual rate of increase in the EAV for the balance of the City during four of the last five year-to-year periods from 2016-2017 through 2019-2020. Thus, the Expansion Area meets this test by demonstrating a lack of EAV growth during four of the last five year-to-year periods.

Because the Expansion Area meets one of the required statutory tests to demonstrate lack of growth in EAV, this blighting factor of lack of growth in EAV – in addition to the blighting factor of obsolete platting – qualifies the Expansion Area for inclusion in the Expanded RRC RPA under the TIF Act.

b. Under the second test, the sound growth of vacant land is impaired if one of six factors exists on the vacant land (the “one-factor” test). The following condition was noted to be present to a meaningful extent across the Expansion Area and reasonably distributed throughout the Expansion Area, as such area is considered vacant under the TIF Act:

- **Contribution to Flooding:** As set forth in a study and analysis performed by CEMCON, Ltd. (“CEMCON”), a copy of which is attached hereto as Exhibit G, CEMCON has concluded that all surface water that discharges from the Expansion Area currently flows into and contributes to downstream flooding within Rock Run Creek and then the larger Des Plaines River watershed. Thus, this condition has been determined to exist to a meaningful extent across the Expansion Area and is reasonably distributed across the Expansion Area.

Because the Expansion Area meets this “contribution to flooding” factor under the one-factor test, this blighting factor also qualifies the Expansion Area for

designation as part of a redevelopment project area under the TIF Act provided that the mitigation of the contribution to the storm water runoff and flooding from the Expansion Area is planned to be addressed by improvements and facilities set forth in the Amended Plan.

**E. Findings and Conclusions Regarding Expansion Area**

MH&T's foregoing determinations support the following required findings and conclusions under the TIF Act relative to establishing the Expansion Area as a part of the Expanded RRC RPA and thus as an additional part of the RRC TIF District:

1. **The Expansion Area qualifies as a Blighted Area:** The Expansion Area qualifies as a "blighted area" under the TIF Act. The required number of at least two qualifying factors – obsolete platting, and lack of growth in EAV – are present to a meaningful extent and reasonably distributed within the Expansion Area, thereby supporting the conclusion that this area can be identified as "blighted" under the two-factor test. Additionally, the single required qualifying factor – contribution to flooding – is present to a meaningful extent and reasonably distributed within the Expansion Area, thereby also supporting the conclusion that this area qualifies under the one-factor test. Based upon the prevalence of blighting factors across the Expansion Area, MH&T concludes that those factors are present to a meaningful extent throughout the Expansion Area and are reasonably distributed throughout the Expansion Area.

2. **Growth within the Expansion Area:** The Expansion Area must also exhibit a lack of growth and development through private investment. Moreover, a finding must be made that, but for the inclusion of the Expansion Area in a TIF District and use of the public resources and tools afforded the City under the TIF Act, private investment and development is not reasonably expected to occur in the Expansion Area. The Expansion Area has shown a lack of growth in the past and is unlikely to grow in the future. In the past, very minimal investment has occurred to the northwestern most portion of the Expansion Area with the demolition and removal of two aging and dilapidated residential structures and related accessory structures. This *di minimis* investment in the Expansion

Area underscores the lack of growth through private investment that has occurred within the Expansion Area. Further, the current frontage road provides extremely limited access to the Expansion Area and is not designed to handle moderate or high levels of traffic or loading, which significantly limits the development potential of the Expansion Area. Future development through investment by private enterprise is not reasonably anticipated to occur in the Expansion Area without the adoption of this First Amendment for the following reasons:

- a. The roadway infrastructure necessary to support traffic generated both by connection to existing heavily traveled roadways and by businesses which could potentially locate within the Expansion Area would be prohibitively expensive for private enterprise without public assistance.
- b. The water and sewer infrastructure necessary to support development within the Expansion Area would be prohibitively expensive for private enterprise without public assistance.
- c. The infrastructure for other utilities and storm water retention and drainage necessary to support development within the Expansion Area would be prohibitively expensive for private enterprise without public assistance.

For all of these reasons, none of the development or other activities identified in the Amended Plan will occur in the Expansion Area but for the expansion of the Original RRC RPA to include the Expansion Area and the adoption of this Amended Plan. This Amended Plan will promote the orderly development of the Expansion Area and the Expanded RCC RPA by eliminating the blighting conditions found to exist in the Expansion Area. Further, adoption of tax increment financing for the Expansion Area will provide the means to allow the use of public resources to assist with and support public infrastructure improvements and related project development costs that will be essential to leveraging private investment and creating new business enterprises that will facilitate redevelopment in both the Expansion Area and the Expanded RRC RPA. Therefore, but for the expansion of the

Original RRC RPA to include the Expansion Area and the adoption of this First Amendment, the critical resources necessary to support redevelopment of the Expansion Area will not exist, and the Expansion Area and the Expanded RRC RPA cannot be reasonably expected to develop to their fullest extent.

3. **Conformance with Comprehensive Plan:** The Amended Plan needs to conform to the most recent comprehensive plan for the City. The City does not currently have a comprehensive plan or other similar plan document that addresses or covers the property comprising the Expansion Area or the Expanded RCC RPA. The City's last comprehensive plan was completed in 1959 and does not extend to the property comprising the Expansion Area or the Expanded RCC RPA.

As noted in the Original RRC Plan, the only effort by the City to define land use policy for the area comprising the Original RRC RPA was designating the area with a B-2 Central Business District zoning classification. After the approval of the Original RRC RPA, the City approved a change to zoning classification for the southeast portion of the Original RRC RPA to the I-1 Light Industrial zoning classification as shown in Exhibit C2. At the time of the submission of this First Amendment, a petition to change the zoning for the Expansion Area to B-2 Central Business District zoning is on file with the City and will be considered for approval prior to the approval of this First Amendment and the Amended Plan <sup>2</sup>.

The permitted uses in the B-2 Central Business District include many types of retail establishments, as well as hotels, professional offices, and governmental offices. Additionally, by special use, high-density and low-density multi-family residential units can be permitted in the B-2 Central Business District. The same B-2 zoning classification for Expansion Area will be consistent with the portion of the adjacent Original RRC RPA that has not been re-zoned as I-1 Light Industrial District and will be consistent with the overall zoning of the Expanded RRC RPA.

The permitted uses in the I-1 Light Industrial District include manufacturing, wholesaling, and warehousing businesses operated in a clean and quiet manner. Further,

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<sup>2</sup> See footnote 1 on Page 9.

these permitted uses in the I-1 Light Industrial District are subject to regulations that deal with traffic congestion and that protect any adjacent commercial and retail activities allowed in an area zoned B-2 Central Business District and any high-density and low-density multi-family residential uses allowed by special use in an area zoned B-2 Central Business District.

Thus, the Amended Plan will continue to comply with the City's zoning basic strategic vision and long-term plans for the area designated herein as the Expansion Area as well as for the Expanded RRC RPA. Accordingly, the Amended Plan will remain aligned with the City's development strategy for this area.

4. **Other Considerations:** Under the TIF Act, the redevelopment project area must be no less than 1.5 acres in size and shall contain only contiguous parcels of real property that will be substantially benefitted by the proposed redevelopment project improvements. With the addition of the Expansion Area – with an additional area of approximately 46 acres being added to the Original RRC RPA – the Expanded RRC RPA will continue to meet the minimum acreage requirement under the TIF Act. Also, the Expansion Area is contiguous to the Original RRC RPA along the entire southern boundary of the Original RRC RPA. Further, the Expanded RRC RPA is expected to substantially benefit from the Amended Plan. Last, no residential units are located in the Expansion Area, and thus a housing impact study is not required for the Expansion Area or this Amended Plan and the related requirements of the TIF Act are not applicable.

#### **F. Summary**

MH&T has determined that the Expansion Area qualifies as a vacant “blighted area” under both the applicable two-factor and one-factor tests set forth in the TIF Act. MH&T has further determined that the Expanded RRC RPA will remain of sufficient size in acreage to conform to the minimum size requirement of the TIF Act, and that the Expanded RRC RPA is contiguous and will substantially benefit under the Amended Plan. Moreover, the development and potential growth of the Expansion Area and the Expanded RRC RPA are impaired by the lack of public infrastructure necessary to encourage and support development within the Expansion Area and the Expanded RRC RPA, which includes the lack of eastern access to the Expansion Area and the



Expanded RRC RPA. The City's current planning – as evidenced by the current zoning classification – supports commercial, retail, residential, and light industrial development in the Expansion Area and the Expanded RRC RPA. Moreover, but for the adoption of this First Amendment, the Amended Plan and the Expanded RRC RPA will not reasonably develop in a manner that is desired by the City.

**IV.  
AMENDMENTS TO THE ORIGINAL ROCK RUN CROSSINGS  
REDEVELOPMENT PLAN AND PROJECT**

**A. Introduction**

As noted in the preceding section of this First Amendment, the Expansion Area qualifies as a blighted area within the meaning of the TIF Act. Accordingly, the TIF Act authorizes the City to propose a comprehensive program designed to eliminate the conditions which qualify both the Expansion Area and the Expanded RRC RPA as a blighted area. The resulting Amended Plan will allow the City to work in conjunction with private enterprise to implement a redevelopment plan for the Expansion Area and the Expanded RRC RPA through a comprehensive redevelopment project. This First Amendment makes the following amendments to the Original RRC Plan as hereinafter described.

**B. Goals and Objectives:** Replace Goals and Objectives section in the Original RRC Plan with the text below.

1. **Goal:** The overall goal of the Amended Plan is to reduce or eliminate conditions that qualify the Expanded RRC RPA as a blighted area, and to provide the direction and mechanisms necessary to establish the Expanded RRC RPA as a vibrant mixed-use and industrial district. Redevelopment of the Expanded RRC RPA is intended to promote growth in the area, strengthen the economic base, and enhance the City's overall quality of life.
2. **Objectives:**
  - a. Facilitate and encourage the construction of new commercial, residential, institutional, civic/cultural, recreational, and light industrial development within the Expanded RRC RPA where appropriate;
  - b. Foster the construction of public infrastructure to create an environment within the Expanded RRC RPA conducive to private investment, which includes access from Interstate 55 from the west and may also include access from east along an

extension of the Olympic Boulevard right-of-way and improvement of the current Olympic Boulevard right-of-way alignment from its intersection with Houbolt Road;

c. Provide resources for streetscaping, landscaping and signage to market the image, attractiveness, and accessibility of the Expanded RRC RPA, create a cohesive identity for the Expanded RRC RPA and surrounding area, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas;

d. Facilitate the marketing of available sites in the Expanded RRC RPA for redevelopment and new development by providing resources as allowed by the Act; and

e. Support the goals and objectives of other nearby plans and other TIF redevelopment plans, and coordinate available local, state, and federal resources for furthering the goals of the Amended Plan.

C. **Proposed Land Uses:** Replace Proposed Land Uses section in the Original RRC Plan with the text below.

The future land uses proposed for the Expanded RRC RPA are shown in Exhibit E. Except for the southeast area of the Original RRC RPA that has been designated for light industrial use consistent with the recent zoning change to this area to I-1 Light Industrial, the remaining portion of the Original RRC RPA is designated for mixed use development. The Expansion Area is expected to be designated for mixed use development prior to the adoption of this First Amendment. For the purposes of the Amended Plan, the mixed-use designation is meant to allow for a variety of uses throughout the Expanded RRC RPA, in a manner that is in conformance with the strategic plans for the area. The proposed areas in the Expanded RRC RPA for right-of-way are also shown in Exhibit E. The City reserves the right to make road improvements as required to facilitate development. The mixed-use designation allows for the following land uses within the area of the Expanded RRC RPA that has not been designated solely for light industrial use:

- Commercial
- Public / Private Institutional
- Community Facilities
- Right-of-Way
- Residential
- Park / Open Space
- Utilities and

D. **Affirmative Action Plan:** No change.

E. **Alleviation of Flooding:** Replace Alleviation of Flooding section in the Original RRC Plan with the text below.

As a qualifying factor demonstrating that the Expanded RRC RPA is a blighted area, the Amended Plan must include improvements or facilities that will assist with the mitigation of all or part of the flooding concerns identified for the Expanded RRC RPA. The improvements set forth in the budget in the Amended Plan, specifically including storm water control facilities and systems, will contribute to the mitigation of the flooding concerns that have been identified for the Expanded RCC RPA.

F. **Public Infrastructure:** No change.

G. **Acquisition of Property and Creation of Parcels:** No change.

H. **Disposition of Property:** No change.

I. **Eligible Project Costs:** No change.

J. **Exercise of Other Authority:** No change.

K. **Estimated Redevelopment Project Costs:** Replace Estimated Redevelopment Project Costs section in the Original RRC Plan with the text below.

Implementation of the Amended Plan will require the investment of both public and private funds. The total estimated TIF-eligible redevelopment project costs to be expended (most likely over an extended period of time) for the Amended Plan are as follows:

<u>Description of Activity</u>	<u>Estimated Cost</u>
A. Public Works or Improvements*	\$91,000,000
B. Property Assembly & Site Preparation Costs *	38,000,000
C. Costs of Building Rehabilitation	5,000,000
D. Site Marketing Costs	650,000
E. Administration & Professional Service Costs	5,100,000
F. Taxing District Capital Costs	250,000
G. Costs of Job Training or Retraining (Businesses)	250,000
H. Costs of Job Training (Community College)	250,000
I. Financing Costs	7,000,000
J. Payment in Lieu of Taxes	250,000
K. Interest Costs (Developer/Property Owner)	14,000,000
L. Relocation Costs	50,000
M. School District Increased Costs	50,000
N. Transfers to Contiguous TIF Districts	50,000
Total estimated redevelopment project cost	\$161,900,000

Notes:

\* Parts A & B to include stormwater management improvement costs.

1. All costs are in 2022 dollars. Amounts may be increased for the actual annual rate of inflation as measured by the United States Department of Labor and by 5% pursuant the TIF Act.
2. Estimated costs may be shifted among line items to reflect actual experience in the implementation of the Amended Plan.
3. Total estimated redevelopment project costs exclude any additional municipal financing costs, including any interest expense, capitalized interest, costs of issuance, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

- L. **Source of Funds:** Replace Source of Funds section in the Original RRC Plan with the text below.

The City may utilize any lawful method of incurring municipal indebtedness including, without limitation, tax increment bonds, general obligation bonds, alternate revenue bonds, and revenue bonds. Accordingly, the City may incur such indebtedness as necessary to ensure the completion of the infrastructure improvements contemplated under this Amended Plan. Obligations issued pursuant to this Plan shall have a term not to exceed 20 years and shall bear interest at a rate not to exceed the maximum permitted by law. The terms of these obligations may be staged and staggered to utilize the entire duration of the Expanded RRC RPA. The City may pledge as security for the repayment of any such obligation any source of revenue authorized by law including, without limitation, those authorized by the TIF Act or the Local Government Debt Reform Act as such statutes now exist or are hereafter amended.

- M. **Completion of Redevelopment Project and Retirement of Obligations:** No change.

- N. **Assessment of Financial Impact of Amended Plan on Taxing Districts:** No change.

- O. Anticipated Equalized Assessed Valuation:** Replace the Anticipated Equalized Assessed Valuation section in the Original RRC Plan with the text below.

Based upon an analysis of the potential development within the Expanded RRC RPA, it is estimated that upon the expiration of this plan and project, the EAV of the Expanded RRC RPA will be \$97,500,000.

- P. Amendment of Plan and Project:** No change.

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF EXPANSION AREA FOR ROCK RUN CROSSINGS REDEVELOPMENT PROJECT AREA:**

#### **Expansion Area:**

TRACT 1: THAT PART OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE NORTHWEST 1/4 LYING NORTH AND EAST OF THE NORTHERLY AND EASTERLY RIGHT OF WAY LINES OF HIGHWAY FEDERAL AID INTERSTATE 55 AND FEDERAL AID INTERSTATE 80 EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO JOHN AND EMMA KINZLER BY DEED RECORDED DECEMBER 10, 1963 AS DOCUMENT NO. 992208 AND EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO JAMES AND THELMA HOSTERT BY DEED RECORDED SEPTEMBER 16, 1953 AS DOCUMENT NO. 735552, IN SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

TRACT 2: THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY FEDERAL AID INTERSTATE 80, IN WILL COUNTY, ILLINOIS.

EXCEPTING FROM TRACTS 1 AND 2 ABOVE, THE FOLLOWING:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE ON AN ASSUMED BEARING OF SOUTH 01 DEGREE 41 MINUTES 22 SECONDS EAST, ON THE WEST LINE OF SAID NORTHWEST 1/4, 1073.25 FEET; THENCE NORTH 88 DEGREES 59 MINUTES 33 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4, 109.19 FEET TO THE EAST RIGHT-OF-WAY LINE OF FAI ROUTE 55, AS DEDICATED FOR PUBLIC RIGHT OF WAY BY THE INSTRUMENT RECORDED AS DOCUMENT NO. 799981; THENCE CONTINUING NORTH 88 DEGREES 59 MINUTES 33 SECONDS EAST, PARALLEL WITH SAID NORTH LINE, 205.51 FEET; THENCE SOUTH 01 DEGREE 41 MINUTES 22 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4, 228.38 FEET TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS ROW CORNER P.L.S. 2377", AND TO THE POINT OF BEGINNING AND A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A 150.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, THROUGH A CENTRAL ANGLE OF 63 DEGREES 19 MINUTES 51 SECONDS, 165.80 FEET TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS ROW CORNER P.L.S. 2377"; THENCE SOUTH 65 DEGREES 01 MINUTES 13 SECONDS EAST, ON A LINE TANGENT TO THE LAST DESCRIBED CURVE 1273.81 FEET TO A POINT 225.00 FEET NORTH OF THE CENTERLINE OF FAI ROUTE 80, AS MEASURED PERPENDICULAR TO SAID CENTERLINE, AND TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS ROW CORNER P.L.S. 2377"; THENCE SOUTH 74 DEGREES 07 MINUTES 56 SECONDS EAST, 247.63 FEET TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS ROW CORNER P.L.S. 2377", AND TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID FAI ROUTE 80, AS DEDICATED FOR PUBLIC RIGHT OF WAY BY THE INSTRUMENT RECORDED AS DOCUMENT NO. 886103, SAID NORTH RIGHT-OF-WAY LINE BEING PARALLEL AND 150.00 FEET NORTH



OF, AS MEASURED PERPENDICULAR TO, SAID CENTERLINE; THENCE SOUTH 88 DEGREES 14 MINUTES 16 SECONDS WEST, ON SAID NORTH RIGHT-OF-WAY LINE, 830.00 FEET TO AN ANGLE POINT IN SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 68 DEGREES 05 MINUTES 57 SECONDS WEST, ON SAID NORTH RIGHT-OF-WAY LINE, 194.34 FEET TO AN ANGLE POINT IN SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 44 DEGREES 30 MINUTES 26 SECONDS WEST, ON SAID NORTH RIGHT-OF-WAY LINE, 402.61 FEET; THENCE NORTH 53 DEGREES 28 MINUTES 20 SECONDS, ON SAID NORTH RIGHT-OF-WAY LINE, 484.15 FEET TO THE NORTHERNMOST CORNER OF SAID PARCEL OF LAND DEDICATED BY INSTRUMENT RECORDED AS DOCUMENT NO. 886103 AND TO THE EAST RIGHT-OF-WAY LINE OF FAI ROUTE 55, AS DEDICATED FOR PUBLIC RIGHT OF WAY BY THE INSTRUMENT RECORDED AS DOCUMENT NO. 799981; THENCE NORTH 01 DEGREES 45 MINUTES 44 SECONDS WEST, ON SAID EAST RIGHT-OF-WAY LINE, 94.74 FEET TO THE SOUTH LINE OF THE PARCEL OF LAND CONVEYED TO JAMES AND THELMA HOSTERT BY THE DEED RECORDED SEPTEMBER 16, 1953 AS DOCUMENT NO. 735552; THENCE NORTH 88 DEGREES 59 MINUTES 33 SECONDS EAST, ON THE SOUTH LINE OF SAID PARCEL CONVEYED BY INSTRUMENT RECORDED AS DOCUMENT NO. 735552, A DISTANCE OF 205.20 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 01 DEGREE 41 MINUTES 22 SECONDS WEST, ON THE EAST LINE OF SAID PARCEL, 16.62 FEET TO THE POINT OF BEGINNING;

AND

THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE ON AN ASSUMED BEARING OF SOUTH 1 DEGREE 41 MINUTES 22 SECONDS EAST, 658.97 FEET ON THE WEST LINE OF SAID SECTION 27 TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 89 DEGREES 03 MINUTES 48 SECONDS EAST, 108.67 FEET ON SAID NORTH LINE TO THE EAST RIGHT-OF-WAY LINE OF FAI ROUTE 55 AS ESTABLISHED BY DOCUMENT NO. 799981; THENCE SOUTH 1 DEGREE 45 MINUTES 44 SECONDS EAST, 368.58 FEET ON SAID EAST LINE FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 1 DEGREE 45 MINUTES 44 SECONDS EAST, 45.56 FEET ON SAID EAST LINE TO THE NORTH LINE OF THE LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 992208; THENCE NORTH 88 DEGREES 59 MINUTES 33 SECONDS EAST, 20.00 FEET ON SAID NORTH LINE; THENCE NORTH 25 DEGREES 20 MINUTES 03 SECONDS WEST, 50.00 FEET TO THE POINT OF BEGINNING;

AND

THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE ON AN ASSUMED BEARING OF SOUTH 1 DEGREE 41 MINUTES 22 SECONDS EAST, 658.97 FEET ON THE WEST LINE OF SAID SECTION 27 TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 89 DEGREES 03 MINUTES 48 SECONDS EAST, 108.67 FEET ON SAID NORTH LINE TO THE EAST RIGHT-OF-WAY LINE OF FAI ROUTE 55 AS DEDICATED BY DOCUMENT NO. 799981 FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 03 MINUTES 48 SECONDS EAST, 7.46 FEET ON SAID NORTH LINE; THENCE SOUTH

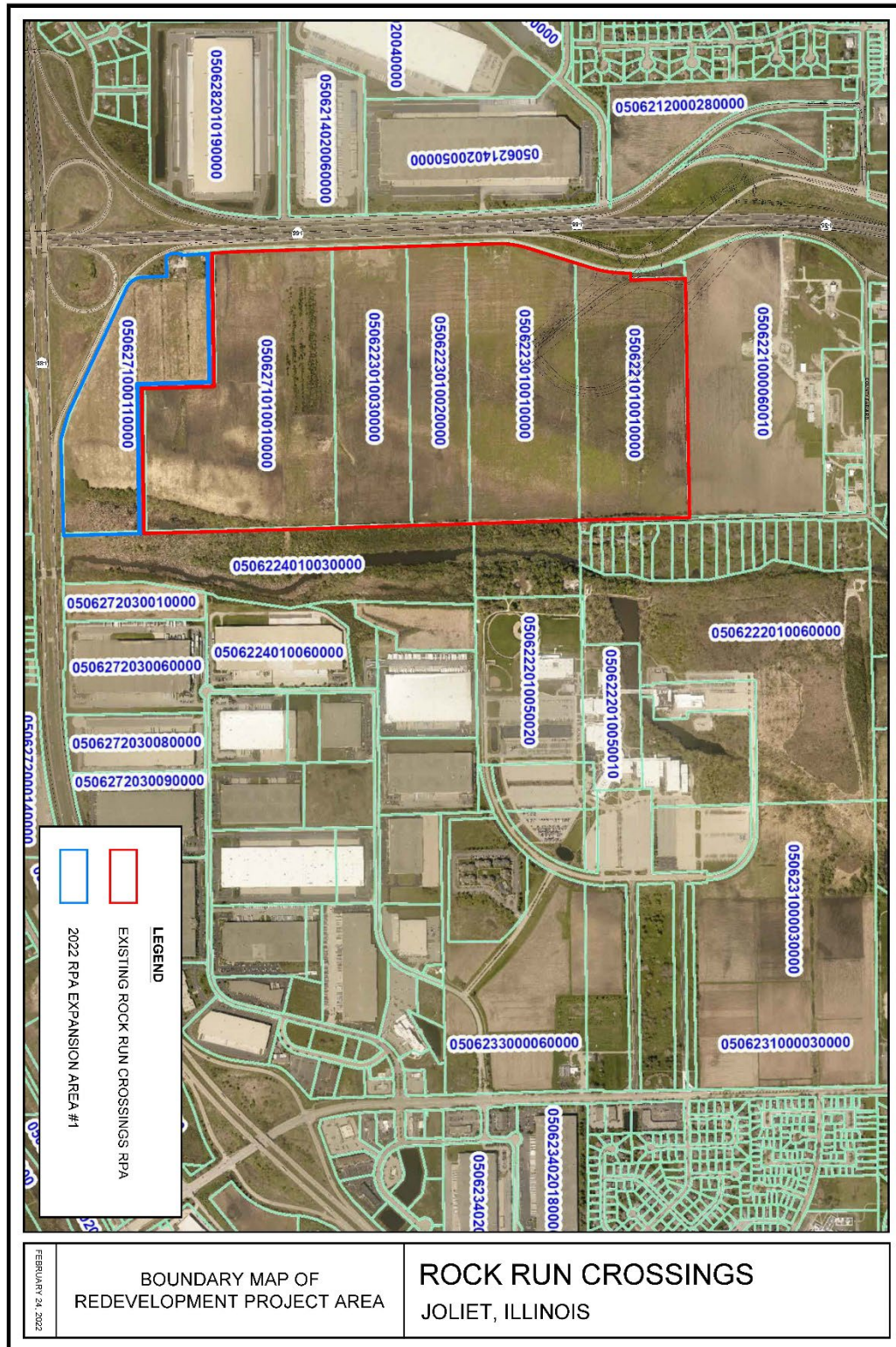
4 DEGREES 36 MINUTES 28 SECONDS EAST, 192.13 FEET; THENCE SOUTH 1 DEGREE 45 MINUTES 44 SECONDS EAST, 88.00 FEET, PARALLEL WITH AND 17 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF FAI ROUTE 55; THENCE SOUTH 88 DEGREES 14 MINUTES 16 SECONDS WEST 17.00 FEET TO SAID EAST RIGHT OF WAY LINE; THENCE NORTH 1 DEGREE 45 MINUTES 44 SECONDS WEST, 280.00 FEET ON SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

2021 Property Tax Identification Number (PIN):

05-06-27-100-011-0000

**EXHIBIT B**

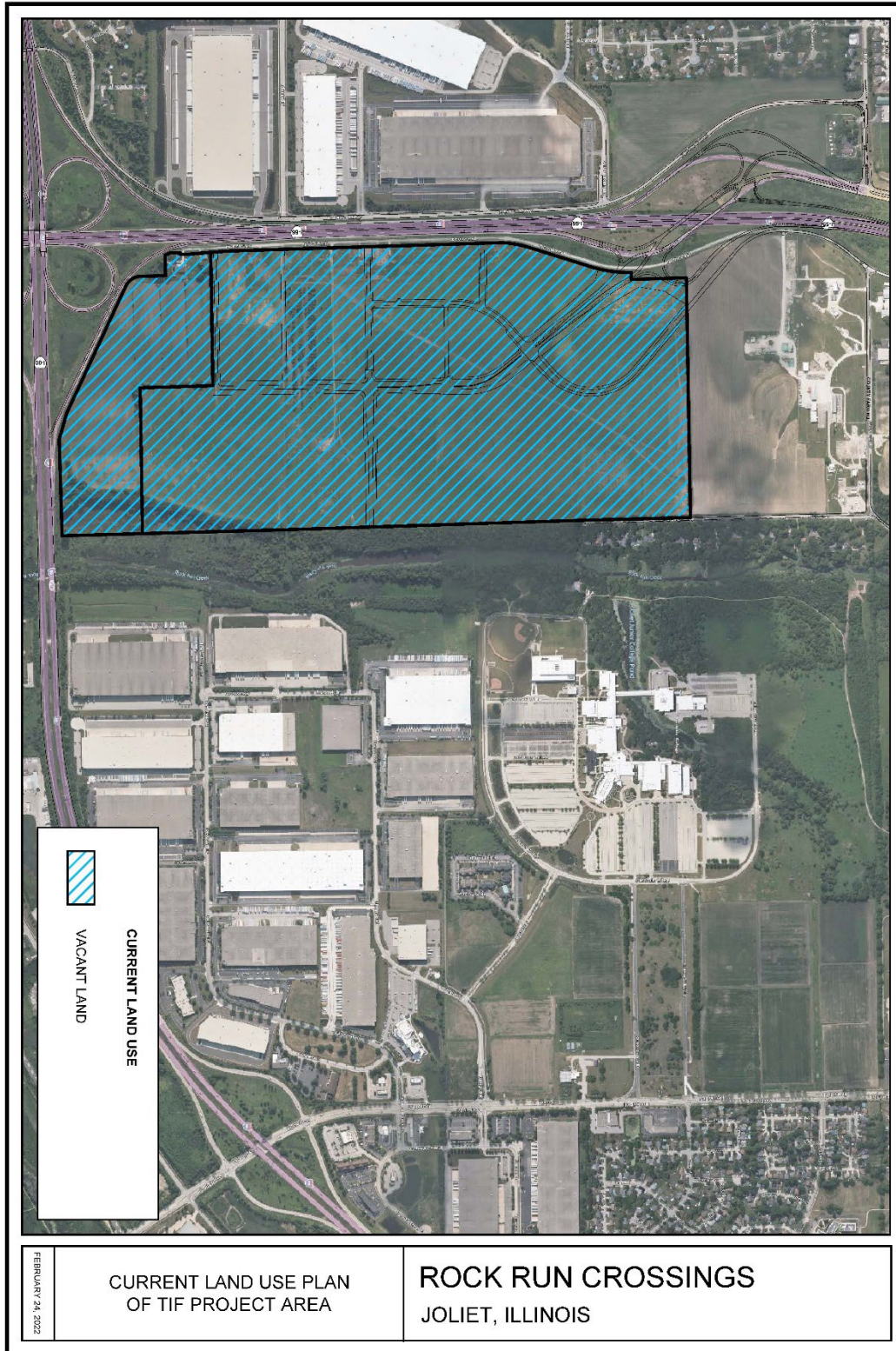
**BOUNDARY MAP: EXPANDED ROCK RUN CROSSINGS  
REDEVELOPMENT PROJECT AREA**





**EXHIBIT C1**

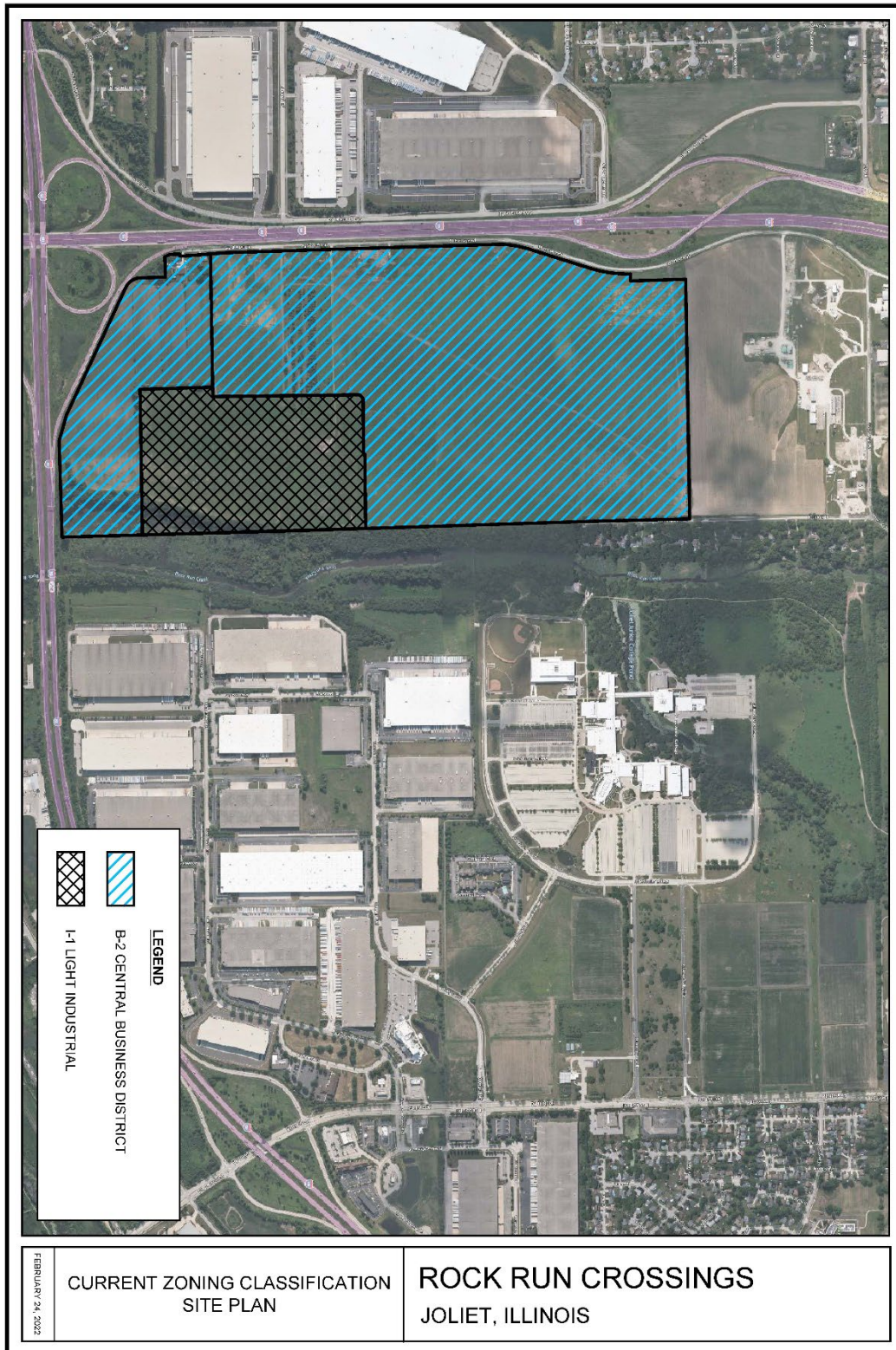
**EXPANDED ROCK RUN CROSSINGS REDEVELOPMENT PROJECT AREA:  
CURRENT LAND USE**





**EXHIBIT C2**

**EXPANDED ROCK RUN CROSSINGS REDEVELOPMENT PROJECT AREA:  
CURRENT ZONING**



## EXHIBIT D

### EAV GROWTH IN THE EXPANSION AREA

#### EXPANSION AREA FOR RRC REDEVELOPMENT PROJECT AREA PROPERTY:

##### HISTORY OF CHANGES IN EAV

Levy Year	2015	2016	2017	2018	2019	2020
TOTAL EAV	140,981	154,161	158,971	159,699	160,511	167,489
% change over prior year		+9.35%	+3.12%	+0.46%	+0.51%	+4.57%

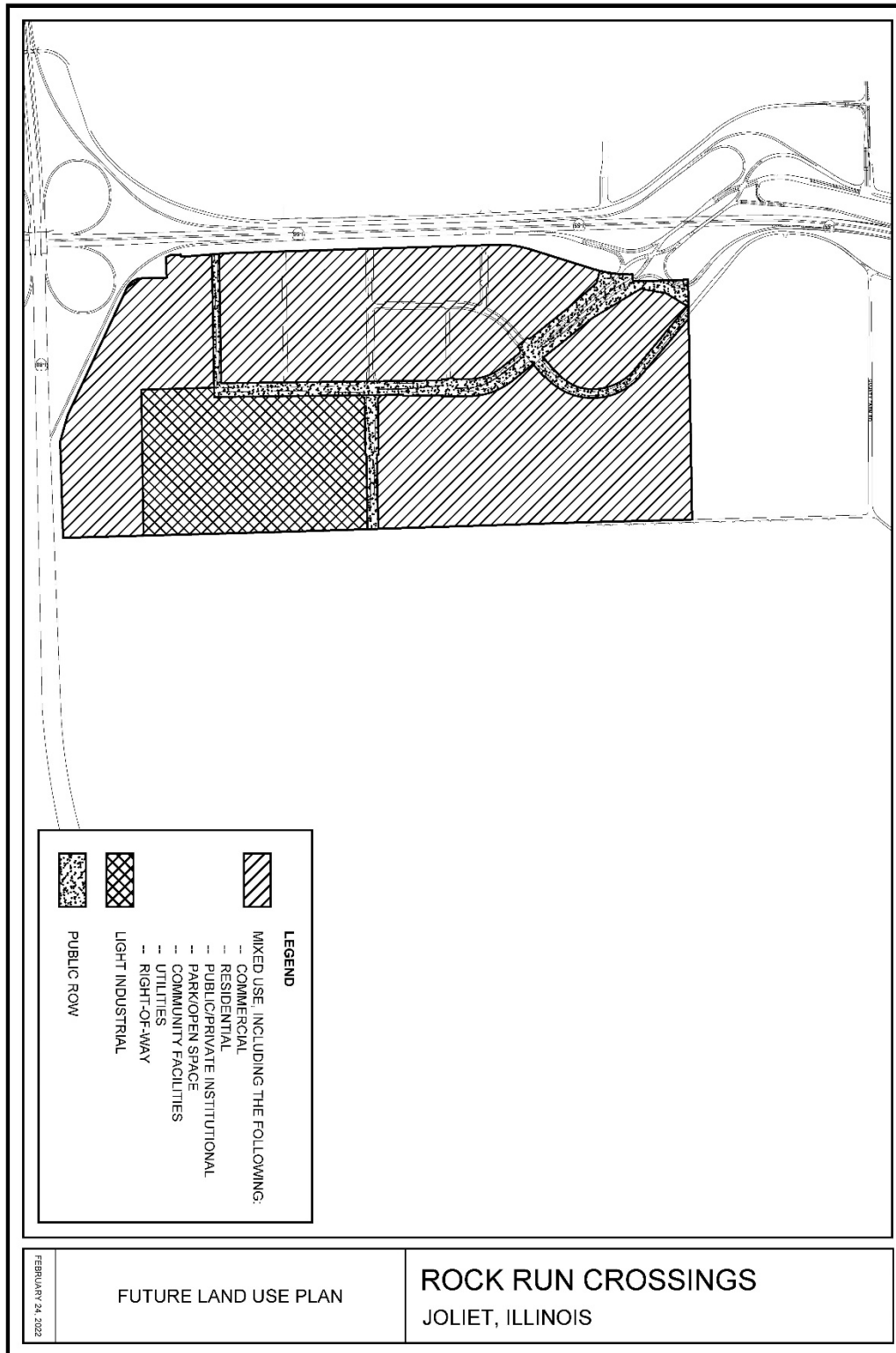
##### CITY OF JOLIET – HISTORY OF CHANGE IN EAV

Levy Year	2015	2016	2017	2018	2019	2020
Amount *	2,561,469,291	2,708,346,001	2,899,725,661	3,091,822,419	3,333,583,878	3,518,907,166
% change over prior year		+5.73%	+7.07%	+6.63%	+7.82%	+5.56%

\* This "Amount" figure is the total EAV for the City of Joliet from the Will County extension reports less the value of the TIF District property; this "Amount" figure includes the EAV for property within the City of Joliet located in both Will County and Kendall County.

**EXHIBIT E**

**EXPANDED ROCK RUN CROSSINGS REDEVELOPMENT PROJECT AREA:  
FUTURE LAND USE PLAN**



**EXHIBIT F**

**[Reserved]**



**EXHIBIT G**

**CEMCON STORM WATER DRAINAGE REPORT (May 4, 2022)**

**EXHIBIT G  
DRAINAGE REPORT  
FOR THE EXPANSION AREA TO  
ROCK RUN CROSSINGS RPA  
JOLIET, ILLINOIS**



**REVISED MAY 4, 2022  
REVISED MARCH 31, 2022  
REVISED MARCH 28, 2022  
REVISED FEBRUARY 28, 2022  
JANUARY 17, 2022**

**849.001**

**PROFESSIONAL ENGINEER'S CERTIFICATION**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS.

I, MATTHEW M. WORLINE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS  
TECHNICAL SUBMISSION WAS PREPARED BY CEMCON, LTD. UNDER MY PERSONAL DIRECTION.

DATED THIS 4th DAY OF May, AD, 2022

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-048134

MY LICENSE EXPIRES ON NOVEMBER 30, 2023

PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937, EXPIRATION DATE IS APRIL 30, 2023

NOTE: UNLESS THIS DOCUMENT BEARS THE ORIGINAL SIGNATURE AND IMPRESSED SEAL OF THE  
DESIGN PROFESSIONAL ENGINEER, IT IS NOT A VALID TECHNICAL SUBMISSION.

**PREPARED FOR:**

MILLER, HALL & TRIGGS  
416 MAIN STREET  
SUITE 1125  
PEORIA, IL 61602

309-671-9600

**PREPARED BY:**

CEMCON, LTD.  
2280 WHITE OAK CIRCLE  
SUITE 100  
AURORA, IL 60502-9675

630-862-2100



**EXHIBIT G**  
**DRAINAGE REPORT**  
**FOR THE EXPANSION AREA TO**  
**ROCK RUN CROSSINGS RPA**  
**JOLIET, ILLINOIS**

**I. PROJECT DESCRIPTION**

The Rock Run Crossings Redevelopment Project Area is located at the northeast corner of Interstate 55 and Interstate 80 in Joliet, Illinois, and consists of approximately 263 acres of planned mixed-use development with residential, commercial, entertainment, hospitality and industrial components (the "Original RPA"). In addition to the 263 acre property described above, an additional property will be included to form the "2022 Expanded RRC TIF Project Area". The additional property includes the approximate 46 acre Simov Property located immediately south of the Original RPA (the "Expansion Area").

**II. EXISTING SITE AND DRAINAGE CONDITIONS**

The Original RPA was predominately agricultural land use. The Expansion Area is also agricultural land use. There are no standing structures on the Original RPA or the Expansion Area.

CEMCON, Ltd. has completed extensive review and/or drainage studies for the properties that comprise the "2022 Expanded RRC TIF Project Area", including the Expansion Area. The Original RPA and the Expansion Area both have natural drainage patterns whereby surface water (rainfall-runoff) is conveyed directly to Rock Run Creek which is located along the east boundary of both described properties. As illustrated on the FEMA Flood Insurance Rate Map provided herewith, Rock Run Creek contains a regulatory Zone AE (Area of 100-Year Event Flooding) floodplain/floodway. Rock Run Creek traverses north to south and is tributary to the Illinois and Michigan (I&M) Canal located approximately 0.9 miles downstream of the Rock Run Creek crossing at Interstate 80. The I&M Canal

**CEMCON, Ltd.**

CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS

traverses southwesterly to its confluence with the Des Plaines River. During flood events, the I&M Canal overflows and combines with the Rock Run South Tributary just north of McClintock Road and is conveyed southerly to the Des Plaines River. Therefore, the subject properties are also part of the Des Plaines River Watershed.

### III. DRAINAGE STATEMENT AND CONCLUSION

As described above, the properties which comprise the "2022 Expanded RRC TIF Project Area" – which specifically includes the Expansion Area - all drain directly to Rock Run Creek and contribute to flooding along said tributary as evidenced by the FEMA Map included in this report. In addition to the flooding along Rock Run Creek, the direct surface water that discharges from the Expansion Area will contribute to flooding along the Des Plaines River to which Rock Run Creek is tributary. Future development in the "2022 Expanded RRC TIF Project Area" to include the Expansion Area will result in additional downstream flooding with detrimental effect to the Des Plaines River Watershed.

Given the drainage condition described above, redevelopment activities within the Expansion Area and the "2022 Expanded RRC TIF Project Area" must provide for stormwater management in conformance with the Local and County Stormwater Management Ordinances. Stormwater Management provisions should include appropriately sized conveyance systems and stormwater storage facilities designed to provide the requisite release rate control specified in the Local and County Stormwater Management Ordinances. These stormwater control measures will assist in reducing flooding along Rock Run Creek.

H:\849001\REPORTS\2022-05-04 Revised TIF Drainage Report.docx



