

MEMORANDUM

TO: Village President and Board of Trustees

FROM: Robert O. Barber, Village Administrator

DATE: Friday, June 7, 2019

RE: VILLAGE ADMINISTRATOR MATERIALS FOR VILLAGE BOARD MEETING

BOARD MEETING DATE: *Monday, June 10, 2019 at 7:00 p.m.*

A G E N D A

OATH OF OFFICE TO TRUSTEES MEYER, KYPUROS AND BASILE

I. PLEDGE TO THE FLAG

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. RECOGNITION OF AUDIENCE

V. REPORTS OF VILLAGE COMMISSIONS

1. BEAUTIFICATION COMMISSION - Matt Conner

2. FOURTH OF JULY COMMISSION - Marcy Meyer

3. YOUTH COMMISSION - Stacy Mazurek

4. HISTORIC PRESERVATION COMMISSION - Scott Wehling

VI. CONSIDER A MOTION APPROVING THE TREASURER'S REPORT AND THE REPORT OF FINANCIAL ACTIVITY IN THE PRIOR MONTH. - Frank Basile

VII. VARIANCE REPORTS FOR THE PRECEDING MONTH are enclosed for your review - Frank Basile.

VIII. APPROVAL OF BILLS FOR THE PRIOR MONTH - Frank Basile

NOTE: (the following three items to be presented by Trustee Marcy Meyer)

In order to approve the TIF District, State law requires that we adopt the following three ordinances in the order they are presented. Each ordinance requires a separate motion. The ordinances then have to be certified by the Village Clerk and recorded with the Will County Clerk and the Recorder of Deeds Office. All three ordinances are enclosed for your review.

IX. CONSIDER AN ORDINANCE APPROVING THE BEECHER TIF #1 REDEVELOPMENT PLAN AND PROJECT.

X. CONSIDER AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE BEECHER TIF #1 REDEVELOPMENT PROJECT AREA.

XI. CONSIDER AN ORDINANCE DESIGNATING THE BEECHER TIF #1 REDEVELOPMENT PROJECT AREA.

XII. (Trustee Jonathan Kypuros) CONSIDER A PROPOSAL FOR THE MUDJACKING OF 76 SQUARES OF PUBLIC SIDEWALK IN THE VILLAGE: AFFORDABLE CONCRETE RAISING IN THE AMOUNT OF \$4,940.

XIII. (Trustee Jonathan Kypuros) CONSIDER A PROPOSAL IN THE AMOUNT OF \$14,375 FROM PERINO BROTHERS FOR CURB REPAIR IN THE VILLAGE. This was the only proposal received after several solicitations. Staff recommends approval of the proposal.

XIV. (Trustee Jonathan Kypuros) CONSIDER A PROPOSAL FOR SIDEWALK REPLACEMENT IN THE VILLAGE. The Village received two proposals for this work; DTE Construction in the amount of \$16,720 and Perino Brothers in the amount of \$17,650. However, staff has concerns regarding certified payroll compliance with the DTE proposal. Staff recommends Perino Brothers.

XV. (Trustee Jonathan Kypuros) CONSIDER A PROPOSAL IN THE AMOUNT OF \$12,549 FROM QUALITY PAVING FOR THE GRINDING, MILLING, AND OVERLAY OF CERTAIN SECTIONS IN THE 400 AND 500 BLK OF WOODWARD STREET. Three proposals were received and this is the lowest recommended price. Road will receive 2" of binder and 2" of surface.

XVI. (Trustee Jonathan Kypuros) CONSIDER A MOTION APPROVING PAYMENT TO BAXTER AND WOODMAN IN THE AMOUNT OF \$27,162.10 FOR CONSTRUCTION MANAGEMENT SERVICES AT THE BEECHER WASTEWATER TREATMENT PLANT PENDING RECEIPT OF IEPA LOAN FUNDS. The invoice is enclosed.

XVII. (Trustee Jonathan Kypuros) CONSIDER A MOTION APPROVING A PROPOSAL TO REPLACE THE STEEL DOORS AND FRAMES AND TUCKPOINT ON STAGE IN FIREMEN'S PARK: CUSTOM BRICK AND STONE IN THE AMOUNT OF \$5,200.00. This is the amount budgeted for this project.

XVIII. CONSIDER APPOINTMENTS TO OFFICES AND COMMISSIONS AND COMMITTEE ASSIGNMENTS BY THE VILLAGE PRESIDENT.

XIX. OLD BUSINESS

XX. NEW BUSINESS

XXI. ADJOURNMENT

**MINUTES OF THE SPECIAL MEETING OF THE VILLAGE PRESIDENT AND
BOARD OF TRUSTEES
MONDAY, APRIL 29TH AT 7PM
WASHINGTON TOWNSHIP CENTER
30200 TOWN CENTER ROAD
BEECHER, ILLINOIS**

The meeting was called to order at 7:02 p.m.

Present: President Szymanski, Trustees Kypuros, Meyer, Krauss, Wehling, Mazurek, and Basile.

The Village President opened the meeting by stating that the purpose of the meeting was to participate in the actions of the Intergovernmental Committee which was about to discuss the proposed TIF District and the new comprehensive plan.

The meeting of the Joint Review Board (JRB) of the proposed TIF District was then held and a presentation by Pete Iouse of Teska was provided. The JRB unanimously recommended approval of the TIF District.

The Intergovernmental Committee (elected officials from the school, fire, library, township, village and prairie state college) then heard a presentation from Mike Hoffman and discussed the proposed comprehensive land use plan.

There being no action taken and no further discussion, a motion of adjourn was made by Wehling, second by Basile. Motion passed The meeting adjourned at 8:00 p.m.

Robert O. Barber
Village Clerk Pro-Tem

**MINUTES OF THE REGULAR MEETING OF THE PRESIDENT
& BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER
HELD AT THE WASHINGTON TOWNSHIP CENTER,
30200 TOWN CENTER ROAD, BEECHER, ILLINOIS
MAY 13, 2019 -- 7:00 P.M.**

All present joined in the Pledge to the Flag.

President Szymanski called the meeting to order.

ROLL CALL

PRESENT: President Szymanski and Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.

ABSENT: None.

STAFF PRESENT: Clerk Janett Conner, Administrator Robert Barber, Public Works Superintendent Matt Conner, Chief of Police Greg Smith and Treasurer Donna Rooney.

GUESTS: Approximately 30 people were present for the TIF District public hearing, and left when the hearing was completed.

President Szymanski asked for consideration of the minutes of the April 22, 2019 Board meeting. Trustee Kypuros made a motion to approve the minutes as written. Trustee Basile seconded the motion.

AYES: (5) Trustees Mazurek, Basile, Kypuros, Meyer and Kraus.

NAYS: (0) None.

ABSTAIN: (1) Trustee Wehling.

Motion carried.

CLERK'S REPORT

A report on income received since the last meeting was provided.

Trustee Meyer made a motion to open a public hearing at 7:01 p.m. to consider a TIF District for the Village of Beecher. Trustee Kypuros seconded the motion.

AYES: (6) Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.

NAYS: (0) None.

Motion carried.

A public hearing was held to consider a TIF District for the Village of Beecher. Pete Iosue of Teska Associates provided a Power Point presentation on the proposed TIF District. After the presentation, those present were invited to ask questions or provide input on this proposal. Audience members asked Pete Iosue questions on how the TIF works and how it would affect their properties. President Szymanski asked if anyone wished to speak against or for the TIF District.

There were none. When there were no further questions or comments, Trustee Kypuros made a motion to close the public hearing at 7:34 p.m. Trustee Basile seconded the motion.

AYES: (6) Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.

NAYS: (0) None.

Motion carried.

REPORTS OF VILLAGE COMMISSIONS

Superintendent Conner reported on the Beautification Commission. The meeting for Tuesday night has been cancelled. Clean up day was held over the weekend. Not a lot of residents turned out, but Public Works got a lot done in the parks.

Trustee Meyer reported that the next Fourth of July Commission meeting will be held on Wednesday, May 29th at 6:30 p.m.

Trustee Mazurek provided a report on the Youth Commission. The next meeting is Wednesday, May 15th at 7:30 p.m.

Trustee Wehling provided a report on the Historic Preservation Commission. The Commission is working on identifying new properties that would receive plaques so they're looking to make another plaque order. They are also looking at striping of the parking area with Superintendent Conner. The next meeting is Wednesday at 6 p.m. The Historical Society will be having a special display of memorabilia of Milt Pappas on four separate dates and are having Lions Club serve hot dogs on one of this dates, which is also the Drivin' the Dixie event. Trustee Wehling encouraged everyone to come out and support the Depot/Museum.

A. FINANCE AND ADMINISTRATION COMMITTEE

TREASURER'S REPORT: A copy of the Treasurer's report was provided to the Board for review and Treasurer Rooney was present to answer questions. Trustee Basile made a motion to approve the Treasurer's Report and the Report of Financial Activity in the prior month. Trustee Wehling seconded the motion.

AYES: (6) Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.

NAYS: (0) None.

Motion carried.

Variance reports for the preceding month were provided in the packet for review.

A list of bills totaling \$271,746.40 to be paid was available for review. A summary of the list of bills was provided. Trustee Basile made a motion to approve payment of the list of bills as presented. Trustee Kypuros seconded the motion.

AYES: (6) Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.

NAYS: (0) None.

Motion carried.

B. PUBLIC BUILDINGS AND PROPERTIES, PARKS AND RECREATION COMMITTEE

It was reported that the Field #2 ballfield lights in Firemen's Park have been completed and are being used. Chief Smith reported that there were a couple initial complaints about the lights, but nothing recently.

C. PLANNING, BUILDING AND ZONING COMMITTEE

The Building Department monthly report was provided in the packet for review.

The Planning and Zoning Commission will meet on Thursday, May 30th at 7:00 p.m. to review the working draft of the comprehensive plan and determine if the plan is ready for public hearing. The public hearing is scheduled for Thursday, June 27th at 7:00 p.m.

D. PUBLIC SAFETY COMMITTEE

The Police Department, E.M.A. and Code Enforcement monthly reports were provided in the packet for review.

A report was provided by Trustee Kraus on the full and part-time police staffing. Five new officers were sworn in the previous week. There were three full-time and two part-timers sworn in, including one that will serve as SRO. Only one full-time was a new position and the other two were to replace officers that we have lost.

E. PUBLIC WORKS COMMITTEE

The Water and Sewer Department monthly reports were provided in the packet for review.

The water billing register for the months of March and April were provided in the packet for review.

A Gould Street watermain design update was provided. Baxter and Woodman have been negotiating with the Union Pacific Railroad over permit fees and the safety requirements to be followed when the contractor bores under the railroad tracks, which could potentially increase the cost of the job by \$25,000 to \$35,000. A bid opening date of June 4th at 11 a.m. has been set. The Village will have 120 days to consider and award bids.

Superintendent Conner reported that Superior Road Striping is scheduled to stripe Village streets. Striping began today and should be done by the end of the week. Trustee Kypuros reported that the Committee also discussed Penfield Street being torn up in 2020. Penfield Street will be painted and thermoplastic done after the road is done.

Trustee Kypuros made a motion to authorize payment in the amount of \$805,044.52 to I.H.C. for work completed on the Beecher Wastewater Treatment Plant pending receipt of I.E.P.A. loan funds. Trustee Mazurek seconded the motion.

AYES: (6) Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.
NAYS: (0) None.
Motion carried.

Trustee Kypuros made a motion authorizing an extension of 10 weeks to I.H.C. for the Wastewater Treatment Plant improvement project. Trustee Meyer seconded the motion.
AYES: (6) Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.
NAYS: (0) None.
Motion carried.

Trustee Kypuros made a motion authorizing payment to Baxter and Woodman in the amount of \$30,558.25 for construction management services related to the Wastewater Treatment Plant improvement project pending the receipt of loan funds from the I.E.P.A. Trustee Mazurek seconded the motion.
AYES: (6) Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.
NAYS: (0) None.
Motion carried.

Trustee Kypuros made a motion authorizing the Village President and Clerk to sign an agreement with Baxter and Woodman Engineers for the Phase II design of Penfield Street from Dixie Highway to Reed Street in the amount of \$308,000. Trustee Mazurek seconded the motion.
AYES: (6) Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.
NAYS: (0) None.
Motion carried.

The parkway tree program for 2019 has been completed.

The Board discussed a proposal to conduct a Phase I assessment of lead service lines in the Village and apply for funds to replace the lines. The I.E.P.A. currently has a program whereby a loan is offered to replace lead service lines and after the job is completed half of the loan is forgiven. The I.E.P.A. claims that the Village has 194 lead lines and this has to be verified by a field assessment and inventory which is the first part of this process. The Committee met and recommended that the Phase I assessment and pre-application be completed. Trustee Kypuros made a motion to approve a proposal with Robinson Engineering in the amount of \$55,000 to conduct a Phase I assessment of lead service lines in the Village and apply for I.E.P.A. funds to replace these lines. Trustee Mazurek seconded the motion.
AYES: (6) Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.
NAYS: (0) None.
Motion carried.

F. ECONOMIC DEVELOPMENT AND COMMUNITY RELATIONS COMMITTEE

The Spring newsletter has been mailed.

Trustee Meyer reported that the Sesquicentennial Committee is still waiting on some prices for a laser light show for August 1, 2020.

G. VILLAGE PRESIDENT REPORT

The official oaths for the three Village Trustees that were re-elected and new Police officers will occur at the June 10th Board meeting. The Village President's appointments will also be made at the June 10th meeting.

Trustee Kypuros made a motion to postpone the July 8th regular Board meeting to Monday, July 15th, and cancel the July 22nd meeting. Trustee Basile seconded the motion.

AYES: (6) Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.

NAYS: (0) None.

Motion carried.

President Szymanski provided a report on the lobby day attended by Administrator Barber, Clerk Conner and himself on May 1st. One of the hottest topics in Springfield was legislation legalizing recreational cannabis. If the legislation is approved, the Village will need to decide whether to opt out of allowing the sale of recreational cannabis in the Village or allow it. Sales tax would apply to the cannabis in addition to a 3% surcharge tax if the municipality so imposes. This matter was for consideration only and will be discussed further when the terms of the legislation are worked out by the state.

President Szymanski asked Board members if they would consider a dispensing facility in the Village if this law is approved, since the Village has already been approached. Some Board members indicated that they would be willing to listen to any discussions if the law is passed and when more information is available on what the specific regulations would be. The current form of the law allows municipalities to opt out of allowing a dispensary. There are still many details that need to be worked out before it would be approved.

I. NEW BUSINESS

President Szymanski said he provided a presentation to 3rd graders at the school last week. He was amazed and proud of the school teachers for the questions the students asked of him.

President Szymanski read aloud a proclamation recognizing Municipal Clerks Week from May 5 to May 11, and recognizing Clerk Conner and Deputy Clerk Meyer, declaring Municipal Clerks Day as May 14th. Trustee Wehling made a motion supporting the Proclamation declaring Municipal Clerks Day as May 14th in Beecher. Trustee Basile seconded the motion.

AYES: (6) Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.

NAYS: (0) None.

Motion carried.

Trustee Kypuros made a motion to adjourn into Executive Session at 8:15 p.m. to discuss the hiring of a new Public Works employee. Trustee Mazurek seconded the motion.

AYES: (6) Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.

NAYS: (0) None.

Motion carried.

Trustee Kypuros made a motion to return to regular session at 8:19 p.m. Trustee Mazurek seconded the motion.

AYES: (6) Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.

NAYS: (0) None.

Motion carried.

There being no further business, President Szymanski asked for a motion to adjourn. Trustee Kypuros made a motion to adjourn the meeting. Trustee Meyer seconded the motion.

AYES: (6) Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.

NAYS: (0) None.

Motion carried.

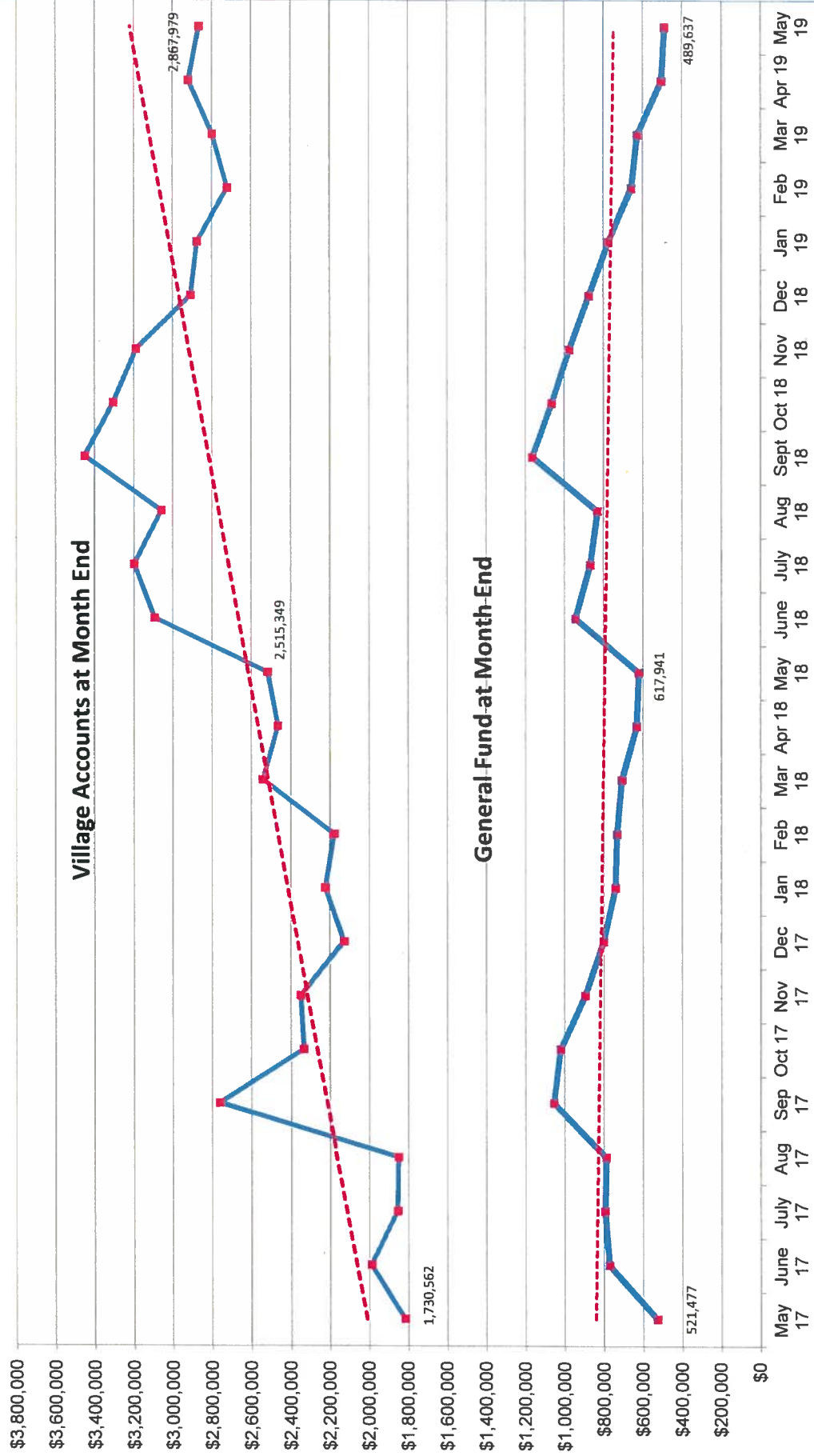
Meeting adjourned at 8:19 p.m.

Respectfully submitted by:

Janett Conner
Village Clerk

**VILLAGE OF BEECHER
ACCOUNT BALANCES**

<u>Account</u>	<u>Number</u>	<u>04/30/2018</u>	<u>05/31/2018</u>	<u>04/30/2019</u>	<u>05/31/2019</u>	<u>Change</u>
MFT	Ck. 9016	\$ 96,335.23	\$ 101,832.95	\$ 110,008.27	\$ 112,632.84	\$ 2,624.57
Refuse	Ck. 59692	\$ 65,862.63	\$ 80,630.15	\$ 66,854.53	\$ 90,984.39	\$ 24,129.86
Joint Fuel	Ck. 70041	\$ 41,661.91	\$ 38,053.34	\$ 32,823.79	\$ 32,443.34	\$ (380.45)
W/S Debt	Ck. 107689	\$ 466,536.91	\$ 413,542.71	\$ 1,114,620.54	\$ 1,067,314.81	\$ (47,305.73)
O&M	Ck. 9210	\$ 99,715.39	\$ 198,608.75	\$ 200,156.18	\$ 296,808.18	\$ 96,652.00
W/S Main Replace	Ck. 162043	\$ 484,593.02	\$ 481,064.21	\$ 234,116.35	\$ 146,644.22	\$ (87,472.13)
W/S Capital	Ck. 7609	\$ 65,427.82	\$ 70,708.87	\$ 63,132.14	\$ 66,357.52	\$ 3,225.38
Central	Ck. 62618	\$ 12,013.52	\$ 19,258.97	\$ 11,186.99	\$ 11,346.38	\$ 159.39
Infrastructure	Ck. 140074	\$ 283,625.80	\$ 291,629.22	\$ 359,091.56	\$ 342,631.12	\$ (16,460.44)
General Ck.	Ck. 9008	\$ 629,879.94	\$ 617,941.16	\$ 504,946.22	\$ 489,636.51	\$ (15,309.71)
Bond Redemption	Ck. 150649	\$ 1,097.47	\$ 5,539.60	\$ 5,678.04	\$ 5,687.68	\$ 9.64
CapEquipSinkFund	Ck. 164186	\$ 20,153.36	\$ 20,157.81	\$ 21,912.64	\$ 21,949.86	\$ 37.22
All Village Accounts		\$ 2,266,903.00	\$ 2,338,967.74	\$ 2,724,527.25	\$ 2,684,436.85	\$ (40,090.40)
Commission & Spec Accts	Number	04/30/2019	05/31/2018	04/30/2019	05/31/2019	
4th July	Ck. 102989	\$ 53,139.09	\$ 37,213.00	\$ 46,576.38	\$ 38,408.99	\$ (8,167.39)
Builders Escrow	Ck. 130567	\$ 17,114.60	\$ 17,118.38	\$ 27,942.72	\$ 21,289.68	\$ (6,653.04)
Beautification	Ck. 130834	\$ 1,615.43	\$ 1,915.82	\$ 610.31	\$ 861.69	\$ 251.38
Asset Forfeiture PD	Ck. 179752	\$ 2,098.34	\$ 2,098.80	\$ 2,114.31	\$ 2,117.90	\$ 3.59
Youth Commission	Ck. 135895	\$ 12,670.82	\$ 10,023.11	\$ 12,869.37	\$ 12,453.30	\$ (416.07)
Ehlers Fund	Ck. 179744	\$ 11,181.53	\$ 11,143.99	\$ 10,185.42	\$ 10,202.72	\$ 17.30
Nantucket Escrow	Ck. 153303	\$ 58,874.24	\$ 58,887.24	\$ 49,230.19	\$ 49,313.81	\$ 83.62
Newsletter	Ck. 153745	\$ 2,880.72	\$ 2,427.39	\$ 894.43	\$ 896.65	\$ 2.22
Escrow 170 Ind.	Ck. 165891	\$ 34,885.94	\$ 34,893.64	\$ 35,151.54	\$ 35,211.25	\$ 59.71
Ribbon of Hope	Ck. 9900058259	\$ 1,036.15	\$ 659.85	\$ 285.85	\$ 285.85	\$ -
Sesquicentennial	Ck. 1000519325			\$ 9,750.00	\$ 12,500.00	\$ 2,750.00
Commission & Spec Accts		\$ 195,496.86	\$ 176,381.22	\$ 195,610.52	\$ 183,541.84	\$ (12,068.68)
All Total		\$ 2,462,399.86	\$ 2,515,348.96	\$ 2,920,137.77	\$ 2,867,978.69	\$ (52,159.08)



**Commission Bills / Non AP Payments
05/01/19 - 05/31/19**

Date	Account	Num	Description	Memo	Amount
05/01/2019	4th July,ck102989	3390	Dralle Chevy & Buick	car purchase, 2019 Chevy Camero	(24,195.00)
05/01/2019	4th July,ck102989	3391	Dralle Chevy & Buick	lic. & title, 2019 Chevy Camero	(105.00)
05/08/2019	4th July,ck102989	3392	First Community Bank	2nd mailing sponsor letter	(121.00)
05/20/2019	4th July,ck102989	3393	Beecher Hardware	wire & bolts, bingo stand	(53.11)
	4th July,ck102989 Total				(24,474.11)
05/17/2019	Builders Escrow,ck130567	1131	Olthof Homes	refund landscape escrow 276 Bucksport	(2,100.00)
05/17/2019	Builders Escrow,ck130567	1132	Olthof Homes	refund driveway escrow 1997 Cutler	(2,500.00)
05/22/2019	Builders Escrow,ck130567	1133	Olthof Homes	refund landscape escrow 1997 Cutler	(2,100.00)
	Builders Escrow,ck130567 Total				(6,700.00)
05/01/2019	Central_ck62618	ACH	IPBC	Health Insurance	(28,521.95)
05/01/2019	Central_ck62618	ACH	Net Pay	Net Pay payroll 05/01/19	(36,728.37)
05/15/2019	Central_ck62618	ACH	Net Pay	Net Pay payroll 05/15/19	(35,541.34)
05/29/2019	Central_ck62618	ACH	Net Pay	Net Pay payroll 05/29/19	(42,133.33)
	Central_ck62618 Total				(142,924.99)
05/01/2019	General,ck9008	ACH	Humana Dental	181931690	(1,467.56)
05/01/2019	General,ck9008	ACH	Illinois State Disbursement Unit	Little - 05/01/19 payroll	(1,200.00)
05/03/2019	General,ck9008	ACH	Fed Payroll Taxes	Fed w/h, ss, med payroll 05/01/19	(14,203.50)
05/03/2019	General,ck9008	ACH	State Of Illinois	IL w/h tax payroll 05/01/19	(2,475.09)
05/07/2019	General,ck9008	24097	Will County Govermental League	emp.assistance program,2019-1139	(119.70)
05/10/2019	General,ck9008	24098	Teamsters Union Local # 700	p.d. union dues	(296.98)
05/10/2019	General,ck9008	24099	Operating Engineers Local 399	PW & Clerical Union Dues	(100.50)
05/10/2019	General,ck9008	ACH	IMRF	Retirement contribution April 2019	(8,811.49)
05/15/2019	General,ck9008	24100	AFLAC	Aflac suplimental ins	(260.54)
05/15/2019	General,ck9009	ACH	First Community Bank	engineering loan payment	(2,640.98)
05/15/2019	General,ck9008	ACH	Illinois State Disbursement Unit	Little - 05/15/19 payroll	(1,200.00)
05/17/2019	General,ck9008	ACH	Fed Payroll Taxes	Fed w/h, ss, med payroll 05/15/19	(13,366.84)
05/17/2019	General,ck9008	ACH	State Of Illinois	IL w/h tax payroll 05/15/19	(2,339.51)
05/24/2019	General,ck9008	24101	NCPERS Group Life Ins.	supp. life ins., 4725062019	(32.00)
05/31/2019	General,ck9008	ACH	Fed Payroll Taxes	Fed w/h, ss, med payroll 05/29/19	(15,279.85)
05/31/2019	General,ck9008	ACH	State Of Illinois	IL w/h tax payroll 05/29/19	(2,711.54)
	General,ck9008 Total				(66,506.08)
05/06/2019	Joint Fuel,ck70041	1376	Heritage FS	Inv. 360001037 & 1080	(4,984.03)
05/06/2019	Joint Fuel,ck70041	1377	Washington Township	Monthly internet and electric	(100.00)
05/06/2019	Joint Fuel,ck70041	TXFR	Village Of Beecher	Administrative duties	(300.00)
05/13/2019	Joint Fuel,ck70041	1378	Heritage FS	Inv. 36001105 & 1115	(4,319.83)
05/20/2019	Joint Fuel,ck70041	1379	Heritage FS	Inv. 36001155	(1,811.24)
05/22/2019	Joint Fuel,ck70041	1380	Heritage FS	Inv. 36001178	(1,829.23)
05/24/2019	Joint Fuel,ck70041	1381	Heritage FS	Inv. 36001204	(1,910.99)
	Joint Fuel,ck70041 Total				(15,255.32)
05/01/2019	O & M,ck9210	8214	John Hernandez	Pay Per WWTP Contract - 05/01/19	(1,346.15)
05/10/2019	O & M,ck9210	8216	Operating Engineers Local 399	PW & Clerical Union Dues	(378.75)
05/10/2019	O & M,ck9210	ACH	IMRF	Retirement contribution April 2019	(3,416.80)
05/15/2019	O & M,ck9210	8217	John Hernandez	Pay Per WWTP Contract - 05/15/19	(1,423.08)
05/24/2019	O & M,ck9210	ACH	Credit Card Charges	fees for April Credit Card payments	(5.18)
05/29/2019	O & M,ck9210	8218	John Hernandez	Pay Per WWTP Contract - 05/29/19	(1,423.08)
	O & M,ck9210 Total				(7,993.04)
05/07/2019	Refuse,ck59692	788	Star / A&J Disposal	pick up, April 2019,#11-28728	(26,380.70)
	Refuse,ck59692 Total				(26,380.70)
05/30/2019	W-S Capital,ck7609	308	IHC Construction Companies, LLC	wastewater treatment plant	(805,044.52)
05/30/2019	W-S Capital,ck7609	309	Baxter & Woodman	wastewater treatment plant	(30,558.25)
	W-S Capital,ck7609 Total				(835,602.77)
05/06/2019	W-S Debt,ck107689	1151	Midland States Bank	P&I payment for 40898 acct	(74,505.59)
	W-S Debt,ck107689 Total				(74,505.59)
05/14/2019	Youth Comm.,ck135895	1409	Walt's Food Center	dance cupcakes	(455.70)
	Youth Comm.,ck135895 Total				(455.70)
	Grand Total				(1,200,798.30)

VILLAGE OF BEECHER (BEEFND)

Budget Revenue & Expense Report

Current: 04/01/2019 to 04/30/2019

06/05/2019 10:09:15 AM

YTD05/01/2018 to 04/30/2019

Page 1

01 - GENERAL ACCOUNT	Actual Current	Actual YTD	Budget YTD	Variance YTD
Operating Revenue				
01-00-311 REAL ESTATE TAX	0.00	952,040.47	969,716.00	17,675.53
01-00-321 LIQUOR LICENSES	6,850.00	14,227.00	12,900.00	(1,327.00)
01-00-323 BUSINESS LICENSES	2,500.00	2,920.00	3,050.00	130.00
01-00-324 ANIMAL LICENSES	2,140.00	10,935.00	8,960.00	(1,975.00)
01-00-325 CONTRACTOR'S LICENSES	7,800.00	19,450.00	17,650.00	(1,800.00)
01-00-326 AMUSEMENT DEVICE LICENSES	0.00	1,755.00	1,250.00	(505.00)
01-00-327 VIDEO GAMING TAX	5,935.41	68,880.04	59,032.00	(9,848.04)
01-00-331 BUILDING PERMITS	1,536.21	39,424.03	49,706.00	10,281.97
01-00-332 RE-INSPECTION FEES	0.00	0.00	100.00	100.00
01-00-333 PARK IMPACT FEES	0.00	5,398.00	0.00	(5,398.00)
01-00-341 STATE INCOME TAX	42,081.14	423,211.18	417,592.00	(5,619.18)
01-00-343 REPLACEMENT TAX	1,194.98	4,927.70	4,700.00	(227.70)
01-00-345 SALES TAX	24,171.60	466,801.84	445,764.00	(21,037.84)
01-00-347 STATE USE TAX	9,138.24	128,882.79	106,502.00	(22,380.79)
01-00-352 IPRF GRANT - PPE FOR PW	0.00	0.00	0.00	0.00
01-00-353 E 9-1-1 GRANT	0.00	0.00	1,500.00	1,500.00
01-00-354 DCEO GRANT - BALLFIELD LIGHTS	0.00	0.00	0.00	0.00
01-00-355 GRANTS	0.00	0.00	0.00	0.00
01-00-359 INTERGOVERNMENTAL REVENUES	0.00	35,893.48	42,119.00	6,225.52
01-00-361 COURT FINES	3,277.42	34,140.83	43,952.00	9,811.17
01-00-362 LOCAL ORDINANCE FINES	50.00	6,750.00	9,900.00	3,150.00
01-00-363 TOWING FEES	500.00	17,500.00	17,000.00	(500.00)
01-00-381 INTEREST INCOME	1,014.52	5,979.40	1,610.00	(4,369.40)
01-00-382 TELECOMM/EXCISE TAX	6,704.59	86,380.16	90,000.00	3,619.84
01-00-383 FRANCHISE FEES - CATV	0.00	72,677.22	75,135.00	2,457.78
01-00-384 REIMBURSEMENTS - ENGINEERING	0.00	0.00	9,000.00	9,000.00
01-00-386 MOSQUITO ABATEMENT FEES	1,440.78	21,012.72	20,376.00	(636.72)
01-00-387 FINGERPRINT FEES	0.00	410.00	600.00	190.00
01-00-389 MISCELLANEOUS INCOME	200.00	15,382.18	15,900.00	517.82
01-00-392 FIXED ASSET SALES	0.00	0.00	500.00	500.00
01-00-393 INTERFUND OPERATING TRANS	0.00	25,418.00	125,418.00	100,000.00
01-00-396 RESERVE CASH	0.00	0.00	127,000.00	127,000.00
01-00-397 ENCUMBERANCES	0.00	0.00	30,800.00	30,800.00
Total Operating Revenue	\$116,534.89	\$2,460,397.04	\$2,707,732.00	\$247,334.96
Total Revenue	\$116,534.89	\$2,460,397.04	\$2,707,732.00	\$247,334.96
Operating Expense				
01-01-441 ELECTED OFFICIALS SALARIES	11,450.00	22,900.00	22,900.00	0.00
01-01-442 APPT OFFICIALS SALARIES	17,500.00	17,500.00	17,500.00	0.00
01-01-461 SOCIAL SECURITY	875.93	1,751.85	2,700.00	948.15
01-01-552 TELEPHONE	0.00	560.00	560.00	0.00
01-01-561 DUES AND PUBLICATIONS	0.00	7,560.23	8,205.00	644.77
01-01-565 CONFERENCES	702.39	6,147.17	8,000.00	1,852.83
01-01-566 MEETING EXPENSES	0.00	203.58	250.00	46.42
01-02-441 APPOINTED OFFICIALS SALARIES	585.00	585.00	1,440.00	855.00
01-02-442 FICA	44.77	44.77	110.00	65.23
01-02-533 ENGINEERING SERVICES	0.00	822.50	9,000.00	8,177.50
01-02-535 PLANNING SERVICES	0.00	11,318.17	13,000.00	1,681.83
01-02-561 DUES AND PUBLICATIONS	0.00	167.02	175.00	7.98
01-02-566 MEETING EXPENSES	0.00	0.00	0.00	0.00
01-03-421 SALARIES FULL-TIME	11,306.76	102,919.88	99,242.00	(3,677.88)
01-03-451 HEALTH INSURANCE	2,008.43	24,208.38	24,419.00	210.62
01-03-461 SOCIAL SECURITY	864.96	7,873.37	7,592.00	(281.37)

VILLAGE OF BEECHER (BEEFND)

Budget Revenue & Expense Report

Current: 04/01/2019 to 04/30/2019

06/05/2019 10:09:15 AM

YTD05/01/2018 to 04/30/2019

Page 2

	Actual	Actual	Budget	Variance
	Current	YTD	YTD	YTD
01 - GENERAL ACCOUNT				
01-03-462 IMRF	573.63	9,944.39	10,688.00	743.61
01-03-532 AUDITING SERVICES	850.00	9,150.00	9,150.00	0.00
01-03-534 LEGAL SERVICES	0.00	16,311.99	15,672.00	(639.99)
01-03-536 DATA PROCESSING SERVICES	0.00	4,150.00	4,150.00	0.00
01-03-539 CODIFICATION	0.00	1,339.00	1,500.00	161.00
01-03-551 POSTAGE	0.00	1,976.87	1,950.00	(26.87)
01-03-552 TELEPHONE	884.50	9,800.00	9,800.00	0.00
01-03-555 COPYING AND PRINTING	0.00	4,846.15	4,800.00	(46.15)
01-03-558 LEGAL NOTICES	0.00	3,080.00	2,860.00	(220.00)
01-03-561 DUES AND PUBLICATIONS	1,066.58	1,216.58	1,225.00	8.42
01-03-566 MEETING EXPENSES	0.00	34.77	250.00	215.23
01-03-567 PROFESSIONAL DEVELOPMENT	755.49	3,899.51	4,000.00	100.49
01-03-595 OTHER CONTRACTUAL SERV	421.78	556.78	600.00	43.22
01-03-651 OFFICE SUPPLIES	223.04	1,651.71	1,650.00	(1.71)
01-03-830 NEW EQUIPMENT	0.00	4,500.00	4,500.00	0.00
01-04-422 PART-TIME SALARIES	0.00	0.00	0.00	0.00
01-04-461 SOCIAL SECURITY	0.00	0.00	0.00	0.00
01-04-595 OTHER CONTRACTUAL SERVICES	1,341.21	21,310.83	39,506.00	18,195.17
01-05-421 APPOINTED OFFICIALS SALARIES	0.00	5,850.00	5,850.00	0.00
01-05-461 FICA	0.00	448.00	448.00	0.00
01-05-462 IMRF	0.00	644.00	644.00	0.00
01-05-512 MAINT SERVICE - EQUIP.	1,930.74	2,422.54	4,490.00	2,067.46
01-05-513 MAINT SERVICE - VEHICLES	0.00	4,015.77	2,500.00	(1,515.77)
01-05-563 TRAINING (ESDA)	0.00	0.00	900.00	900.00
01-05-566 MEETING EXPENSES	0.00	0.00	500.00	500.00
01-05-595 OTHER PROFESSIONAL SERVICES	2,250.00	2,250.00	2,500.00	250.00
01-05-652 FIELD SUPPLIES	0.00	1,667.78	1,500.00	(167.78)
01-05-669 SUPPLIES - OTHER	535.00	535.00	1,500.00	965.00
01-06-421 SALARIES FULL-TIME	63,952.02	610,500.16	593,961.00	(16,539.16)
01-06-422 SALARIES PART-TIME	14,305.00	105,240.40	91,034.00	(14,206.40)
01-06-423 OVERTIME	11,227.88	105,612.55	102,265.00	(3,347.55)
01-06-451 HEALTH INSURANCE	9,865.63	123,798.77	124,611.00	812.23
01-06-461 SOCIAL SECURITY	6,791.45	63,610.61	57,894.00	(5,716.61)
01-06-462 IMRF	4,523.94	73,890.40	79,819.00	5,928.60
01-06-471 UNIFORM ALLOWANCE	1,261.93	6,838.70	9,800.00	2,961.30
01-06-513 MAINT. SERVICE - VEHICLES	47.22	9,761.57	13,145.00	3,383.43
01-06-521 MAINT. SERVICE - EQUIP	775.02	11,320.78	16,230.00	4,909.22
01-06-534 LEGAL SERVICES	825.00	14,810.60	17,800.00	2,989.40
01-06-536 DATA PROCESSING SERVICES	0.00	4,534.64	6,000.00	1,465.36
01-06-549 OTHER PROFESSIONAL SERVICES	479.89	7,266.95	5,700.00	(1,566.95)
01-06-551 POSTAGE	289.55	864.59	950.00	85.41
01-06-552 TELEPHONE	1,810.49	8,173.98	8,000.00	(173.98)
01-06-555 COPYING AND PRINTING	0.00	1,757.66	2,400.00	642.34
01-06-556 DISPATCHING SERVICES	17,609.16	109,383.54	97,095.00	(12,288.54)
01-06-561 DUES AND PUBLICATIONS	0.00	4,918.00	9,040.00	4,122.00
01-06-563 TRAINING	2,655.00	8,054.20	8,990.00	935.80
01-06-566 MEETING EXPENSES	0.00	972.83	1,010.00	37.17
01-06-567 PROFESSIONAL DEVELOPMENT	199.00	1,140.40	3,000.00	1,859.60
01-06-613 MAINT. SUPPLIES - VEHICLES	0.00	2,804.58	3,520.00	715.42
01-06-651 OFFICE SUPPLIES	418.01	2,410.91	2,400.00	(10.91)
01-06-652 FIELD SUPPLIES	3,237.48	11,980.10	16,000.00	4,019.90
01-06-656 UNLEADED FUEL	1,704.81	29,470.26	33,000.00	3,529.74
01-06-830 NEW EQUIPMENT	238.00	3,058.00	5,847.00	2,789.00
01-06-840 NEW VEHICLE	0.00	39,751.47	39,752.00	0.53
01-06-929 MISC EXPENSES	0.00	0.00	100.00	100.00
01-07-538 MOSQUITO ABATEMENT SERV	0.00	3,288.32	3,500.00	211.68

VILLAGE OF BEECHER (BEEFND)

Budget Revenue & Expense Report

Current: 04/01/2019 to 04/30/2019

06/05/2019 10:09:15 AM

YTD05/01/2018 to 04/30/2019

Page 3

	Actual Current	Actual YTD	Budget YTD	Variance YTD
01 - GENERAL ACCOUNT				
01-07-595 OTHER CONTRACTUAL SERV	0.00	1,485.00	1,900.00	415.00
01-08-421 SALARIES FULL-TIME	17,990.83	122,446.71	109,461.00	(12,985.71)
01-08-422 SALARIES PART-TIME	0.00	0.00	0.00	0.00
01-08-423 OVERTIME	86.74	7,372.63	12,456.00	5,083.37
01-08-451 HEALTH INSURANCE	2,798.23	27,993.85	29,107.00	1,113.15
01-08-461 SOCIAL SECURITY	1,322.93	9,495.11	9,327.00	(168.11)
01-08-462 IMRF	750.12	11,022.65	13,131.00	2,108.35
01-08-471 UNIFORM ALLOWANCE	0.00	1,791.91	2,000.00	208.09
01-08-512 MAINT. SERVICE - EQUIPMENT	9.99	1,814.54	2,300.00	485.46
01-08-513 MAINT. SERVICE - VEHICLES	0.00	13,975.89	13,750.00	(225.89)
01-08-514 MAINT. SERVICE - STREET	973.36	15,964.89	17,300.00	1,335.11
01-08-516 MAINT. SERVICE - STREET LIGHT	31.80	165.45	180.00	14.55
01-08-533 ENGINEERING	0.00	2,900.00	2,900.00	0.00
01-08-572 STREET LIGHTING	29,330.25	135,348.82	126,240.00	(9,108.82)
01-08-576 RENTALS	955.73	8,000.13	9,763.00	1,762.87
01-08-612 MAINT. SUPPLIES EQUIPMENT	0.00	2,621.85	2,800.00	178.15
01-08-613 MAINT. SUPPLIES - VEHICLES	0.00	3,465.80	3,500.00	34.20
01-08-614 MAINT. SUPPLIES - STREET	12,917.75	31,751.98	30,675.00	(1,076.98)
01-08-653 SMALL TOOLS	0.00	332.98	500.00	167.02
01-08-656 UNLEADED FUEL	2,248.31	26,698.63	26,500.00	(198.63)
01-08-830 CAPITAL OUTLAY- EQUIP.	0.00	7,000.00	7,000.00	0.00
01-09-511 MAINT. SERVICE - BUILDING	250.00	10,203.97	10,200.00	(3.97)
01-09-611 MAINT. SUPPLIES - BUILDING	0.00	197.12	990.00	792.88
01-09-654 JANITORIAL SUPPLIES	0.00	519.81	1,000.00	480.19
01-09-820 BUILDING	2,169.03	13,143.08	12,300.00	(843.08)
01-09-821 DEPOT RENT	0.00	2,083.06	2,086.00	2.94
01-10-820 CAPITAL OUTLAY - BUILDING	446.25	99,306.79	100,000.00	693.21
01-10-860 CAPITAL OUTLAY-INFRASTRUCT.	9,595.22	46,160.11	120,000.00	73,839.89
01-11-451 HEALTH INSURANCE	1,325.69	12,904.84	11,084.00	(1,820.84)
01-11-453 UNEMPLOYMENT INSURANCE	10,531.52	12,889.48	9,984.00	(2,905.48)
01-11-592 COMPREHENSIVE INSURANCE	0.00	60,771.00	60,771.00	0.00
01-11-595 OTHER CONTRACTUAL SERV	0.00	239.40	624.00	384.60
01-11-730 FISCAL AGENT FEES	0.00	0.00	350.00	350.00
01-11-914 SALES TAX REIMBURSEMENTS	0.00	123,135.49	124,818.00	1,682.51
01-11-915 PROPERTY TAX REIMB	2,787.52	6,976.20	4,657.00	(2,319.20)
01-11-951 CAPITAL RESERVE CONTRIB.	0.00	0.00	0.00	0.00
01-11-953 INTERFUND TRANSFERS	0.00	0.00	0.00	0.00
01-11-954 INTERFUND TRANS- GO BOND ACCT	0.00	87,295.00	87,295.00	0.00
01-11-955 INTERFUND TRANS-CAP EQUIP	0.00	13,654.00	13,654.00	0.00
01-11-956 INTERFUND TRANS-PARK	0.00	0.00	0.00	0.00
01-13-422 SALARIES PART-TIME	669.50	5,069.50	6,504.00	1,434.50
01-13-461 SOCIAL SECURITY	51.22	387.82	496.00	108.18
01-13-515 MAINT SERVICE - PARKS	293.00	9,400.00	9,400.00	0.00
01-13-571 ELECTRIC POWER	127.15	1,835.92	3,140.00	1,304.08
01-13-595 CONTRACTUAL SERVICES	605.72	2,578.22	2,800.00	221.78
01-13-614 MAINT SUPPLIES - PARKS	484.00	3,700.00	3,700.00	0.00
Total Operating Expense	\$297,138.55	\$2,625,478.19	\$2,707,732.00	\$82,253.81
Total Expense	\$297,138.55	\$2,625,478.19	\$2,707,732.00	\$82,253.81
Excess Revenue Over Expenses	(\$180,603.66)	(\$165,081.15)	\$0.00	\$165,081.15

VILLAGE OF BEECHER (BEEFND)

Budget Revenue & Expense Report

Current: 04/01/2019 to 04/30/2019

06/05/2019 10:09:15 AM

YTD05/01/2018 to 04/30/2019

Page 4

	Actual Current	Actual YTD	Budget YTD	Variance YTD
11 - CAPITAL EQUIPMENT SINKING FUND				
Operating Revenue				
11-00-381 INTEREST INCOME	38.35	159.46	0.00	(159.46)
11-00-392 PROCEEDS - FIXED ASSET SALES	0.00	7,600.00	0.00	(7,600.00)
11-00-393 INTERFUND TRANSFERS	0.00	35,422.00	35,422.00	0.00
11-00-396 RESERVE CASH	0.00	0.00	6,078.00	6,078.00
11-00-397 ENCUMBERANCES	0.00	0.00	0.00	0.00
Total Operating Revenue	\$38.35	\$43,181.46	\$41,500.00	(\$1,681.46)
Total Revenue	\$38.35	\$43,181.46	\$41,500.00	(\$1,681.46)
Operating Expense				
11-11-830 CAPITAL OUTLAY - EQUIPMENT	0.00	41,422.18	41,500.00	77.82
11-11-961 CAPITAL RESERVE CONTRIBUTION	0.00	0.00	0.00	0.00
Total Operating Expense	\$0.00	\$41,422.18	\$41,500.00	\$77.82
Total Expense	\$0.00	\$41,422.18	\$41,500.00	\$77.82
Excess Revenue Over Expenses	\$38.35	\$1,759.28	\$0.00	(\$1,759.28)

VILLAGE OF BEECHER (BEEFND)

Budget Revenue & Expense Report

Current: 04/01/2019 to 04/30/2019

06/05/2019 10:09:15 AM

YTD05/01/2018 to 04/30/2019

Page 5

	Actual Current	Actual YTD	Budget YTD	Variance YTD
12 - REFUSE ACCOUNT				
Operating Revenue				
12-00-377 REFUSE CHARGES	23,378.88	347,236.65	334,917.00	(12,319.65)
12-00-381 INTEREST INCOME	126.30	502.83	0.00	(502.83)
12-00-389 MISCELLANEOUS INCOME	305.05	3,145.15	8,000.00	4,854.85
12-00-396 RESERVE CASH	0.00	0.00	3,987.00	3,987.00
Total Operating Revenue	\$23,810.23	\$350,884.63	\$346,904.00	(\$3,980.63)
Total Revenue	\$23,810.23	\$350,884.63	\$346,904.00	(\$3,980.63)
Operating Expense				
12-07-573 REFUSE DISPOSAL	26,314.50	320,895.23	313,486.00	(7,409.23)
12-07-578 YARD WASTE BAGS	237.00	1,066.50	8,000.00	6,933.50
12-07-953 INTERFUND OPERAT TRANS	0.00	25,418.00	25,418.00	0.00
Total Operating Expense	\$26,551.50	\$347,379.73	\$346,904.00	(\$475.73)
Total Expense	\$26,551.50	\$347,379.73	\$346,904.00	(\$475.73)
Excess Revenue Over Expenses	(\$2,741.27)	\$3,504.90	\$0.00	(\$3,504.90)

VILLAGE OF BEECHER (BEEFND)

Budget Revenue & Expense Report

Current: 04/01/2019 to 04/30/2019

06/05/2019 10:09:15 AM

YTD05/01/2018 to 04/30/2019

Page 6

14 - MFT ACCOUNT	Actual Current	Actual YTD	Budget YTD	Variance YTD
Operating Revenue				
14-00-344 MOTOR FUEL TAX	8,225.54	110,981.96	111,678.00	696.04
14-00-381 INTEREST	192.38	880.08	100.00	(780.08)
14-00-384 SAFE ROUTES TO SCHOOL GRANT	0.00	0.00	0.00	0.00
14-00-385 FEDERAL STP - PENFIELD REIMB	0.00	0.00	0.00	0.00
14-00-389 MISC INCOME -SPECAL MFT PMT	0.00	0.00	0.00	0.00
14-00-396 MFT RESERVE CASH	0.00	0.00	70,082.00	70,082.00
14-00-397 ENCUMBRANCES	0.00	0.00	0.00	0.00
Total Operating Revenue	\$8,417.92	\$111,862.04	\$181,860.00	\$69,997.96
Total Revenue	\$8,417.92	\$111,862.04	\$181,860.00	\$69,997.96
Operating Expense				
14-08-533 ENGINEERING	0.00	19,384.98	80,825.00	61,440.02
14-08-614 MAINT. SUPPLIES - STREET	7,216.19	77,750.05	65,791.00	(11,959.05)
14-10-711 DEBT SERVICE - 2006 INSTALL	0.00	0.00	0.00	0.00
14-10-860 CAPITAL OUTLAY-INFRASTRUCTURE	0.00	3,766.43	35,244.00	31,477.57
14-10-861 CAPITAL PROJECTS	0.00	0.00	0.00	0.00
14-10-951 RESERVE CONTRIBUTION	0.00	0.00	0.00	0.00
Total Operating Expense	\$7,216.19	\$100,901.46	\$181,860.00	\$80,958.54
Total Expense	\$7,216.19	\$100,901.46	\$181,860.00	\$80,958.54
Excess Revenue Over Expenses	\$1,201.73	\$10,960.58	\$0.00	(\$10,960.58)

VILLAGE OF BEECHER (BEEFND)

Budget Revenue & Expense Report

Current: 04/01/2019 to 04/30/2019

YTD05/01/2018 to 04/30/2019

06/05/2019 10:09:15 AM

Page 7

	Actual Current	Actual YTD	Budget YTD	Variance YTD
16 - JOINT FUEL ACCOUNT				
Operating Revenue				
16-00-358 FUEL FUND REIMBURSEMENTS	12,778.91	187,342.85	208,190.00	20,847.15
16-00-381 INTEREST	65.69	284.95	0.00	(284.95)
16-00-396 RESERVE CASH	0.00	0.00	0.00	0.00
Total Operating Revenue	\$12,844.60	\$187,627.80	\$208,190.00	\$20,562.20
Total Revenue	\$12,844.60	\$187,627.80	\$208,190.00	\$20,562.20
Operating Expense				
16-12-577 FUEL PAYMENTS	14,054.13	192,966.68	208,190.00	15,223.32
16-12-820 CAPITAL OUTLAY-EQUIP	0.00	0.00	0.00	0.00
Total Operating Expense	\$14,054.13	\$192,966.68	\$208,190.00	\$15,223.32
Total Expense	\$14,054.13	\$192,966.68	\$208,190.00	\$15,223.32
Excess Revenue Over Expenses	(\$1,209.53)	(\$5,338.88)	\$0.00	\$5,338.88

VILLAGE OF BEECHER (BEEFND)

Budget Revenue & Expense Report

Current: 04/01/2019 to 04/30/2019

06/05/2019 10:09:15 AM

YTD05/01/2018 to 04/30/2019

Page 8

18 - G.O. BOND REDEMPTION FUND	Actual Current	Actual YTD	Budget YTD	Variance YTD
Operating Revenue				
18-00-381 INTEREST INCOME	9.94	66.26	0.00	(66.26)
18-00-393 INTERFUND OPERATING TRANS	0.00	78,161.81	87,295.00	9,133.19
18-00-396 RESERVE CASH	0.00	0.00	0.00	0.00
Total Operating Revenue	\$9.94	\$78,228.07	\$87,295.00	\$9,066.93
Total Revenue	\$9.94	\$78,228.07	\$87,295.00	\$9,066.93
Operating Expense				
18-00-710 PRINCIPAL & INTEREST	0.00	73,647.50	87,295.00	13,647.50
18-00-820 BUILDING	0.00	0.00	0.00	0.00
Total Operating Expense	\$0.00	\$73,647.50	\$87,295.00	\$13,647.50
Total Expense	\$0.00	\$73,647.50	\$87,295.00	\$13,647.50
Excess Revenue Over Expenses	\$9.94	\$4,580.57	\$0.00	(\$4,580.57)

VILLAGE OF BEECHER (BEEFND)

Budget Revenue & Expense Report

Current: 04/01/2019 to 04/30/2019

06/05/2019 10:09:15 AM

YTD05/01/2018 to 04/30/2019

Page 9

19 - PUBLIC INFRASTRUCTURE ACCOUNT	Actual Current	Actual YTD	Budget YTD	Variance YTD
Operating Revenue				
19-00-346 1/2% INFRASTRUCTURE SALES TAX	13,916.99	157,269.53	144,110.00	(13,159.53)
19-00-355 STP GRANT- NEW TRAFFIC SIGNAL	0.00	0.00	0.00	0.00
19-00-356 PENFIELD ST STP PE II REIMB	0.00	0.00	310,000.00	310,000.00
19-00-381 INTEREST INCOME	627.80	2,520.50	500.00	(2,020.50)
19-00-393 INTERFUND TRANSFERS	0.00	0.00	0.00	0.00
19-00-394 LOAN PROCEEDS - ENG INFRA	0.00	0.00	0.00	0.00
19-00-396 RESERVE CASH	0.00	0.00	0.00	0.00
Total Operating Revenue	\$14,544.79	\$159,790.03	\$454,610.00	\$294,819.97
Total Revenue	\$14,544.79	\$159,790.03	\$454,610.00	\$294,819.97
Operating Expense				
19-19-533 ENGINEERING	0.00	7,293.51	352,918.00	345,624.49
19-19-711 DEBT SERV-2014 STP ENGIN LOAN	2,640.98	31,691.76	31,692.00	0.24
19-19-861 CAPITAL OUTLAY - INFRA.	24,630.00	69,969.00	70,000.00	31.00
19-19-952 CAPITAL RESERVE CONTRIB.	0.00	0.00	0.00	0.00
19-19-953 INTERFUND TRANSFERS	0.00	0.00	0.00	0.00
Total Operating Expense	\$27,270.98	\$108,954.27	\$454,610.00	\$345,655.73
Total Expense	\$27,270.98	\$108,954.27	\$454,610.00	\$345,655.73
Excess Revenue Over Expenses	(\$12,726.19)	\$50,835.76	\$0.00	(\$50,835.76)

VILLAGE OF BEECHER (BEEFND)

Budget Revenue & Expense Report

Current: 04/01/2019 to 04/30/2019

06/05/2019 10:09:15 AM

YTD05/01/2018 to 04/30/2019

Page 10

	Actual Current	Actual YTD	Budget YTD	Variance YTD
51 - WATER ACCOUNT				
Operating Revenue				
51-00-371 WATER CHARGES	46,665.45	748,402.96	728,903.00	(19,499.96)
51-00-375 WATER SERVICE CONNECTION FEES	210.41	10,864.26	10,000.00	(864.26)
51-00-381 INTEREST INCOME	456.11	1,870.38	340.00	(1,530.38)
51-00-387 RENTAL INCOME	225.00	2,700.00	2,700.00	0.00
51-00-389 MISCELLANEOUS INCOME	300.00	6,583.00	3,900.00	(2,683.00)
51-00-393 INTERFUND TRANS FROM GENERAL	0.00	0.00	0.00	0.00
51-00-396 RESERVE CASH	0.00	0.00	0.00	0.00
Total Operating Revenue	\$47,856.97	\$770,420.60	\$745,843.00	(\$24,577.60)
Total Revenue	\$47,856.97	\$770,420.60	\$745,843.00	(\$24,577.60)
Operating Expense				
51-20-421 SALARIES FULL-TIME	18,536.58	213,251.93	222,854.00	9,602.07
51-20-422 SALARIES PART-TIME	0.00	16,808.00	11,200.00	(5,608.00)
51-20-423 SALARIES OVERTIME	628.75	11,181.55	10,262.00	(919.55)
51-20-451 HEALTH INSURANCE	3,152.75	35,992.76	31,916.00	(4,076.76)
51-20-461 SOCIAL SECURITY	1,757.37	18,319.79	19,639.00	1,319.21
51-20-462 IMRF	1,062.03	21,019.28	26,442.00	5,422.72
51-20-471 UNIFORMS	0.00	175.84	200.00	24.16
51-20-513 MAINT. SERVICE- VEHICLES	0.00	4,500.00	4,500.00	0.00
51-20-517 MAINT. SERVICE - WATER SYSTEM	27.46	36,099.03	36,500.00	400.97
51-20-532 AUDIT	0.00	5,000.00	5,000.00	0.00
51-20-533 ENGINEERING	405.18	405.18	0.00	(405.18)
51-20-534 LEGAL SERVICES	0.00	4,200.00	4,200.00	0.00
51-20-536 DATA PROCESSING SERVICES	135.74	3,500.00	3,500.00	0.00
51-20-537 LABORATORY ANALYSIS	90.00	5,553.09	5,550.00	(3.09)
51-20-551 POSTAGE	18.60	1,729.57	2,400.00	670.43
51-20-552 TELEPHONE	0.00	857.75	1,680.00	822.25
51-20-553 LEASED CONTROL LINES	0.00	1,035.68	2,280.00	1,244.32
51-20-561 DUES AND PUBLICATIONS	953.88	1,462.44	975.00	(487.44)
51-20-563 TRAINING	275.00	4,465.49	5,400.00	934.51
51-20-565 CONFERENCES	0.00	0.00	0.00	0.00
51-20-571 ELECTRIC POWER	5,017.93	29,999.22	31,653.00	1,653.78
51-20-592 COMPREHENSIVE INSURANCE	0.00	34,660.00	34,660.00	0.00
51-20-595 OTHER PROFESSIONAL SERVICES	0.00	950.00	900.00	(50.00)
51-20-611 MAINT. SUPPLIES - BUILDING	0.00	83.64	350.00	266.36
51-20-616 MAINT. SUPPLIES-WATER SYSTEM	16,005.99	57,001.14	58,427.00	1,425.86
51-20-651 OFFICE SUPPLIES	0.00	1,710.65	1,900.00	189.35
51-20-653 SMALL TOOLS	0.00	0.00	500.00	500.00
51-20-656 UNLEADED FUEL	0.00	0.00	0.00	0.00
51-20-657 DIESEL FUEL	0.00	0.00	600.00	600.00
51-20-659 CHEMICALS	184.50	30,846.06	35,885.00	5,038.94
51-20-830 CAPITAL OUTLAY - EQUIPMENT	0.00	2,566.00	15,483.00	12,917.00
51-20-953 INTERFUND TRANS	82,823.00	173,540.00	170,987.00	(2,553.00)
Total Operating Expense	\$131,074.76	\$716,914.09	\$745,843.00	\$28,928.91
Total Expense	\$131,074.76	\$716,914.09	\$745,843.00	\$28,928.91
Excess Revenue Over Expenses	(\$83,217.79)	\$53,506.51	\$0.00	(\$53,506.51)

VILLAGE OF BEECHER (BEEFND)

Budget Revenue & Expense Report

Current: 04/01/2019 to 04/30/2019

06/05/2019 10:09:15 AM

YTD05/01/2018 to 04/30/2019

Page 11

	Actual Current	Actual YTD	Budget YTD	Variance YTD
52 - SEWER ACCOUNT				
Operating Revenue				
52-00-372 SEWER CHARGES	31,888.09	497,944.17	494,233.00	(3,711.17)
52-00-373 LIFT STATION CHARGES	866.69	12,156.43	12,900.00	743.57
52-00-374 DEBT SERVICES CHARGES	7,707.68	112,405.04	110,820.00	(1,585.04)
52-00-381 INTEREST INCOME	0.00	0.00	0.00	0.00
52-00-389 MISC. INCOME	0.00	900.00	3,600.00	2,700.00
52-00-393 TRANSFER FROM WATER FUND	0.00	0.00	0.00	0.00
52-00-396 RESERVE CASH-SEWER FUND	0.00	0.00	0.00	0.00
52-23-393 TRANS FROM SEWER FUND	0.00	0.00	0.00	0.00
Total Operating Revenue	\$40,462.46	\$623,405.64	\$621,553.00	(\$1,852.64)
Total Revenue	\$40,462.46	\$623,405.64	\$621,553.00	(\$1,852.64)
Operating Expense				
52-21-421 SALARIES FULL-TIME	7,511.39	173,168.01	167,392.00	(5,776.01)
52-21-422 SALARIES PART-TIME	0.00	0.00	0.00	0.00
52-21-423 OVERTIME	169.32	9,944.13	11,400.00	1,455.87
52-21-451 HEALTH INSURANCE	2,492.20	33,699.99	30,281.00	(3,418.99)
52-21-461 SOCIAL SECURITY	1,605.04	14,892.51	13,678.00	(1,214.51)
52-21-462 IMRF	1,039.30	18,476.56	19,256.00	779.44
52-21-471 UNIFORM ALLOWANCE	0.00	3,778.57	4,500.00	721.43
52-21-512 MAINT. SERVICE - EQUIPMENT	0.00	8,000.00	8,000.00	0.00
52-21-513 MAINT. SERVICE - VEHICLES	0.00	1,900.00	1,900.00	0.00
52-21-518 MAINT SERVICE SEWER SYSTEM	500.00	3,524.00	17,842.00	14,318.00
52-21-532 AUDIT	0.00	5,000.00	5,000.00	0.00
52-21-533 ENGINEERING	0.00	920.00	1,000.00	80.00
52-21-534 LEGAL SERVICES	0.00	4,200.00	4,200.00	0.00
52-21-536 DATA PROCESSING SERVICES	32.48	5,300.00	5,300.00	0.00
52-21-537 LABORATORY ANALYSIS	0.00	8,013.37	7,207.00	(806.37)
52-21-549 OTHER PROFESSIONAL SERVICES	0.00	827.71	1,650.00	822.29
52-21-551 POSTAGE	264.05	1,500.00	1,500.00	0.00
52-21-552 TELEPHONE	0.00	508.29	1,920.00	1,411.71
52-21-562 IEPA PERMIT FEES	0.00	18,500.00	18,500.00	0.00
52-21-563 TRAINING	321.73	446.74	3,900.00	3,453.26
52-21-571 ELECTRICAL POWER	2,652.65	54,529.09	65,588.00	11,058.91
52-21-574 NATURAL GAS	686.79	7,301.78	5,900.00	(1,401.78)
52-21-592 COMPREHENSIVE INSURANCE	0.00	34,660.00	34,660.00	0.00
52-21-595 OTHER PROFESSIONAL SERV	2,692.30	40,349.99	45,000.00	4,650.01
52-21-611 MAINT. SUPPLIES - BUILDING	0.00	500.00	500.00	0.00
52-21-612 MAINT. SUPPLIES - EQUIPMENT	29.35	1,735.80	2,700.00	964.20
52-21-617 MAINT. SUPPLIES-SEWER SYSTEM	0.00	1,764.83	2,400.00	635.17
52-21-651 OFFICE SUPPLIES	0.00	462.00	900.00	438.00
52-21-653 SMALL TOOLS	0.00	0.00	0.00	0.00
52-21-657 DIESEL FUEL	0.00	0.00	0.00	0.00
52-21-830 CAPITAL OUTLAY- EQUIPMENT	0.00	15,996.00	15,966.00	(30.00)
52-21-953 INTERFUND TRANS	110,476.83	123,149.83	123,493.00	343.17
52-22-953 INTERFUND TRANS (TO GENERAL)	0.00	0.00	0.00	0.00
Total Operating Expense	\$130,473.43	\$593,049.20	\$621,533.00	\$28,483.80
Total Expense	\$130,473.43	\$593,049.20	\$621,533.00	\$28,483.80
Excess Revenue Over Expenses	(\$90,010.97)	\$30,356.44	\$20.00	(\$30,336.44)

VILLAGE OF BEECHER (BEEFND)

Budget Revenue & Expense Report

Current: 04/01/2019 to 04/30/2019

06/05/2019 10:09:15 AM

YTD05/01/2018 to 04/30/2019

Page 12

	Actual Current	Actual YTD	Budget YTD	Variance YTD
53 - WATER & SEWER CAPITAL IMPR				
Operating Revenue				
53-00-381 INTEREST INCOME	0.00	0.00	0.00	0.00
53-21-350 IDOT GRANT-ILLIANA CORRIDOR PLANI	0.00	0.00	0.00	0.00
53-21-373 WATER TAP-INS	0.00	12,703.00	0.00	(12,703.00)
53-22-374 SEWER TAP-INS	0.00	27,387.00	0.00	(27,387.00)
53-22-381 INTEREST	571.87	1,343.17	0.00	(1,343.17)
53-22-393 INTERFUND TRANSFERS	0.00	0.00	0.00	0.00
53-22-394 LOAN PROCEEDS-IPEA WASTEWATER	2,502,236.03	4,646,792.76	10,000,000.00	5,353,207.24
53-22-396 RESERVE CASH - CAPITAL	0.00	0.00	92,300.00	92,300.00
53-22-397 ENCUMBRANCES	0.00	0.00	0.00	0.00
Total Operating Revenue	\$2,502,807.90	\$4,688,225.93	\$10,092,300.00	\$5,404,074.07
Total Revenue	\$2,502,807.90	\$4,688,225.93	\$10,092,300.00	\$5,404,074.07
Operating Expense				
53-21-517 MAINT SERV - WATER SYSTEM	0.00	0.00	2,500.00	2,500.00
53-21-616 METER REPLACEMENT PROGRAM	0.00	29,146.16	29,400.00	253.84
53-21-861 CAPITAL OUTLAY- INFRAS	2,438,978.77	4,332,683.99	9,370,000.00	5,037,316.01
53-22-518 MAINT SERV - SEWER SYSTEM	0.00	0.00	0.00	0.00
53-22-533 ENGINEERING	63,257.24	278,895.67	630,000.00	351,104.33
53-22-535 PLANNING SERVICES	0.00	2,155.97	6,000.00	3,844.03
53-22-595 OTHER PROFESSIONAL SERVICES	1,000.00	1,500.00	4,500.00	3,000.00
53-22-830 CAPITAL OUTLAY - EQUIPMENT	2,318.25	49,458.07	49,900.00	441.93
53-22-951 CAPITAL RESERVE CONTRIB	0.00	0.00	0.00	0.00
53-22-953 INTERFUND TRANSFERS	0.00	0.00	0.00	0.00
Total Operating Expense	\$2,505,554.26	\$4,693,839.86	\$10,092,300.00	\$5,398,460.14
Total Expense	\$2,505,554.26	\$4,693,839.86	\$10,092,300.00	\$5,398,460.14
Excess Revenue Over Expenses	(\$2,746.36)	(\$5,613.93)	\$0.00	\$5,613.93

VILLAGE OF BEECHER (BEEFND)

Budget Revenue & Expense Report

Current: 04/01/2019 to 04/30/2019

YTD05/01/2018 to 04/30/2019

06/05/2019 10:09:15 AM

Page 13

54 - WATER & SEWER DEBT SERVICE	Actual Current	Actual YTD	Budget YTD	Variance YTD
Operating Revenue				
54-21-393 TRANS FROM WATER FUND	10,116.00	10,116.00	10,116.00	0.00
54-22-336 UTILITY TAX	20,083.85	201,960.16	186,615.00	(15,345.16)
54-22-346 1/2% INFRA SALES TX	13,916.99	157,269.50	147,052.00	(10,217.50)
54-22-381 INTEREST INCOME	1,840.70	6,716.44	850.00	(5,866.44)
54-22-384 IEPA REIMBURSEMENT-ENGINEERING	0.00	633,417.50	0.00	(633,417.50)
54-22-391 1ST COMM BK-WWTP LOAN PROCEEDS	0.00	0.00	0.00	0.00
54-22-393 TRANSFER FROM WATER FUND	0.00	0.00	0.00	0.00
54-22-394 TRANSFER FROM SEWER FUND	110,476.83	110,476.83	110,820.00	343.17
54-22-395 TRANSFER FROM REFUSE FUND	0.00	0.00	0.00	0.00
54-22-396 RESERVE CASH	0.00	0.00	83,729.00	83,729.00
Total Operating Revenue	\$156,434.37	\$1,119,956.43	\$539,182.00	(\$580,774.43)
Total Revenue	\$156,434.37	\$1,119,956.43	\$539,182.00	(\$580,774.43)
Operating Expense				
54-21-533 ENGINEERING	0.00	36,626.38	5,000.00	(31,626.38)
54-21-711 2013 INSTALLMENT CONTRACT	0.00	79,850.71	79,865.00	14.29
54-22-712 2018 BALLOON LOAN	0.00	351,259.01	354,317.00	3,057.99
54-22-713 1996 IEPA LOAN	0.00	0.00	0.00	0.00
54-22-951 RESERVE CONTRIBUTION	0.00	0.00	0.00	0.00
54-22-953 INTERFUND TRANSFERS	0.00	0.00	100,000.00	100,000.00
54-23-716 WASH TWP BUILDING PMT	0.00	0.00	0.00	0.00
Total Operating Expense	\$0.00	\$467,736.10	\$539,182.00	\$71,445.90
Total Expense	\$0.00	\$467,736.10	\$539,182.00	\$71,445.90
Excess Revenue Over Expenses	\$156,434.37	\$652,220.33	\$0.00	(\$652,220.33)

VILLAGE OF BEECHER (BEEFND)

Budget Revenue & Expense Report

Current: 04/01/2019 to 04/30/2019

06/05/2019 10:09:15 AM

YTD05/01/2018 to 04/30/2019

Page 14

	Actual Current	Actual YTD	Budget YTD	Variance YTD
55 - WATERMAIN REPLACEMENT FUND				
Operating Revenue				
55-21-381 INTEREST INCOME	391.76	2,255.67	300.00	(1,955.67)
55-21-393 INTERFUND TRANS	72,707.00	154,329.00	151,776.00	(2,553.00)
55-21-394 LOAN PROCEEDS - IEPA DRINK WAT	0.00	0.00	0.00	0.00
55-21-396 RESERVE CASH	0.00	0.00	406,965.00	406,965.00
55-21-397 ENCUMBRANCES	0.00	0.00	0.00	0.00
Total Operating Revenue	\$73,098.76	\$156,584.67	\$559,041.00	\$402,456.33
Total Revenue	\$73,098.76	\$156,584.67	\$559,041.00	\$402,456.33
Operating Expense				
55-21-533 ENGINEERING	0.00	76,514.78	74,200.00	(2,314.78)
55-21-714 DEBT SERV - 2017 IEPA LOAN	0.00	65,303.98	90,041.00	24,737.02
55-21-861 CAPITAL OUTLAY-DUNBAR MAIN	87,788.03	349,395.21	394,800.00	45,404.79
55-21-862 CAPITAL OUTLAY-	0.00	0.00	0.00	0.00
55-22-951 CAPITAL RESERVE CONTRIBUTION	0.00	0.00	0.00	0.00
Total Operating Expense	\$87,788.03	\$491,213.97	\$559,041.00	\$67,827.03
Total Expense	\$87,788.03	\$491,213.97	\$559,041.00	\$67,827.03
Excess Revenue Over Expenses	(\$14,689.27)	(\$334,629.30)	\$0.00	\$334,629.30

VILLAGE OF BEECHER

ORDINANCE NO. _____

**ORDINANCE APPROVING THE BEECHER TIF #1
REDEVELOPMENT PLAN AND PROJECT**

WHEREAS, the Corporate Authorities of this Village of Beecher, Will County, Illinois (the "Village"), have been advised that the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), establishes the criteria for tax increment financing district eligibility as 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 3 or more of the following factors: 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; environmental remediation costs impede development; decline or minimal marginal increase in equalized assessed valuation; is detrimental to the public safety, health, morals, or welfare and such an area may become a blighted area"; and

WHEREAS, the Corporate Authorities of this Village have heretofore determined that the improved area within the Village, identified and legally described in the document attached hereto and incorporated herein (the "Project Area"), by reference as **EXHIBIT A**, meets the requirements of the Act, for a conservation area due to the predominance and extent of: age of buildings; obsolescence; deterioration of buildings and site improvements; inadequate utilities; deleterious land use or layout; lack of community planning; and decline in equalized assessed value. In addition, the unimproved area meets the requirements of the Act, for a blighted area due to the predominance and extent of: deterioration; and decline in equalized assessed value; and

WHEREAS, the Corporate Authorities of this Village have heretofore determined that, in order to promote and protect the health, safety, morals and welfare of the public, redevelopment of the Village needs to be undertaken; and, to remove and alleviate adverse conditions in the Village, it is necessary to encourage private investment and restore and enhance the tax base of the Village and the taxing districts having real property in the Project Area (the "Taxing Districts") by such redevelopment; and

WHEREAS, the Corporate Authorities of this Village have heretofore caused to be conducted an eligibility study to determine whether the proposed Beecher TIF #1 Redevelopment Project Area described in **EXHIBIT A** qualifies as a "redevelopment project area" pursuant to the Act, which study was conducted by Teska and Associates, Inc., Plainfield, Illinois ("Teska"); and

WHEREAS, the Corporate Authorities of this Village have heretofore evaluated various available programs to provide such assistance and has determined that the use of tax increment

allocation financing is necessary to achieve the redevelopment goals of the Corporate Authorities of this Village for the Project Area; and

WHEREAS, Teska is a community planning firm having expertise in tax increment allocation and redevelopment financing in the State of Illinois; and

WHEREAS, Teska has concluded and has advised the Corporate Authorities of this Village that the Project Area qualifies as a “redevelopment project area” under Section 11-74.4 of the Act; and

WHEREAS, the Corporate Authorities of this Village have caused the preparation of and made available for public inspection a redevelopment plan and project for the Project Area (the “Plan and Project”); and

WHEREAS, the Plan and Project set forth in writing the program to be undertaken to accomplish the objectives of the Corporate Authorities of this Village and includes estimated redevelopment project costs proposed for the Project Area, evidence indicating that the Project Area on the whole has not been subject to growth and development through investment by private enterprise, an assessment of the financial impact of the Project Area due to increased demand for services from Taxing Districts affected by the plan and programs available to address such financial impact or increased demand, the most recent equalized assessed valuation of the Project Area, an estimate as to the equalized assessed valuation after redevelopment and the general land uses to apply in the Project Area, and the Plan and Project accordingly complies in all respects with the requirements of the Act; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Corporate Authorities of this Village have heretofore called a public hearing (the “Hearing”) relative to the Plan and Project and the designation of the Project Area as a redevelopment project area under the Act and fixed the time and place for such Hearing, being May 13, 2019, at the Washington Township Building, 30200 Town Center Road, Beecher, Illinois; and

WHEREAS, due notice in respect to such Hearing was given pursuant to Section 11-74.4-5 of the Act, said notice, together with a copy of the Plan and Project and the name of a person to contact for further information, including notice by publication on April 18, 2019 and April 25, 2019, and by certified mail to the Taxing Districts and to the Department of Commerce and Community Affairs of the State of Illinois on March 27, 2019, and to the taxpayers within the Proposed Project Area on April 19, 2019; and

WHEREAS, the Corporate Authorities of this Village have heretofore convened a Joint Review Board as required by and in all respects in compliance with the provisions of the Act; and

WHEREAS, on April 29, 2019 the Joint Review Board approved unanimously (Yes 7, No 0) a motion to approve the redevelopment plan and eligibility study; and

WHEREAS, the Corporate Authorities of this Village held the Public Hearing on May 13, 2019, at the Washington Township Building, 30200 Town Center Road, Beecher, Illinois; and

WHEREAS, at the Hearing any interested person or affected Taxing District was permitted to file with the Village Clerk written objections and was heard orally in respect to any issues embodied in the notice of said Hearing, and the Corporate Authorities of this Village heard and determined all protests and objections at the Hearing; and

WHEREAS, the Corporate Authorities of this Village adjourned the Hearing on May 13, 2019; and

WHEREAS, the Plan and Project set forth the factors which cause the Project Area to be blighted, and the Corporate Authorities of this Village have reviewed the information concerning such factors presented at the Hearing and have reviewed other studies and are generally informed of the conditions in the Project Area which could cause the area to be a “conservation area” as defined in the Act; and

WHEREAS, the Corporate Authorities of this Village have reviewed evidence indicating that the Project Area on the whole has not been subject to growth and development through investment by private enterprise and has reviewed the conditions pertaining to lack of private investment in the Project Area to determine whether private development would take place in the Project Area as a whole without the adoption of the proposed Plan and Project; and

WHEREAS, the Corporate Authorities of this Village have reviewed the conditions pertaining to real property in the Project Area to determine whether contiguous parcels of real property and improvements thereon in the Project Area would be substantially benefited by the Plan and Project improvements; and

WHEREAS, the Corporate Authorities of this Village have made an assessment of the financial impact of the Project Area on, or any increased demand for, services from the Taxing Districts affected by the Plan and Project and have considered available programs to address such financial impact or increased demand; and

WHEREAS, the Board has reviewed the Plan and Project and also the existing Comprehensive Plan for development of the Village as a whole to determine whether the Plan and Project conform to such Comprehensive Plan of the Village; and

WHEREAS, the Corporate Authorities of this Village of Beecher, Will County, Illinois, now concur that it is advisable, necessary, and in the best interests of the residents of the Village of Beecher that the Beecher TIF #1 Redevelopment Plan and Project be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. Findings. The Corporate Authorities of the Village hereby make the following findings:

(a) The Project Area, as described in **EXHIBIT A**, is hereby designated as a redevelopment project area pursuant to Section 11-74.4 of the Act. The Project Area is legally described in the document attached hereto and incorporated herein as **EXHIBIT A** and identified on the boundary map attached hereto and incorporated herein as **EXHIBIT B** as the Project Area.

(b) There exist conditions set forth herein and in the Plan and Project that cause the Project Area to qualify as a redevelopment project area under the Act and to be classified as a conservation area as defined in Section 11-74.4 of the Act.

(c) The Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan and Project.

(d) The Plan and Project conform to the Land Use and Zoning and Ordinances for the development of the Village as a whole.

(e) The Plan and Project shall be completed no later than December 31 of the year in which the payment to County Treasurer 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 the Plan and Project is adopted.

(f) The estimated date for retirement of obligations, if any, incurred to finance the Plan and Project costs shall be no later than twenty (20) years from the effective date of the Ordinance related to such obligations, or the end of the TIF District, whichever occurs first.

(g) The parcels of real property in the Project Area are contiguous with each other, and only those contiguous parcels of real property will be substantially benefited by the Plan and Project improvements are included in the Project Area.

Section 2. Plan and Project. The Plan and Project that was the subject matter of the Hearing is hereby adopted and approved. A copy of the Plan and Project is set forth in **EXHIBIT C** attached hereto and incorporated herein as if set out in full by this reference.

Section 3. If any section, paragraph, or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 5. This Ordinance shall be in full force and effect immediately upon its passage by the Village Board and approval by the Village President.

PASSED and **APPROVED** this 10th day of June, 2019.

Yeas: _____

Nays: _____

Abstain: _____

Present: _____

Greg Szymanski, Village President

ATTEST:

Janett Conner, Village Clerk

EXHIBIT A

BEECHER TIF #1

LEGAL DESCRIPTION

THAT PART OF SECTIONS 8, 9, 16, 17, 20 AND 21, IN TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF DIXIE HIGHWAY (ALSO KNOWN AS HALSTED STREET AND THE NORTH LINE OF HUNTER'S CHASE WEST SUBDIVISION (AS PER DOCUMENT R2004-162045), ALSO BEING THE NORTHWEST CORNER OF LOT 59 IN SAID SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 59, 423.35 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 59, 445.87 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 60 IN HUNTER'S CHASE WEST SUBDIVISION;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 60 AND CONTINUING ALONG THE WEST LINE OF LOT 1 AND LOT 61 IN SAID HUNTER'S CHASE WEST SUBDIVISION, 485.07 FEET TO THE NORTHWEST CORNER OF LOT 26 IN PRAIRIE PARK SUBDIVISION (AS PER DOCUMENT R2005-218550);

THENCE CONTINUING SOUTH ALONG A WEST LINE OF SAID LOT 26, 26.75 FEET TO A CORNER THEREOF;

THENCE WEST ALONG A NORTH LINE OF SAID LOT 26, 103.00 FEET TO THE NORTHWESTERLY CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 26 AND CONTINUING SOUTH ALONG THE WEST LINE OF LOTS 27, 28, AND 71, 680.09 FEET TO A CORNER OF SAID LOT 71;

THENCE WEST ALONG A WEST LINE OF SAID LOT 71, 10 FEET TO A CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 71, 1,168.89 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 233 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9 AND THE WESTERLY EXTENSION OF SAID LINE THEREOF, 285.64 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF DIXIE HIGHWAY;

THENCE SOUTH ALONG THE WEST LINE OF DIXIE HIGHWAY, 1,570 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF COUNTRY TERRACE SUBDIVISION FIRST ADDITION (AS PER DOCUMENT R1972-006092);

THENCE WEST ALONG THE NORTH LINE OF SAID COUNTRY TERRACE SUBDIVISION FIRST ADDITION, 726.34 FEET TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE NORTHEAST CORNER OF COUNTRY TERRACE SUBDIVISION (AS PER DOCUMENT R1972-006091);

THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID COUNTRY TERRACE SUBDIVISION, 563.42 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID COUNTRY TERRACE SUBDIVISION, 479.46 FEET TO A POINT ON THE WEST LINE OF CATALPA STREET;

THENCE CONTINUING SOUTHERLY ALONG THE WEST LINE OF CATALPA STREET, 160.01 FEET TO THE NORTHEAST CORNER OF LOT 1 IN CHUCK ONIK'S SUBDIVISION (AS PER DOCUMENT R2011-072066);

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, 352.99 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1, 145.35 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTHERLY, 63.32 FEET TO THE NORTHWEST CORNER OF KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 2 (AS PER DOCUMENT R1969-004091);

THENCE SOUTHERLY ALONG THE WEST LINE OF KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 2, 490.65 FEET TO THE SOUTHWEST CORNER OF LOT 5 IN SAID KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 2;

THENCE CONTINUING SOUTH ALONG THE WEST LINE OF SAID KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 2, 235.93 FEET TO THE SOUTHWEST CORNER OF LOT 2, ALSO BEING THE NORTHWEST CORNER OF LOT 1 IN KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 1 (AS PER DOCUMENT IN BOOK 36 OF PLATS, PAGE 56);

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, 95.15 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF LOT 12 IN SCHOOL TRUSTEE'S SUBDIVISION, 865 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST 5 ACRES OF THE SOUTH HALF OF SAID LOT 12 (EXCEPTING THE RIGHT-OF-WAY OF THE CHICAGO & EASTERN ILLINOIS RAILROAD);

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 5 ACRES, 297 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF MILLER STREET;

THENCE WEST ALONG THE NORTH LINE OF MILLER STREET, 201.31 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH LINE OF MILLER STREET AND THE WEST LINE OF REED STREET;

THENCE SOUTH ALONG THE WEST LINE OF REED STREET, 729 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE SOUTH LINE OF HODGES STREET;

THENCE EAST ALONG SAID SOUTH LINE, 225 FEET TO THE INTERSECTION WITH THE WEST LINE OF AN ALLEY IN BLOCK 9 IN THE PLAT OF ORIGINAL TOWN OF BEECHER (AS PER DOCUMENT IN BOOK 1 OF PLATS, PAGE 37);

THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY, 585 FEET TO THE INTERSECTION WITH THE NORTH LINE OF PENFIELD STREET;

THENCE CONTINUING SOUTH, 75 FEET TO THE INTERSECTION OF THE SOUTH LINE OF PENFIELD STREET AND THE WEST LINE OF AN ALLEY IN BLOCK 12 IN THE PLAT OF ORIGINAL TOWN OF BEECHER;

THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY, 585 FEET TO THE INTERSECTION WITH THE NORTH LINE OF INDIANA AVENUE (ALSO KNOWN AS PEOTONE-BEECHER ROAD/303RD STREET);

THENCE EAST ALONG THE NORTH LINE OF INDIANA AVENUE, 170 FEET TO THE INTERSECTION WITH THE WEST LINE OF WOODWARD STREET;

THENCE SOUTH ALONG THE WEST LINE OF WOODWARD STREET, 367.5 FEET TO THE SOUTHEAST CORNER OF LOT 2 IN OPAL BESEKE SUBDIVISION (AS PER DOCUMENT R1993-095134);

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, 168.85 FEET TO THE SOUTHWEST CORNER THEREOF, ALSO BEING A POINT ON THE EAST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;

THENCE SOUTH ALONG THE EAST LINE OF SAID RAILROAD, 375.57 FEET TO A POINT ON THE CENTERLINE OF BLOCK STREET;

THENCE WEST ALONG THE CENTERLINE OF BLOCK STREET, 100 FEET TO A POINT ON THE WEST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;

THENCE NORTH ALONG THE WEST LINE OF SAID RAILROAD, 37.5 FEET TO A POINT ON THE NORTH LINE OF BLOCK STREET;

THENCE WEST ALONG THE NORTH LINE OF BLOCK STREET, 335 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20;

THENCE SOUTH ALONG SAID EAST LINE, 37 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20;

THENCE WEST ALONG SAID SOUTH LINE, 996 FEET TO A POINT ON THE EAST LINE OF THE WEST QUARTER OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20;

THENCE NORTH ALONG SAID EAST LINE, 622.5 FEET TO A POINT ON THE SOUTH LINE OF INDIANA AVENUE (ALSO KNOWN AS PEOTONE-BEECHER ROAD/303RD STREET);

THENCE EAST ALONG SAID SOUTH LINE, 650 FEET;

THENCE NORTH ALONG A LINE 75 FEET TO THE INTERSECTION OF THE NORTH LINE OF INDIANA AVENUE (ALSO KNOWN AS PEOTONE-BEECHER ROAD/303RD STREET) AND THE EAST LINE OF AN ALLEY IN BLOCK 13 IN THE PLAT OF ORIGINAL TOWN OF BEECHER;

THENCE NORTH ALONG SAID EAST LINE, TO THE INTERSECTION WITH THE SOUTH LINE OF PENFIELD STREET;

THENCE CONTINUING NORTH ALONG A LINE, 75 FEET TO THE INTERSECTION OF THE NORTH LINE OF PENFIELD STREET AND THE EAST LINE OF AN ALLEY IN BLOCK 8 IN THE PLAT OF ORIGINAL TOWN OF BEECHER;

THENCE CONTINUING NORTH ALONG THE EAST LINE OF SAID ALLEY, TO THE INTERSECTION WITH THE SOUTH LINE OF HODGES STREET;

THENCE EAST ALONG SAID SOUTH LINE, 225 FEET TO AN INTERSECTION OF THE EAST LINE OF GOULD STREET AND THE SOUTH LINE OF HODGES STREET;

THENCE NORTH ALONG THE EAST LINE OF GOULD STREET AND THE NORTHERLY EXTENSION OF SAID EAST LINE TO A POINT ON THE NORTH LINE OF MILLER STREET;

THENCE WEST ALONG THE NORTH LINE OF MILLER STREET TO THE INTERSECTION OF SAID NORTH LINE AND THE EAST LINE OF RACINE AVENUE;

THENCE NORTH ALONG THE EAST LINE OF RACINE AVENUE TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17;

THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER, TO THE INTERSECTION WITH THE WEST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;

THENCE NORTH ALONG SAID WEST LINE, 1,320 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 17;

THENCE WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER, 633.57 FEET TO A POINT ON THE WEST LINE OF THE EASTERLY 683.57 FEET OF THE NORTHTEAST QUARTER;

THENCE NORTH ALONG SAID WEST LINE, 1,287 FEET TO A POINT ON THE SOUTH LINE OF CHURCH ROAD (295TH STREET);

THENCE EAST ALONG SAID SOUTH LINE, 304.44 FEET;

THENCE NORTH ALONG A LINE, 66 FEET TO A POINT ON THE NORTH LINE OF CHURCH ROAD (295TH STREET);

THENCE NORTH ALONG A LINE, PARALLEL AND 379.13 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8 TO A POINT 76 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER;

THENCE EAST ALONG A LINE, PARALLEL AND 76 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER, 173 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;

THENCE NORTH ALONG THE WEST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER;

THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER TO THE EAST QUARTER CORNER OF SECTION 8;

THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER, ALSO BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TO THE INTERSECTION WITH THE EAST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;

THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, 330 FEET;

THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9 TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9;

THENCE EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER, 330 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER;

THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER, 1,287 FEET TO A POINT ON THE NORTH LINE OF CHURCH ROAD (295TH STREET);

THENCE EAST ALONG THE NORTH LINE OF CHURCH ROAD TO A POINT ON THE WEST LINE OF TRIM CREEK INDUSTRIAL PARK SUBDIVISION (AS PER DOCUMENT R1999-058964);

THENCE NORTH ALONG THE WEST LINE OF TRIM CREEK INDUSTRIAL PARK SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE CONTINUING NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE OF THE NORTH HALF OF THE SOUTHWEST QUARTER;

THENCE EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER TO THE INTERSECTION WITH THE WEST LINE OF DIXIE HIGHWAY;

THENCE CONTINUING EAST ALONG A LINE TO A POINT ON THE EAST LINE OF DIXIE HIGHWAY;

THENCE NORTH ALONG THE EAST LINE IF DIXIE HIGHWAY TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

EXHIBIT B
BEECHER TIF #1
BOUNDARY MAP

EXHIBIT C
BEECHER TIF #1
REDEVELOPMENT PLAN AND PROJECT



BEECHER TAX INCREMENT FINANCING DISTRICT #1

Redevelopment Plan & Program



DRAFT REPORT
March 2019

TAX INCREMENT FINANCING REDEVELOPMENT PLAN & PROGRAM

Beecher TIF District #1



Village of
BEECHER

DRAFT REPORT
March 2019

Prepared By:
Teska Associates, Inc.



TABLE OF CONTENTS

INTRODUCTION	3
Tax Increment Financing.....	5
REDEVELOPMENT PROJECT AREA DESCRIPTION.....	6
Summary of the Eligibility of the Proposed TIF District	10
REDEVELOPMENT PLAN AND PROGRAM.....	11
Purpose of the Redevelopment Plan.....	11
Redevelopment Plan Goals and Objectives	12
Future Land Use Plan	15
Redevelopment Opportunity Sites.....	16
Eligible Project Costs.....	18
Acquisition and Clearance	19
Land Disposition	19
Public Improvements	19
Phasing of Project	20
Estimated Project Costs	21
Sources of Funds	22
Nature and Term of Obligations to be Issued.....	23
Initial Equalized Assessed Valuation	23
Anticipated Equalized Assessed Valuation	26
Payment in Lieu of Taxes	26
Provision for Amending the Redevelopment Plan and Program	26
FINANCIAL IMPACT OF REDEVELOPMENT.....	27
FINDINGS OF NEED FOR TAX INCREMENT FINANCING	30
Project Area Not Subject to Growth.....	30
Conformance with Comprehensive Plan	30
Date of Completion.....	31

LIST OF FIGURES AND TABLES

Table 1: Existing Land Use	6
Table 2: Housing Units	6
Table 3: Redevelopment Opportunity Sites.....	16
Table 4: Estimated Redevelopment Project Costs	21
Table 5: Equalized Assessed Valuation.....	24
Figure A: Project Area Boundary	7
Figure B: Existing Land Use.....	8
Figure C: Existing Residential Uses.....	9
Figure D: Future Land Use Plan	13
Figure E: Redevelopment Opportunity Sites	14

APPENDICES

APPENDIX A: TIF #1 Eligibility Report

APPENDIX B: TIF #1 Legal Description



INTRODUCTION

This report documents the Tax Increment Redevelopment Plan and Program (the “Redevelopment Plan”) for the Village of Beecher Tax Increment Financing (“TIF”) District Project Area #1 (the “Project Area”). The Redevelopment Plan has been prepared for use by the Village of Beecher (the “Village”) by Teska Associates, Inc. The proposed Redevelopment Plan seeks to respond to a number of needs and challenges 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. This document is intended to provide a framework for improvements and reinvestment within the Project Area over the next 23 years.



The Village’s current Comprehensive Plan was adopted in 1996, and emphasizes economic development within the Village, particularly in the historic downtown area. The Village has also adopted the Downtown Improvement Plan in 2003, which provided guidance for potential future redevelopment in the downtown area. In 2018, with the help of CMAP (Chicago Metropolitan Agency for Planning), the Village began the process of updating the Comprehensive Plan. The updated Comprehensive Plan also focuses on economic development in the downtown area, and industrial development and job creation throughout the Village. These planning efforts have lead Village of Beecher officials to determine that without direct involvement and financial assistance, planning goals and objectives for the Project Area, the Beecher Redevelopment Project Area #1, cannot be achieved, and utilization of Tax Increment Financing in the area is desired.

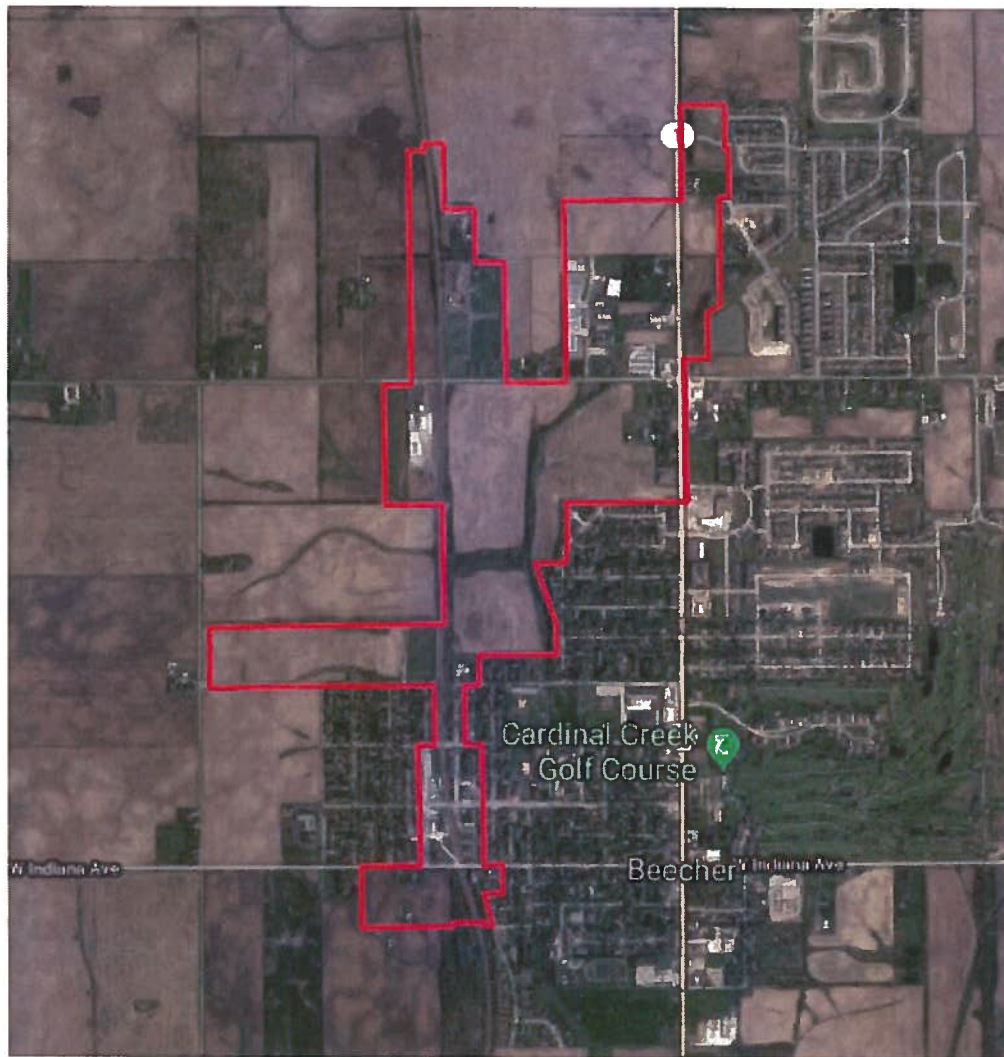
To this end, the Village has retained the planning consulting firm Teska Associates, Inc. to assist the Village in the creation of a new TIF district covering the downtown area and other areas along the railroad right-of-way, and along Church Road and Dixie Highway. Teska has conducted field surveys, site evaluations, and identified key redevelopment opportunities and necessary public improvements. 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 Study 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 Act.



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. Besides describing the redevelopment objectives, this Redevelopment Area Plan and Program 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 23 years. The municipal cost of certain public improvements and programs 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 Program, principally increased equalized assessed valuation from new private development.



Aerial Location Map

REDEVELOPMENT PROJECT AREA DESCRIPTION

The boundaries within 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 Program. The Project Area includes properties generally located in downtown Beecher, also including parcels on Church Road and Dixie Highway. The exact boundaries of the Project Area are illustrated in "Figure A - Project Area Boundary". The Project Area includes one-hundred and sixty-five (165) structures on one-hundred and thirty-one (131) parcels. The total Project Area is approximately three-hundred and seventy-four (374) acres in size, or approximately three-hundred and fifty-eight (358) acres excluding street and railroad rights-of-way.

The predominant land uses within the Project Area include commercial and industrial, as well as some residential and institutional uses. Residential uses are located primarily in the downtown area. Commercial and industrial uses are located throughout the Project Area. Existing land uses within the Project Area are illustrated in "Figure B Existing Land Uses".

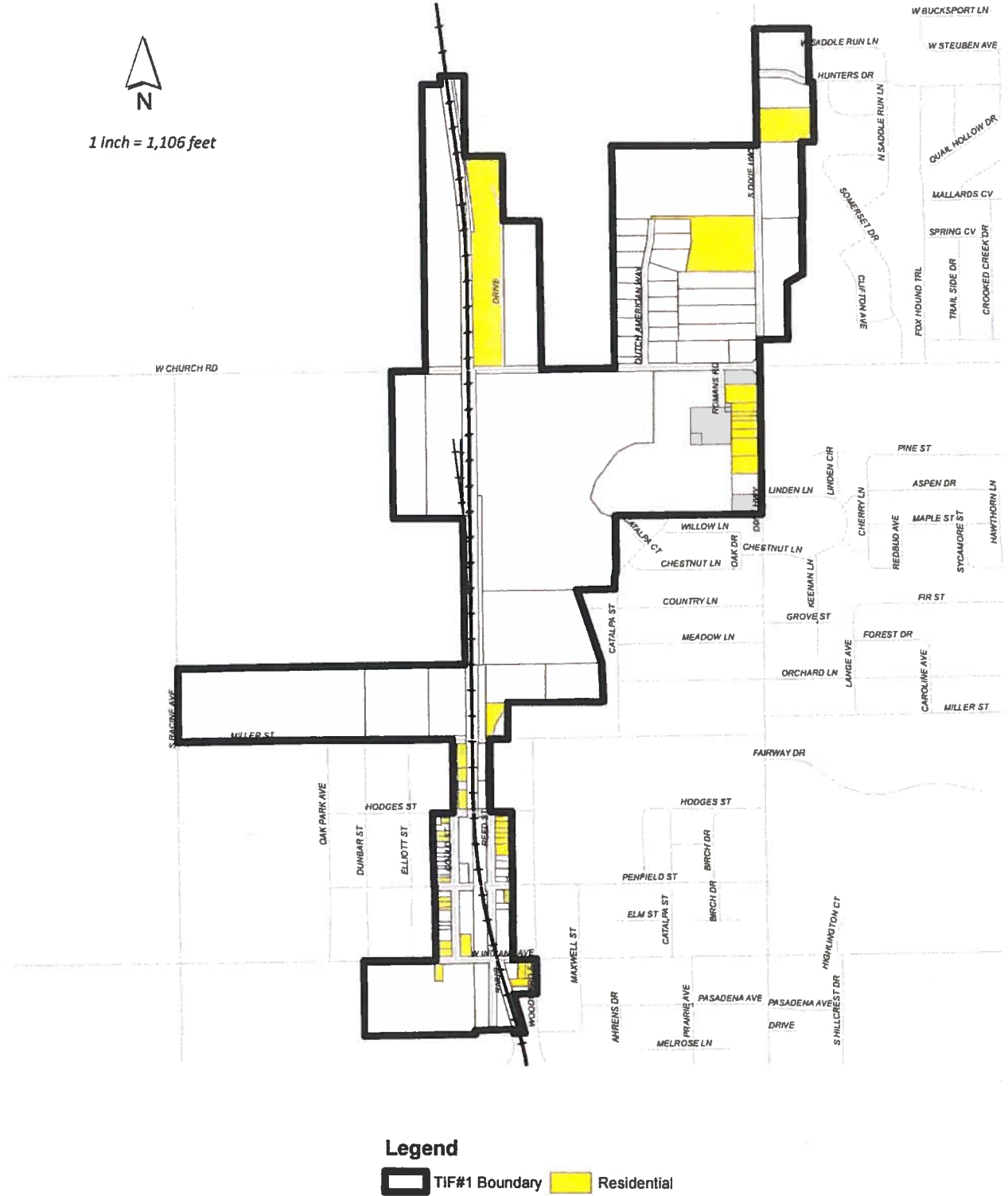
Table 1: Existing Land Use	
Existing Land Use	Land Area (Acres)
Residential	33
Commercial	19
Industrial	20
Municipal/Institutional	4
Parking	3
Storage	10
Detention	9
Vacant/Open Space	234
Street and Railroad Rights-of-Way	42
TOTAL	374

Table 2: Existing Housing Units	
Type	Units
Single-Family	32
Multi-Family	21
Total	53

Figure B
Beecher TIF #1 Existing Land Use



Figure C
Beecher TIF #1 Existing Residential Units



Summary of the Eligibility of the Proposed Project Area TIF District

In June of 2018 through February 2019, a study was undertaken, consistent with the Act and related procedural guidelines, to determine the eligibility of the Project Area. These "Eligibility Findings" indicate that the proposed Project Area meets the statutory requirements 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 improved land within the Project Area qualifies as a '**conservation 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 the following characteristics:

1. Obsolescence;
2. Deterioration of buildings and surface improvements;
3. Inadequate utilities;
4. Deleterious land use or layout;
5. Lack of Community Planning; and
6. Decline in the Equalized Assessed Value.



In addition, the unimproved land within the Project Area qualifies as a '**blighted area**' according to the criteria established by the Act, based on the extent of vacant parcels exhibiting the following characteristics:

1. Deterioration; and
2. Decline in Equalized Assessed Value.

Each of these factors contributes to the eligibility of the Project Area. All of these characteristics point towards the need for the designation of the Project Area as a "conservation area" / "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 Beecher. The success of this effort will depend upon cooperation between private investment and local government. Public and private development efforts have not, as yet, been able to stimulate the comprehensive revitalization of the Project Area. The adoption of this Redevelopment Area Plan and Program will assist with the implementation of the goals and objectives of the Comprehensive Plan, which otherwise could not reasonably be anticipated to occur without the adoption of this Redevelopment Area Plan and Program. Through public investment, the area will become 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 Program 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 would not reasonably be developed and improved 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 Program 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;
- < Improving existing public utilities and infrastructure within the area; and
- < Enhancing the overall quality of the business environment in the Village of Beecher.

Redevelopment Plan Goals and Objectives

The aim of the Redevelopment Plan is the revitalization of the Project Area as a strong and attractive downtown and mixed-use corridor, and expanding the Village's industrial base and employment opportunities, which will contribute to the overall health and vitality of the Village of Beecher. The goals and objectives of the Redevelopment Plan are both those articulated in the Illinois Tax Allocation Redevelopment Act, and those stated in the Village of Beecher Comprehensive Plan (1996). The goals and objectives outlined in the Comprehensive Plan which relate to this Redevelopment Plan are summarized below:

- Foster a climate which is attractive to sound residential, commercial, and industrial development;
- Encourage development in the Village that will increase its tax base and reduce individual tax burdens;
- Eliminate blighting and deteriorating conditions throughout the community and protect against blight and premature obsolescence in the future;
- Encourage coordination and cooperation between all levels of government, including Federal, state, county, township, corporate, and local special districts such as school, park, fire protection, etc. that now exist or may be created in the future;



Figure D
Beecher TIF #1 Future Land Use

N
 1 inch = 1,106 feet

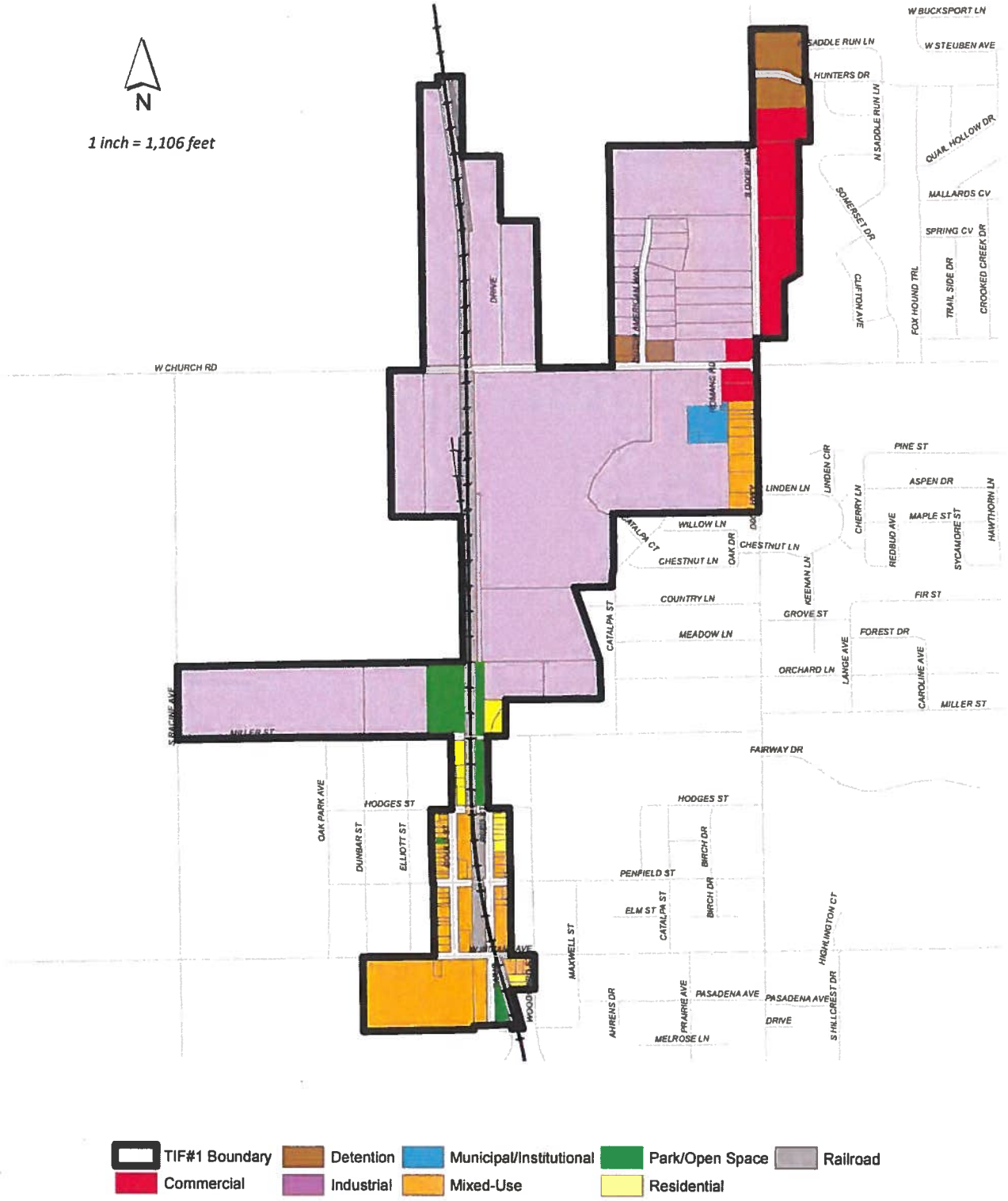
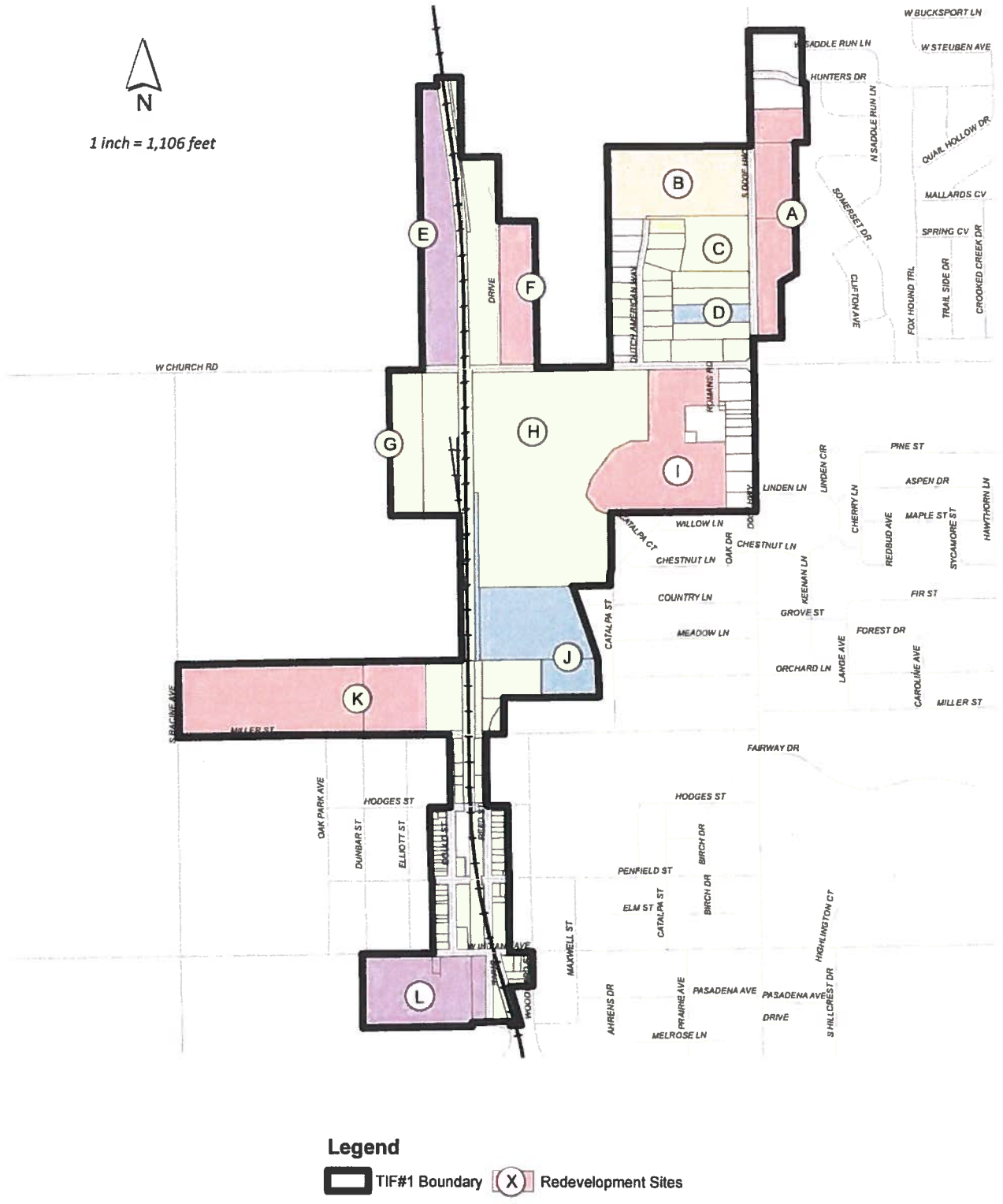


Figure E
Beecher TIF #1 Potential Redevelopment Sites



Future Land Use Plan

The recommended land uses, redevelopment opportunities, and public improvements of this Redevelopment Plan are based upon the guidelines and development opportunities presented in the Village of Beecher Comprehensive Plan.

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 an existing use as a redevelopment site is not intended to suggest any immediate requirement for redevelopment. Rather, these sites are identified as a way of planning for their future redevelopment only if and when a property owner pursues a development project or an existing business or resident vacates a property.

The Future Land Use Plan (Figure D) shows anticipated land uses at completion of project activities. The existing land uses of many properties are anticipated to continue. However, on identified redevelopment opportunity sites (described in the next section), proposed changes in land use focus on enhancing the commercial and industrial character and appearance of the Project Area. General land use descriptions are as follows:

Residential

Residential uses include primarily single-family residences generally located in the downtown and on Dixie Highway. Isolated multi-family units are also present within the Project Area. The majority of existing residential uses are anticipated to remain.

Commercial

Commercial uses are generally located in the downtown and along Dixie Highway. Future commercial uses include appropriate retail and service businesses.

Industrial

Industrial uses are located primarily in the existing industrial park on American Way. Future industrial uses are anticipated north of the downtown and south of Church Road. Appropriate industrial uses include light and medium industrial as permitted in the zoning ordinance.

Mixed-Use

The mixed-use category includes service/retail, office, institutional and residential uses typically found in a downtown setting. The mix of uses can be vertical (ground floor commercial and upper story residential), or horizontal (uses located in separate buildings). Rehabilitation of existing historic structures in the downtown is preferred.

Municipal/Institutional

Public uses within the Project area include a church and a Village water tower.

Park/Open Space

Park and open space uses are designated near the downtown along the railroad tracks..

* *Parking and open space uses associated with any of the above categories are permitted.*

Redevelopment Opportunity Sites

Several development and redevelopment opportunity sites have been identified in the Project Area (Figure E Redevelopment Sites). Recommendations for these sites, including land uses, design guidelines, and conceptual site designs, are derived from the Comprehensive Plan.

Table 3 indicates the potential future opportunity sites, existing land uses, and potential future land uses. Several opportunity sites may have more than one potential use. Although the first use is shown on the Future Land Use Plan described in the previous section, any land use described in Table 3 is appropriate and within the intent of this Redevelopment Plan.

The Redevelopment Plan shall serve as a guideline for the Project Area, but is not meant 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 the Village of Beecher in general. For example, façade and interior improvements are recommended for existing buildings throughout the Project Area. Therefore, this Redevelopment Plan is consistent with the Village's Comprehensive Plan, and is intended to be a key vehicle for implementing the plan.

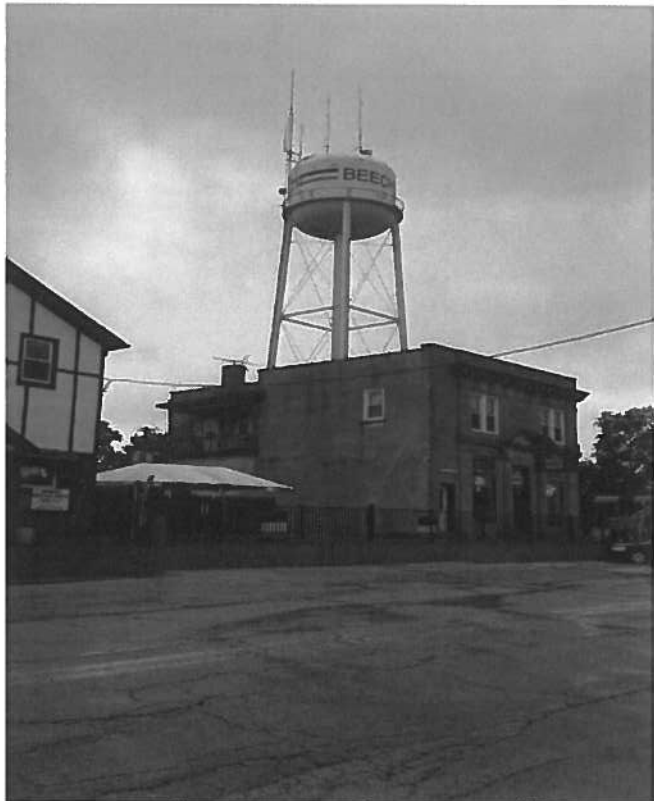
Note: The Village of Beecher is in the process of updating their Comprehensive Plan at the time of this report. Future land use recommendations are consistent with the updated Comprehensive Plan (2019).

Table 3: Redevelopment Opportunity Sites				
Site	Area (Acres)	EAV (2018)	Existing Land Use	Future Land Use
A	16.43	\$56,977	Residential/Vacant	Commercial
B	2.40	\$109,816	Vacant	Industrial
C	10.36	\$622,257	Residential/Vacant	Industrial
D	2.69	\$629	Vacant	Industrial
E	16.91	\$3,602	Vacant	Industrial
F	9.86	\$30,350	Vacant	Industrial
G	9.02	\$30,000	Vacant	Industrial
H	58.67	\$15,655	Vacant	Industrial
I	24.51	\$20,431	Vacant	Industrial
J	18.66	\$3,540	Vacant	Industrial
K	32.09	\$0	Vacant	Residential
L	16.40	\$55,669	Residential/Vacant	Residential
Total	218.03	\$948,926		

The Village may determine that other redevelopment opportunities, where consistent with the land use designations on the Future Land Use Plan, are within the intent of this Redevelopment Plan.

As indicated by Figure E, the Project Area parcels are generally planned for a mixture of industrial and commercial, as well as mixed-use (commercial/residential) within the downtown area. Scattered institutional/municipal uses, as well as the majority of existing single-family residential uses, are anticipated to remain.

In addition to these opportunity sites, the Redevelopment Plan also anticipates activities to be undertaken by the public sector, which are identified in the Public Improvements section of this report (page 19). All of the redevelopment opportunities and public improvements should be conducted with the guidance of the Village's Comprehensive Plan.



Undertaking these redevelopment activities will generate increased tax revenues, create industrial and commercial opportunities, upgrade the public improvements such as roadways, parking areas, sidewalks, etc., and provide a stimulus for additional development in surrounding areas. Through these improvements, the character and economic viability of Project Area, and the Village of Beecher as a whole, 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 Program. As provided by the Act, such 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 Program, 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 Beecher will continue to 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.
- < Construction of off-street parking facilities and structures.
- < Improvement of public utilities such as sewer and water lines, electric lines, sidewalks, curbs and gutters, storm water detention facilities. Such improvement 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 contained in the Comprehensive Plan and through conversations with the Village Engineer. A summary of recommended public improvements include the following:

1. Replace water main on Gould Street from Miller to Indiana and Penfield from Reed to Gould and Indiana Gould to Woodward. This project has been designed and will be bid in the Summer of 2019. Initial Engineer Estimate is \$850,000. This project is of the highest priority but due to its scope several phases may have to be implemented over time increasing the cost of the project and increase service disruptions;
2. Replace Water main on Reed St. from Miller Penfield. This project will be necessary in the next 5-10 years and has been estimated to cost \$350,000;
3. The village has identified approximately 3,500 feet of sidewalk that needs to be replaced at a cost of \$175,000;
4. The Village has identified 5,600 feet of street that needs to be scarified and resurfaced. The cost of this project would be \$700,000;
5. Downtown public improvements (water mains, sidewalks, parking, lighting, drainage improvements, and street resurfacing) of roughly \$3,425,000;
6. Rail expansion (crossing improvements) of \$962,500;
7. Resurfacing and widening of Church Road at a cost of \$5,000,000; and
8. Sanitary sewer extension along Church Road at a cost of \$900,000.

The costs associated with the public improvements described in this Redevelopment Plan may be shared by the Village of Beecher, other governmental agencies, and individual developers and property owners, pursuant to an agreement between the parties. The Village may determine at a later date that certain listed improvements are no longer needed or appropriate and may remove them from the list, or may add new improvements to the list 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 to 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 years. Facade improvements, building rehabilitations, and other activities on individual properties will be encouraged throughout the life of the TIF. The Village may undertake additional public improvements or development projects as appropriate throughout the life of the Redevelopment Plan and Program.

Estimated Project Costs

Estimated public project costs are listed in Table 4. These costs are based on 2019 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	\$9,000,000
Environmental, market and planning studies, surveys, development of engineering and architectural plans, specifications, implementation and administration fees	\$4,500,000
Rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings and fixtures	\$11,500,000
Construction or improvement of public improvements (1)	\$18,000,000
Job training/retraining and relocation costs	\$1,000,000
Developer Interest Costs, taxing districts eligible reimbursement and capital costs	\$1,000,000
Total Estimated Project Costs (2) (3)	\$45,000,000

- (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 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 districts within the Project Area;
- < Interest earned on temporary investments;
- < Gifts, grants, and contributions;
- < Sale or lease of land proceeds;
- < User fees;
- < Transfer from a contiguous redevelopment project area 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 in the Project Area.

Certain redevelopment projects may be of such a scale or on such a time-table 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 20 years. Consistent with the conservative nature of the financial plan for this Redevelopment Program, 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 in 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 2018 equalized assessed valuation of the Project Area is \$6,614,691.

Table 5: Project Area Equalized Assessed Valuation

PIN	2018 EAV	PIN	2018 EAV
2222084000020020	\$3,602	2222161000080000	\$15,655
2222084000030000	\$185	2222161000090000	\$20,431
2222085060020000	exempt	2222161000100000	\$212
2222085060040000	exempt	2222161010010000	\$31,653
2222092010010000	\$29,280	2222161010020000	\$29,138
2222093000010000	\$91,046	2222161010030000	\$40,069
2222093000020000	\$30,350	2222161010050000	\$41,955
2222093000220000	\$311,979	2222161010060000	\$32,951
2222093000230000	\$296	2222161010070000	\$37,213
2222093000250000	\$246,662	2222161010080000	\$56,542
2222093000260000	\$109,816	2222161010090000	\$210,901
2222093000310000	\$629	2222161010100000	\$4,013
2222093000320000	\$625	2222161010110000	\$6,544
2222093000360000	\$5,454	2222161010130000	\$0
2222093000370000	\$104,949	2222161010160000	\$0
2222093010010000	\$82,699	2222161010170000	\$0
2222093010020000	\$2,334	2222161010180000	\$0
2222093010030000	\$2,131	2222163000010000	\$859
2222093010040000	\$560,215	2222163000120000	\$768
2222093010050000	\$279,531	2222163000300000	\$31,366
2222093010060000	\$330,573	2222163000310000	\$15,000
2222093010070000	\$483,804	2222163030010000	\$959
2222093010080000	\$106	2222163030020000	\$0
2222093010090000	\$106	2222163070010000	\$31,016
2222093020010000	\$516,683	2222163070020000	\$41,206
2222093020020000	\$23,745	2222163070090000	\$42,399
2222093020030000	\$28,859	2222163070100000	\$59,449
2222093020060000	\$22,621	2222163070110000	\$28,506
2222093020070000	\$229,444	2222163070260000	\$35,127
2222093020080000	\$23,562	2222163070270000	\$45,968
2222093020090000	\$106	2222163070280000	\$28,690
2222093020100000	\$151,473	2222163070320000	\$70,760
2222093020110000	\$99,416	2222163070340000	\$27,783
2222094000060000	\$54,238	2222163070350000	\$24,518
2222094000170000	\$1,052	2222163130030000	\$20,522
2222094000190000	\$1,687	2222163130040000	\$135,795
2222094130010000	\$22,163	2222163130150000	\$43,694
2222095060010000	exempt	2222163130160000	\$41,931
2222095060020000	exempt	2222165060010000	exempt
2222161000040000	\$2,772	2222165060020000	exempt

PIN	2018 EAV	PIN	2018 EAV
2222165060030000	exempt	2222202000030000	\$13,813
2222165060040000	exempt	2222202000040000	\$41,432
2222165060050000	exempt	2222211000010000	\$424
2222172000090000	\$30,000	2222211010010000	\$14
2222172000100000	\$215,000	2222211020020000	\$28,916
2222174010030010	\$0	2222211020030000	\$59,032
2222174010030020	\$0	2222211020040000	\$83,831
2222174010040000	\$0	2222211020050000	\$47,856
2222174050010000	\$42,216	2222211020060000	\$5,064
2222174050020000	\$59,453	2222215060010000	exempt
2222174050030000	\$15,167	Total	\$6,614,691
2222174080110000	\$40,266		
2222174080120000	\$0		
2222174080130000	\$5,513		
2222174080150000	\$9,480		
2222174080160000	\$29,788		
2222174080170000	\$12,176		
2222174080190000	\$45,972		
2222174080200000	\$8,817		
2222174080220000	\$30,741		
2222174080230000	\$32,694		
2222174080240000	\$7,674		
2222174080250000	\$56,998		
2222174080280000	\$22,938		
2222174080290000	\$23,887		
2222174090010000	\$61,238		
2222174090050004	\$10,714		
2222174120160000	\$84,193		
2222174120170000	\$13,650		
2222174120180000	\$59,396		
2222174120190000	\$9,229		
2222174120250000	\$55,242		
2222174120260000	\$51,588		
2222174120270000	\$3,500		
2222174120280000	\$53,294		
2222174120290000	\$37,311		
2222174120300000	\$40,437		
2222174130010000	\$57,951		
2222175060020000	exempt		
2222175060040000	exempt		
2222175060050000	exempt		

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 in excess of **\$70,173,880**. This figure is based upon estimates of value for the anticipated rehabilitation and redevelopment projects described in this report.

Payment in Lieu of Taxes

No payments in lieu of taxes are anticipated as part of the Redevelopment Plan and Program.

Provision for Amending the Redevelopment Plan and Program

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



FINANCIAL IMPACT OF REDEVELOPMENT

Without the adoption of the Redevelopment Plan and Program, development and redevelopment projects within the Project Area are not reasonably expected to be undertaken by private enterprise. In the absence of Village-sponsored redevelopment, there is a prospect that blighting factors will continue to exist and spread, and the Project Area on the whole and adjacent properties will become less attractive for the maintenance and improvement of existing buildings and sites. Erosion of the assessed valuation of property in the Project Area has already occurred, and could lead to further reductions of real estate tax revenue to all taxing districts.

Implementation of the Redevelopment Plan and Program 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 Program.

The following taxing districts cover the proposed Project Area:

1. Village of Beecher
2. Beecher Community Library
3. Beecher Fire Protection District
4. Washington Township
5. Will County
6. Forest Preserve District of Will County
7. Beecher School District 200
8. Prairie State Community College 515

This Redevelopment Plan contemplates redevelopment of specific opportunity sites primarily with industrial, commercial and multi-use (commercial/residential) developments. Given the size of the study area (374 acres), impact on individual taxing districts and taxing districts in general, will be dependent on the specific nature of any future (re)developments.

Impact on Village of Beecher

The Village of Beecher provides a variety of services, including police protection, snow removal, road maintenance, water and sewer service, and building and zoning services. The replacement of underutilized property with new development and redevelopment may cause a marginal increase in 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 and program highlight some of these anticipated capital costs.

Beecher Community Library

The Beecher Community Library provides library services for residents of Beecher. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by the library. No specific program is set forth in this Redevelopment Plan, however the Act defines a clear formula for repayment of fees to the district for additional library patrons directly generated by TIF supported projects.

Impact on Beecher Fire Protection District

The Beecher Fire Protection District provides fire protection services for residents of Beecher and Washington Township. The replacement of underutilized property with new development and redevelopment may cause a marginal increase in demand for the services and programs provided by the fire district. No specific program is set forth in this Redevelopment Plan.

Impact on Washington Township

Washington Township provides a variety of services, including road maintenance and property assessments. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by Washington Township, although the impact is not anticipated to be significant. All roads within the Project Area are controlled by either the Village of Beecher or the Illinois Department of Transportation (IDOT). No specific program is set forth in this Redevelopment Plan.

Impact on Will County

Will County provides a variety of services, including the County Court system, health services and maintenance of open spaces and recreational activities. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by the County. Due to the small size of the Project Area in relation to the overall County, services provided to residents will likely not be affected, and the impact is anticipated to be minimal. No specific program is set forth in this Redevelopment Plan.

Impact on Forest Preserve District of Will County

The Forest Preserve District operates and maintains forest preserves and educational programs throughout the County. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by the County resulting from an increase in employees. Due to the small size of the Project Area in relation to the County at large, services provided to residents will likely not be affected, and the impact is anticipated to be minimal. No program is set forth in this Redevelopment Plan.

Impact on Beecher School District 200

Beecher School District 200 provides elementary, middle and high school services for residents of Beecher. The replacement of underutilized property with new development and redevelopment may cause a marginal increase in demand for the services and programs provided by the school district. No specific program is set forth in this Redevelopment Plan, however the Act defines a clear formula for repayment of fees to the district for students directly generated by TIF supported projects.

Prairie State Community College 515

Prairie State Community College provides educational and training services to residents of Will County, Illinois. The replacement of underutilized property with new development and redevelopment may cause a minimal increased demand for the services and programs provided by Prairie State Community College, including training programs to serve new businesses and educational services for new residents. However, the impact is anticipated to be insignificant given the relatively small size of the Project Area in proportion to the size of the community college district. Therefore, no specific program is set forth in this Redevelopment Plan.

FINDINGS OF NEED FOR TAX INCREMENT FINANCING

On the basis of the findings of the this Redevelopment Plan and Program, the Village President and the Village Board of Beecher, 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:

1. Functional and economic obsolescence of existing structures within the Project Area, particularly within the downtown area;
2. Deterioration of buildings and surface improvements of properties within the Project Area;
3. Widespread incompatible land use relationships within the Project Area;
4. Significant lack of public infrastructure and need for infrastructure improvements within the Project Area;
5. Development of the majority of the Project Area without the benefit of a Comprehensive Plan resulting in irregular shaped lots, lots without street frontage, and other platting issues; and
6. Trending decline in equalized assessed valuation of properties within the Project Area for the preceding five years.

Second, the Village finds that the Project Area would not reasonably be anticipated to be developed without adoption of this Redevelopment Plan. This conclusion is based upon the findings of this report and the Village of Beecher Comprehensive Plan:

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 Beecher 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 to and is based upon the recommendations of the Comprehensive Plan, 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 calendar year following the year in which the ordinance approving this Project Area is adopted (by December 31, 2042).



VILLAGE OF BEECHER

ORDINANCE NO. _____

**ORDINANCE ADOPTING TAX INCREMENT FINANCING
FOR THE BEECHER TIF # 1
REDEVELOPMENT PROJECT AREA**

WHEREAS, the Corporate Authorities of this Village of Beecher, Will County, Illinois (the “Village”), have determined that it is desirable and in the best interests of the citizens of the Village, for the Village to adopt tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal code, as amended (the “Act”); and

WHEREAS, the Corporate Authorities of this Village have heretofore approved a redevelopment plan and project (the “Plan and Project”) as required by the Act by passage of Ordinance No. _____ and have heretofore designated a redevelopment project area known as the Beecher TIF #1 Redevelopment Project Area (the “Project Area”) as required by the Act by the passage of Ordinance No. _____, and the Village has otherwise complied with all other conditions precedent to the establishment of a tax increment financing area as required by the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. Tax Increment Financing Adopted. Tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Project Area legally described in the document attached hereto and incorporated herein as **EXHIBIT A** and identified on the boundary map attached hereto and incorporated herein as **EXHIBIT B** as the Project Area.

Section 2. Allocation of Ad Valorem Taxes. Pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Project Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the Plan and Project costs and obligations issued in respect thereto have been paid shall be divided as follows:

(a) That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Project Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

(b) That portion, if any, of such taxes, which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Project Area over and above the initial equalized assessed value of each property in the Project Area shall be allocated to and when collected shall be paid to the municipal treasurer or to his designee pursuant to Section 207A of the Revenue Act of 1939 of the State of Illinois, as

amended, who shall deposit said taxes into a special fund, hereby created, and designated as the "Beecher TIF #1 Redevelopment Project Area Special Tax Allocation Fund" of the Village, and such taxes shall be used for the purpose of paying Plan and Project costs and obligations incurred in the payment thereof.

Section 3. If any section, paragraph, or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 5. This Ordinance shall be in full force and effect immediately upon its passage by the Village Board and approval by the Village President.

PASSED and APPROVED this 10th day of June, 2019.

Yeas: _____

Nays: _____

Abstain: _____

Present: _____

Greg Szymanski, Village President

ATTEST:

Janett Conner, Village Clerk

EXHIBIT A

BEECHER TIF #1

LEGAL DESCRIPTION

THAT PART OF SECTIONS 8, 9, 16, 17, 20 AND 21, IN TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF DIXIE HIGHWAY (ALSO KNOWN AS HALSTED STREET AND THE NORTH LINE OF HUNTER'S CHASE WEST SUBDIVISION (AS PER DOCUMENT R2004-162045), ALSO BEING THE NORTHWEST CORNER OF LOT 59 IN SAID SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 59, 423.35 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 59, 445.87 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 60 IN HUNTER'S CHASE WEST SUBDIVISION;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 60 AND CONTINUING ALONG THE WEST LINE OF LOT 1 AND LOT 61 IN SAID HUNTER'S CHASE WEST SUBDIVISION, 485.07 FEET TO THE NORTHWEST CORNER OF LOT 26 IN PRAIRIE PARK SUBDIVISION (AS PER DOCUMENT R2005-218550);

THENCE CONTINUING SOUTH ALONG A WEST LINE OF SAID LOT 26, 26.75 FEET TO A CORNER THEREOF;

THENCE WEST ALONG A NORTH LINE OF SAID LOT 26, 103.00 FEET TO THE NORTHWESTERLY CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 26 AND CONTINUING SOUTH ALONG THE WEST LINE OF LOTS 27, 28, AND 71, 680.09 FEET TO A CORNER OF SAID LOT 71;

THENCE WEST ALONG A WEST LINE OF SAID LOT 71, 10 FEET TO A CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 71, 1,168.89 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 233 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9 AND THE WESTERLY EXTENSION OF SAID LINE THEREOF, 285.64 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF DIXIE HIGHWAY;

THENCE SOUTH ALONG THE WEST LINE OF DIXIE HIGHWAY, 1,570 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF COUNTRY TERRACE SUBDIVISION FIRST ADDITION (AS PER DOCUMENT R1972-006092);

THENCE WEST ALONG THE NORTH LINE OF SAID COUNTRY TERRACE SUBDIVISION FIRST ADDITION, 726.34 FEET TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE NORTHEAST CORNER OF COUNTRY TERRACE SUBDIVISION (AS PER DOCUMENT R1972-006091);

THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID COUNTRY TERRACE SUBDIVISION, 563.42 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID COUNTRY TERRACE SUBDIVISION, 479.46 FEET TO A POINT ON THE WEST LINE OF CATALPA STREET;

THENCE CONTINUING SOUTHERLY ALONG THE WEST LINE OF CATALPA STREET, 160.01 FEET TO THE NORTHEAST CORNER OF LOT 1 IN CHUCK ONIK'S SUBDIVISION (AS PER DOCUMENT R2011-072066);

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, 352.99 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1, 145.35 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTHERLY, 63.32 FEET TO THE NORTHWEST CORNER OF KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 2 (AS PER DOCUMENT R1969-004091);

THENCE SOUTHERLY ALONG THE WEST LINE OF KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 2, 490.65 FEET TO THE SOUTHWEST CORNER OF LOT 5 IN SAID KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 2;

THENCE CONTINUING SOUTH ALONG THE WEST LINE OF SAID KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 2, 235.93 FEET TO THE SOUTHWEST CORNER OF LOT 2, ALSO BEING THE NORTHWEST CORNER OF LOT 1 IN KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 1 (AS PER DOCUMENT IN BOOK 36 OF PLATS, PAGE 56);

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, 95.15 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF LOT 12 IN SCHOOL TRUSTEE'S SUBDIVISION, 865 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST 5 ACRES OF THE SOUTH HALF OF SAID LOT 12 (EXCEPTING THE RIGHT-OF-WAY OF THE CHICAGO & EASTERN ILLINOIS RAILROAD);

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 5 ACRES, 297 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF MILLER STREET;

THENCE WEST ALONG THE NORTH LINE OF MILLER STREET, 201.31 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH LINE OF MILLER STREET AND THE WEST LINE OF REED STREET;

THENCE SOUTH ALONG THE WEST LINE OF REED STREET, 729 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE SOUTH LINE OF HODGES STREET;

THENCE EAST ALONG SAID SOUTH LINE, 225 FEET TO THE INTERSECTION WITH THE WEST LINE OF AN ALLEY IN BLOCK 9 IN THE PLAT OF ORIGINAL TOWN OF BEECHER (AS PER DOCUMENT IN BOOK 1 OF PLATS, PAGE 37);

THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY, 585 FEET TO THE INTERSECTION WITH THE NORTH LINE OF PENFIELD STREET;

THENCE CONTINUING SOUTH, 75 FEET TO THE INTERSECTION OF THE SOUTH LINE OF PENFIELD STREET AND THE WEST LINE OF AN ALLEY IN BLOCK 12 IN THE PLAT OF ORIGINAL TOWN OF BEECHER;

THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY, 585 FEET TO THE INTERSECTION WITH THE NORTH LINE OF INDIANA AVENUE (ALSO KNOWN AS PEOTONE-BEECHER ROAD/303RD STREET);

THENCE EAST ALONG THE NORTH LINE OF INDIANA AVENUE, 170 FEET TO THE INTERSECTION WITH THE WEST LINE OF WOODWARD STREET;

THENCE SOUTH ALONG THE WEST LINE OF WOODWARD STREET, 367.5 FEET TO THE SOUTHEAST CORNER OF LOT 2 IN OPAL BESEKE SUBDIVISION (AS PER DOCUMENT R1993-095134);

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, 168.85 FEET TO THE SOUTHWEST CORNER THEREOF, ALSO BEING A POINT ON THE EAST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;

THENCE SOUTH ALONG THE EAST LINE OF SAID RAILROAD, 375.57 FEET TO A POINT ON THE CENTERLINE OF BLOCK STREET;

THENCE WEST ALONG THE CENTERLINE OF BLOCK STREET, 100 FEET TO A POINT ON THE WEST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;

THENCE NORTH ALONG THE WEST LINE OF SAID RAILROAD, 37.5 FEET TO A POINT ON THE NORTH LINE OF BLOCK STREET;

THENCE WEST ALONG THE NORTH LINE OF BLOCK STREET, 335 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20;

THENCE SOUTH ALONG SAID EAST LINE, 37 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20;

THENCE WEST ALONG SAID SOUTH LINE, 996 FEET TO A POINT ON THE EAST LINE OF THE WEST QUARTER OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20;

THENCE NORTH ALONG SAID EAST LINE, 622.5 FEET TO A POINT ON THE SOUTH LINE OF INDIANA AVENUE (ALSO KNOWN AS PEOTONE-BEECHER ROAD/303RD STREET);

THENCE EAST ALONG SAID SOUTH LINE, 650 FEET;

THENCE NORTH ALONG A LINE 75 FEET TO THE INTERSECTION OF THE NORTH LINE OF INDIANA AVENUE (ALSO KNOWN AS PEOTONE-BEECHER ROAD/303RD STREET) AND THE EAST LINE OF AN ALLEY IN BLOCK 13 IN THE PLAT OF ORIGINAL TOWN OF BEECHER;

THENCE NORTH ALONG SAID EAST LINE, TO THE INTERSECTION WITH THE SOUTH LINE OF PENFIELD STREET;

THENCE CONTINUING NORTH ALONG A LINE, 75 FEET TO THE INTERSECTION OF THE NORTH LINE OF PENFIELD STREET AND THE EAST LINE OF AN ALLEY IN BLOCK 8 IN THE PLAT OF ORIGINAL TOWN OF BEECHER;

THENCE CONTINUING NORTH ALONG THE EAST LINE OF SAID ALLEY, TO THE INTERSECTION WITH THE SOUTH LINE OF HODGES STREET;

THENCE EAST ALONG SAID SOUTH LINE, 225 FEET TO AN INTERSECTION OF THE EAST LINE OF GOULD STREET AND THE SOUTH LINE OF HODGES STREET;

THENCE NORTH ALONG THE EAST LINE OF GOULD STREET AND THE NORTHERLY EXTENSION OF SAID EAST LINE TO A POINT ON THE NORTH LINE OF MILLER STREET;

THENCE WEST ALONG THE NORTH LINE OF MILLER STREET TO THE INTERSECTION OF SAID NORTH LINE AND THE EAST LINE OF RACINE AVENUE;

THENCE NORTH ALONG THE EAST LINE OF RACINE AVENUE TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17;

THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER, TO THE INTERSECTION WITH THE WEST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;

THENCE NORTH ALONG SAID WEST LINE, 1,320 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 17;

THENCE WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER, 633.57 FEET TO A POINT ON THE WEST LINE OF THE EASTERLY 683.57 FEET OF THE NORTHTEAST QUARTER;

THENCE NORTH ALONG SAID WEST LINE, 1,287 FEET TO A POINT ON THE SOUTH LINE OF CHURCH ROAD (295TH STREET);

THENCE EAST ALONG SAID SOUTH LINE, 304.44 FEET;

THENCE NORTH ALONG A LINE, 66 FEET TO A POINT ON THE NORTH LINE OF CHURCH ROAD (295TH STREET);

THENCE NORTH ALONG A LINE, PARALLEL AND 379.13 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8 TO A POINT 76 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER;

THENCE EAST ALONG A LINE. PARALLEL AND 76 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER, 173 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;

THENCE NORTH ALONG THE WEST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER;

THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER TO THE EAST QUARTER CORNER OF SECTION 8;

THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER, ALSO BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TO THE INTERSECTION WITH THE EAST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;

THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, 330 FEET;

THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9 TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9;

THENCE EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER, 330 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER;

THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER, 1,287 FEET TO A POINT ON THE NORTH LINE OF CHURCH ROAD (295TH STREET);

THENCE EAST ALONG THE NORTH LINE OF CHURCH ROAD TO A POINT ON THE WEST LINE OF TRIM CREEK INDUSTRIAL PARK SUBDIVISION (AS PER DOCUMENT R1999-058964);

THENCE NORTH ALONG THE WEST LINE OF TRIM CREEK INDUSTRIAL PARK SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE CONTINUING NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE OF THE NORTH HALF OF THE SOUTHWEST QUARTER;

THENCE EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER TO THE INTERSECTION WITH THE WEST LINE OF DIXIE HIGHWAY;

THENCE CONTINUING EAST ALONG A LINE TO A POINT ON THE EAST LINE OF DIXIE HIGHWAY;

THENCE NORTH ALONG THE EAST LINE IF DIXIE HIGHWAY TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

EXHIBIT B
BEECHER TIF #1
BOUNDARY MAP

VILLAGE OF BEECHER

ORDINANCE NO. _____

**ORDINANCE DESIGNATING THE BEECHER TIF #1
REDEVELOPMENT PROJECT AREA**

WHEREAS, the Corporate Authorities of this Village of Beecher, Will County, Illinois (the “Village”) have determined that it is desirable and in the best interests of the citizens of the Village, for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the “Act”), for a redevelopment plan and redevelopment project (the “Plan and Project”) within the boundaries of the Village and within the redevelopment project area (the “Project Area”) described in Section 1 of this Ordinance; and

WHEREAS, the Corporate Authorities of this Village have heretofore in Ordinance No. _____ adopted and approved the Plan and Project, which Plan and Project were identified in such ordinance and were the subject, along with the Project Area designation hereinafter made, of a public hearing held on May 13, 2019, and it is now necessary and desirable to designate the Project Area as a redevelopment project area pursuant to the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. Project Area Designated. The Project Area is legally described in the document attached hereto and incorporated herein as **EXHIBIT A** and identified on the boundary map attached hereto and incorporated herein as **EXHIBIT B** as the Project Area; and the Project Area is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act.

Section 2. If any section, paragraph, or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

Section 3. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4. This Ordinance shall be in full force and effect immediately upon its passage by the Village Board and approval by the Village President.

PASSED and **APPROVED** this 10th day of June, 2019.

Yeas: _____

Nays: _____

Abstain: _____

Present: _____

Greg Szymanski, Village President

ATTEST:

Janett Conner, Village Clerk

EXHIBIT A

BEECHER TIF #1

LEGAL DESCRIPTION

THAT PART OF SECTIONS 8, 9, 16, 17, 20 AND 21, IN TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF DIXIE HIGHWAY (ALSO KNOWN AS HALSTED STREET AND THE NORTH LINE OF HUNTER'S CHASE WEST SUBDIVISION (AS PER DOCUMENT R2004-162045), ALSO BEING THE NORTHWEST CORNER OF LOT 59 IN SAID SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 59, 423.35 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 59, 445.87 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 60 IN HUNTER'S CHASE WEST SUBDIVISION;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 60 AND CONTINUING ALONG THE WEST LINE OF LOT 1 AND LOT 61 IN SAID HUNTER'S CHASE WEST SUBDIVISION, 485.07 FEET TO THE NORTHWEST CORNER OF LOT 26 IN PRAIRIE PARK SUBDIVISION (AS PER DOCUMENT R2005-218550);

THENCE CONTINUING SOUTH ALONG A WEST LINE OF SAID LOT 26, 26.75 FEET TO A CORNER THEREOF;

THENCE WEST ALONG A NORTH LINE OF SAID LOT 26, 103.00 FEET TO THE NORTHWESTERLY CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 26 AND CONTINUING SOUTH ALONG THE WEST LINE OF LOTS 27, 28, AND 71, 680.09 FEET TO A CORNER OF SAID LOT 71;

THENCE WEST ALONG A WEST LINE OF SAID LOT 71, 10 FEET TO A CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 71, 1,168.89 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 233 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9 AND THE WESTERLY EXTENSION OF SAID LINE THEREOF, 285.64 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF DIXIE HIGHWAY;

THENCE SOUTH ALONG THE WEST LINE OF DIXIE HIGHWAY, 1,570 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF COUNTRY TERRACE SUBDIVISION FIRST ADDITION (AS PER DOCUMENT R1972-006092);

THENCE WEST ALONG THE NORTH LINE OF SAID COUNTRY TERRACE SUBDIVISION FIRST ADDITION, 726.34 FEET TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE NORTHEAST CORNER OF COUNTRY TERRACE SUBDIVISION (AS PER DOCUMENT R1972-006091);

THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID COUNTRY TERRACE SUBDIVISION, 563.42 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID COUNTRY TERRACE SUBDIVISION, 479.46 FEET TO A POINT ON THE WEST LINE OF CATALPA STREET;

THENCE CONTINUING SOUTHERLY ALONG THE WEST LINE OF CATALPA STREET, 160.01 FEET TO THE NORTHEAST CORNER OF LOT 1 IN CHUCK ONIK'S SUBDIVISION (AS PER DOCUMENT R2011-072066);

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, 352.99 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1, 145.35 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTHERLY, 63.32 FEET TO THE NORTHWEST CORNER OF KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 2 (AS PER DOCUMENT R1969-004091);

THENCE SOUTHERLY ALONG THE WEST LINE OF KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 2, 490.65 FEET TO THE SOUTHWEST CORNER OF LOT 5 IN SAID KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 2;

THENCE CONTINUING SOUTH ALONG THE WEST LINE OF SAID KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 2, 235.93 FEET TO THE SOUTHWEST CORNER OF LOT 2, ALSO BEING THE NORTHWEST CORNER OF LOT 1 IN KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 1 (AS PER DOCUMENT IN BOOK 36 OF PLATS, PAGE 56);

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, 95.15 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF LOT 12 IN SCHOOL TRUSTEE'S SUBDIVISION, 865 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST 5 ACRES OF THE SOUTH HALF OF SAID LOT 12 (EXCEPTING THE RIGHT-OF-WAY OF THE CHICAGO & EASTERN ILLINOIS RAILROAD);

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 5 ACRES, 297 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF MILLER STREET;

THENCE WEST ALONG THE NORTH LINE OF MILLER STREET, 201.31 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH LINE OF MILLER STREET AND THE WEST LINE OF REED STREET;

THENCE SOUTH ALONG THE WEST LINE OF REED STREET, 729 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE SOUTH LINE OF HODGES STREET;

THENCE EAST ALONG SAID SOUTH LINE, 225 FEET TO THE INTERSECTION WITH THE WEST LINE OF AN ALLEY IN BLOCK 9 IN THE PLAT OF ORIGINAL TOWN OF BEECHER (AS PER DOCUMENT IN BOOK 1 OF PLATS, PAGE 37);

THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY, 585 FEET TO THE INTERSECTION WITH THE NORTH LINE OF PENFIELD STREET;

THENCE CONTINUING SOUTH, 75 FEET TO THE INTERSECTION OF THE SOUTH LINE OF PENFIELD STREET AND THE WEST LINE OF AN ALLEY IN BLOCK 12 IN THE PLAT OF ORIGINAL TOWN OF BEECHER;

THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY, 585 FEET TO THE INTERSECTION WITH THE NORTH LINE OF INDIANA AVENUE (ALSO KNOWN AS PEOTONE-BEECHER ROAD/303RD STREET);

THENCE EAST ALONG THE NORTH LINE OF INDIANA AVENUE, 170 FEET TO THE INTERSECTION WITH THE WEST LINE OF WOODWARD STREET;

THENCE SOUTH ALONG THE WEST LINE OF WOODWARD STREET, 367.5 FEET TO THE SOUTHEAST CORNER OF LOT 2 IN OPAL BESEKE SUBDIVISION (AS PER DOCUMENT R1993-095134);

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, 168.85 FEET TO THE SOUTHWEST CORNER THEREOF, ALSO BEING A POINT ON THE EAST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;

THENCE SOUTH ALONG THE EAST LINE OF SAID RAILROAD, 375.57 FEET TO A POINT ON THE CENTERLINE OF BLOCK STREET;

THENCE WEST ALONG THE CENTERLINE OF BLOCK STREET, 100 FEET TO A POINT ON THE WEST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;

THENCE NORTH ALONG THE WEST LINE OF SAID RAILROAD, 37.5 FEET TO A POINT ON THE NORTH LINE OF BLOCK STREET;

THENCE WEST ALONG THE NORTH LINE OF BLOCK STREET, 335 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20;

THENCE SOUTH ALONG SAID EAST LINE, 37 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20;

THENCE WEST ALONG SAID SOUTH LINE, 996 FEET TO A POINT ON THE EAST LINE OF THE WEST QUARTER OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20;

THENCE NORTH ALONG SAID EAST LINE, 622.5 FEET TO A POINT ON THE SOUTH LINE OF INDIANA AVENUE (ALSO KNOWN AS PEOTONE-BEECHER ROAD/303RD STREET);

THENCE EAST ALONG SAID SOUTH LINE, 650 FEET;

THENCE NORTH ALONG A LINE 75 FEET TO THE INTERSECTION OF THE NORTH LINE OF INDIANA AVENUE (ALSO KNOWN AS PEOTONE-BEECHER ROAD/303RD STREET) AND THE EAST LINE OF AN ALLEY IN BLOCK 13 IN THE PLAT OF ORIGINAL TOWN OF BEECHER;

THENCE NORTH ALONG SAID EAST LINE, TO THE INTERSECTION WITH THE SOUTH LINE OF PENFIELD STREET;

THENCE CONTINUING NORTH ALONG A LINE, 75 FEET TO THE INTERSECTION OF THE NORTH LINE OF PENFIELD STREET AND THE EAST LINE OF AN ALLEY IN BLOCK 8 IN THE PLAT OF ORIGINAL TOWN OF BEECHER;

THENCE CONTINUING NORTH ALONG THE EAST LINE OF SAID ALLEY, TO THE INTERSECTION WITH THE SOUTH LINE OF HODGES STREET;

THENCE EAST ALONG SAID SOUTH LINE, 225 FEET TO AN INTERSECTION OF THE EAST LINE OF GOULD STREET AND THE SOUTH LINE OF HODGES STREET;

THENCE NORTH ALONG THE EAST LINE OF GOULD STREET AND THE NORTHERLY EXTENSION OF SAID EAST LINE TO A POINT ON THE NORTH LINE OF MILLER STREET;

THENCE WEST ALONG THE NORTH LINE OF MILLER STREET TO THE INTERSECTION OF SAID NORTH LINE AND THE EAST LINE OF RACINE AVENUE;

THENCE NORTH ALONG THE EAST LINE OF RACINE AVENUE TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17;

THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER, TO THE INTERSECTION WITH THE WEST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;

THENCE NORTH ALONG SAID WEST LINE, 1,320 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 17;

THENCE WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER, 633.57 FEET TO A POINT ON THE WEST LINE OF THE EASTERLY 683.57 FEET OF THE NORTHTEAST QUARTER;

THENCE NORTH ALONG SAID WEST LINE, 1,287 FEET TO A POINT ON THE SOUTH LINE OF CHURCH ROAD (295TH STREET);

THENCE EAST ALONG SAID SOUTH LINE, 304.44 FEET;

THENCE NORTH ALONG A LINE, 66 FEET TO A POINT ON THE NORTH LINE OF CHURCH ROAD (295TH STREET);

THENCE NORTH ALONG A LINE, PARALLEL AND 379.13 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8 TO A POINT 76 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER;

THENCE EAST ALONG A LINE. PARALLEL AND 76 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER, 173 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;

THENCE NORTH ALONG THE WEST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER;

THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER TO THE EAST QUARTER CORNER OF SECTION 8;

THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER, ALSO BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TO THE INTERSECTION WITH THE EAST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;

THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, 330 FEET;

THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9 TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9;

THENCE EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER, 330 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER;

THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER, 1,287 FEET TO A POINT ON THE NORTH LINE OF CHURCH ROAD (295TH STREET);

THENCE EAST ALONG THE NORTH LINE OF CHURCH ROAD TO A POINT ON THE WEST LINE OF TRIM CREEK INDUSTRIAL PARK SUBDIVISION (AS PER DOCUMENT R1999-058964);

THENCE NORTH ALONG THE WEST LINE OF TRIM CREEK INDUSTRIAL PARK SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE CONTINUING NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE OF THE NORTH HALF OF THE SOUTHWEST QUARTER;

THENCE EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER TO THE INTERSECTION WITH THE WEST LINE OF DIXIE HIGHWAY;

THENCE CONTINUING EAST ALONG A LINE TO A POINT ON THE EAST LINE OF DIXIE HIGHWAY;

THENCE NORTH ALONG THE EAST LINE IF DIXIE HIGHWAY TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

EXHIBIT B

BEECHER TIF #1

BOUNDARY MAP

Affordable Concrete Raising
 9210 Gulfstream Road Unit E
 Frankfort, IL 60423

**AFFORDABLE
 CONCRETE RAISING**

We Raise & Level Uneven Concrete

815-464-5700

AffordableConcreteRaising.com

Quote #10554

Sent on 05/20/2019

Phone 1815-464-5700

Email office@affordableconcreteraising.com

Website www.affordableconcreteraising.com

Client Phone 708-946-3636

Service Address 735 Elliot St
 Beecher, IL 60401

Village of Beecher
 625 Dixie Hwy.
 Beecher, IL 60401

SERVICE / PRODUCT	DESCRIPTION	QTY.	UNIT COST	TOTAL
Village of Beecher City Sidewalks	735 Elliot St = 3 Squares 729 Elliot St = 7 Squares 723 Elliot St = 3 Squares 850 Hodges St = 6 Squares 702 Elliot St = 4 Squares 710 Elliot St = 3 Squares 405 Maxwell St = 11 Squares 330 Woodward St = 2 Squares 284 Woodward St = 2 Squares 403 Miller St = 3 Squares 253 Miller St = 2 Squares 223 Miller St = 2 Squares 403 Orchard Ln = 2 Squares 453 Orchard Ln = 2 Squares 1040 Catalpa Ct = 3 Squares 1038 Catalpa Ct = 7 Squares 1048 Catalpa Ct = 5 Squares 1060 Catalpa Ct = 4 Squares 604 Willow Ln = 3 Squares	76	\$65.00	\$4,940.00
Important Information	1. Only what is listed on the line items above are included in this proposal please read it carefully and ask your estimator to revise the proposal if you think its not clear or something you discussed with him or her should be included. 2. We raise and level sunken concrete, We do not seal cracks, caulk cracks, fill cracks, joints or gaps. 3. Warranty is two years 4. Please do not drive over repaired areas for 24 hours 5. Although it rarely happens we want you to be aware that concrete can crack while raising.	1	\$0.00	\$0.00*

Affordable Concrete Raising

9210 Gulfstream Road Unit E
Frankfort, IL 60423

**AFFORDABLE
CONCRETE RAISING**

We Raise & Level Uneven Concrete

815-464-5700

AffordableConcreteRaising.com

Quote #10554

Sent on 05/20/2019

Phone 1815-464-5700

Email office@affordableconcreteraising.com

Website www.affordableconcreteraising.com

Client Phone 708-946-3636

Service Address 735 Elliot St
Beecher, IL 60401

Village of Beecher

625 Dixie Hwy.
Beecher, IL 60401

Total

\$4,940.00

* Non-taxable

PLEASE READ AND SIGN BELOW.

- 1. PLEASE NOTE IF GIVEN MULTIPLE OPTIONS OUR MINIMUM JOB IS \$300.00
- 2. PAYMENT IS DUE UPON COMPLETION
- 3. BY SIGNING BELOW YOU AGREE TO TERMS AND CONDITIONS ON PAGE ONE AND TWO

SIGNATURE _____ Date _____

TERMS AND CONDITIONS

SCOPE OF WORK. Affordable Concrete Raising will core drill approximately 1" diameter holes through the concrete surfaces as necessary and Affordable Concrete Raising will inject a limestone or polyurethane grout through the holes with the use of a hydraulic pump. ACR will then adjust the sunken slab as necessary to raise the slab as close to the original height or to adjacent elevations as possible. ACR will then fill the holes with a quick set concrete material. ACR shall provide all labor and materials to perform the above-described concrete raising services ("Services") at the Customer's location. ACR shall provide its Services and meet its obligations under this contract in a timely and workmanlike manner, using knowledge and recommendations for performing the Services which meet generally acceptable standards in the community and region, and will provide a standard of care equal to, or superior to, care used by service providers similar to ACR on similar projects.

WARRANTIES. ACR warrants that materials to be used are of good quality. ACR will come back if necessary to re-pump an area that was raised if the concrete settles more than 1/2 inch for a period of two years after the final date of work. Warranty does not apply to any sealing or patching of cracks these are not warrantied. This warranty does not apply if resettling of the concrete surface occurs due to flooding of the area or acts of God. THERE ARE NO OTHER WARRANTIES THAT EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF. ALL WARRANTIES OF ANY KIND WHATSOEVER, EXPRESS, IMPLIED AND STATUTORY, ARE HEREBY DISCLAIMED. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE DISCLAIMED.

LIMITATION OF LIABILITY. ACR shall not be liable for any property, consequential, or incidental damages, including but not limited to, damages to plumbing pipes or fixtures, electrical wiring or conduit, cracks in concrete floors, or other damage to personal or real property, that occurs during the concrete raising process or after the process due to settling of the concrete surface, unless such damage was caused by the gross negligence of ACR or any of its employees.

ACCESS. The Customer will allow free access to work areas for ACR's workers and vehicles. Driveways and access roads will be kept clear for the movement of vehicles during work hours. ACR will make reasonable efforts to protect driveways, lawns, shrubs, and other vegetation from any damage.

INSURANCE. ACR shall maintain general liability and workers compensation insurance. Before commencing the work, if requested by Customer, ACR shall furnish a certificate of insurance to the Customer. The Customer shall maintain insurance covering the replacement cost of the improvements under this contract in the event of loss through fire, casualty, storm or other disasters, and theft of materials from the site.

PAYMENT. Payment shall be made to ACR upon completion of the services described in this contract. A late charge of 10% per month will be added to all amounts not paid within 30 days of the date of the invoice from ACR. In the event customer fails to pay the invoice within 30 days of the date of the invoice, and ACR files a claim for payment, then should ACR prevail, in whole or in part, Customer shall pay all actual attorneys' fees and costs incurred by ACR, together with costs and interest at the rate described above.

ENTIRE AGREEMENT. Other than this Agreement, there are no other understandings or agreements between the parties respecting the subject matter, and the terms and conditions stated above may not be modified or waived unless in writing and signed by ACR and the customer. This Agreement is binding on the Customer when signed. This Agreement is binding upon ACR when signed by an authorized representative of ACR. I, the homeowner have received from the contractor a copy of the of the "Home Repair: Know Your

Affordable Concrete Raising
9210 Gulfstream Road Unit E
Frankfort, IL 60423

**AFFORDABLE
CONCRETE RAISING**

We Raise & Level Uneven Concrete

815-464-5700

AffordableConcreteRaising.com

Quote #10554
Sent on 05/20/2019
Phone 1815-464-5700
Email office@affordableconcreteraising.com
Website www.affordableconcreteraising.com
Client Phone 708-946-3636
Service Address 735 Elliot St
Beecher, IL 60401

Village of Beecher
625 Dixie Hwy.
Beecher, IL 60401

Notes Continued...

Consumer Right" brochure, In addition to having access to the brochure on contractors website.

Signature: _____ Date: _____

Perino Bros. Inc.

1220 Holland Drive

Crete, IL. 60417

Ph. 708-672-8400

May 20, 2019

Village of Beecher

724 Penfield St.

Beecher, IL 60401

Attn: Matt Connor

RE: 2019 CURB REPLACEMENT

As Requested, we are Quoting Costs for Curb Replacement, as per list by Village of Beecher, Includes;

- Saw Cutting for Curb and Over Cut for Asphalt Repairs.
- Supply and Install Dowell Rods and Expansion as Required
- Grade and Compaction of Stone Base
- Form and Pour New Curb to Proper Elevations
- Haul Out of All Debris (Concrete/Asphalt)

Twelve (12) Locations Total-

Address	Length	Address	Length
1. 314 Lilac	10'	2. 259 Poplar	8' on Corner
3. 1063 Hawthorne	6'	4. 1054 Hawth	6'
5. 1083 Hawth.	5+2+5 (DbI Basin)	6. 241 Pine	6'
7. 297 Pine	5'	8. 310 Aspen	7'
9. 275 Maple	6'	10. 274 Maple	10'
11. 1064 Cherry	18'	12. 1065 Cherry	11'

TOTAL PROPOSED COST..... \$ 14,375.00

EXCLUSIONS / CONDITIONS

- Concrete and Stone Fill Provided V.O.B. (P.B.I. trucks materials in/out)
- Storm Sewer Repairs / Adjustment's /Entire Structures / Piping Replacement would become an Extra if Necessary.

P.B.I is a Union Contractor- Union Wage & Fringes.

Contact Joe Perino with any Questions /Comment on this Proposal 708.774.1743 thanks

DTE Construction
 10893 N 11000 E Rd.
 Grant Park, IL 60940 US
 8155307066
 dan_ekhoff@yahoo.com
 www.dtecompanies.com

Estimate

ADDRESS
 Matt Conner
 Village of Beecher
 625 Dixie Hwy
 Beecher, IL 60401

ESTIMATE #	DATE
1129	06/01/2019

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
04 Concrete	Removal and replacement of sidewalk squares. Total of 88 sidewalk squares to be replace. DTE Construction is responsible for: Removal of existing concrete Disposal of old concrete Forming, prepping, and pouring for new concrete Backfilling with existing dirt. Beecher PW is responsible for: Supplying stone for concrete base. (where needed) Supplying concrete	88	190.00	16,720.00

TOTAL **\$16,720.00**

Accepted By

Accepted Date

Perino Bros. Inc.

1220 Holland Drive
Crete, IL. 60417
Ph. 708-672-8400

May 20, 2019

Village of Beecher
724 Penfield St.
Beecher, IL 60401

Attn: Matt Connor

RE: 2019 SIDEWALK REPLACEMENT

As Requested, we are Quoting Costs for SIDEWALK Removal and Replace, as per list by Village of Beecher, Includes;

- Saw Cutting and Removal, Haul Outs of all Broken.
- Grade and Compaction of Stone Base
- Form and Pour New Sidewalks 5” Concrete

Total 90 Squares –

Autumn 30156	x 2
Elliot Street 735,729,743,717	x13 sq
Elliot Street 718,726,730,621	x 64 sq ttl
Hodges 850	x 3
Dunbar 511	x 2
Willow 544	x 3
Miller 403	x1
Woodward 303	x2

TOTAL PROPOSED COST..... \$ 17,650.00

EXCLUSIONS / CONDITIONS

- Concrete and Stone Fill Provided V.O.B. (P.B.I. trucks materials in/out)

P.B.I is a Union Contractor- Union Wage and Fringes

Contact Joe Perino with any Questions /Comment on this Proposal 708.774.1743 thanks

QUALITY PAVING, Inc.


P.O. Box 636
 648 Margaret St. -- Dolton, IL 60419-2777
 Office -- 708-841-4194 Fax -- 708-841-4224
 E-mail -- rrei@att.net -- Bob@reichelquality.com

PROPOSAL

NAME / ADDRESS
VILLAGE OF BEECHER

DATE	ESTIMATE #
5/13/2019	13303

DESCRIPTION	TERMS
	Net 30
TOTAL	
<p>MORE THAN JUST A NAME – A WAY OF DOING BUSINESS</p> <p>RE: STREET PATCH - WOODWARD ST.</p> <p>SAW CUT AREA (172' X 13' / 40' X 16') , REMOVE AND HAUL AWAY. GRADE AND COMPACT EXISTING STONE FOR 4" OF NEW ASPHALT. DELIVER AND PAVE WITH 2" OF IDOT N-50 BINDER AND 2" OF IDOT N-50 SURFACE.</p> <p>*NOTE: -PERMIT IS NOT INCLUDED. -UNDERCUTTING OF SOFT AREAS AND ADDITIONAL STONE ARE NOT INCLUDED. -DENSITY TESTING IS NOT INCLUDED. -TAX EXEMPTION FORM IS REQUIRED FOR MATERIAL.</p>	12,549.00

AUTHORIZED SIGNATURE 
PROPOSAL WILL BE WITHDRAWN WITHIN 45 DAYS

Total \$12,549.00

ACCEPTANCE OF PROPOSAL
 THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS ABOVE TERMS.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, AND THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS. ALL WORK TO BE COMPLETED IN A SUBSTANTIAL WORKMANLIKE MANNER ACCORDING TO SPECIFICATIONS SUBMITTED PER STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE AND OTHER NECESSARY INSURANCE UPON ABOVE WORK. ANY PERMITS, LICENSES, OR BONDS REQUIRED WILL BE ADDED TO COST OF JOB.

Signature _____

Date _____

90 Years of Paving Excellence.



Site General Contractors · Asphalt Paving Mixtures
Paving Contractors · Hot-In-Place Recycling · Site Concrete

18100 South Indiana Ave. Thornton, IL 60476-299
Phone: 708-877-7160 Fax: 708-877-5222
www.gallagherasphalt.com

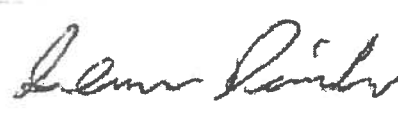
To: Village Of Beecher Address: 724 Penfield Street Beecher, IL 60401	Contact: Matt Phone: Fax:
Project Name: 192064 - Beecher Patch Project Location: Indiana Ave And Woodward St, Beecher, IL	Bid Number: Bid Date:

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	HMA Patch Removal & Replacement -4" Patch Removal And Replacement -2.5" N50 Binder -1.5" N50 Surface Course -RAP To Be Taken To 533 Reed St In Beecher	215.00	SY	\$77.00	\$16,555.00

Total Bid Price: \$16,555.00

Notes:

- Price excludes any saw cuts.
- Price excludes prime or tack coats.
- Price is based on one mobilization.
- Price excludes bond or permit costs.
- Price excludes all material testing.
- Price excludes all sales taxes.

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted. Buyer: _____ Signature: _____ Date of Acceptance: _____	CONFIRMED: Gallagher Asphalt Corporation Authorized Signature:  Estimator: Sean Davidson (708) 991-7520 sdavidson@gallagherasphalt.com
---	---



13820 S. California Avenue • Blue Island, IL 60406
 (708) 396-8888 • Fax (708) 396-8893
www.PavementSystems.com

PROPOSAL & CONTRACT

We hereby propose to furnish all material and perform all the labor necessary for the completion of work as follows:

0425-19

PROPOSAL SUBMITTED TO: Matt Conner

JOB SITE Beecher Indiana/Woodward Intersection, 625 Dixie Hwy, Beecher, IL 60401

Patch street section 3,010 sq. Ft.:

- | | |
|--|-----------------|
| Option A. 2" mill and pave | \$17,594.00 |
| - Mill the existing surface to a depth of 2" | |
| - Clean and prime the existing asphalt surface | |
| - Pave with 2" IDOT N50 surface asphalt | |
|
Option B. Remove and replace 4" depth |
\$17,210.00 |
| - Sawcut and remove the existing asphalt to a depth of 4". | |
| - Fine grade the existing stone base. | |
| - Pave with 2.5" of N50 binder asphalt and 1.5" of N 50 surface asphalt. | |
|
Option C. Remove and replace 5" depth |
\$18,224.00 |
| - Sawcut and remove the existing asphalt to a depth of 5". | |
| - Fine grade the existing stone base. | |
| - Pave with 3" of N50 binder asphalt and 2" of N 50 surface asphalt. | |

Unit prices:

- | | |
|---|--------------|
| - Remove broken asphalt and replace with N50 binder asphalt | \$150.00/ton |
| - Remove additional depth asphalt and replace with aggregate base | \$105.00/ton |

Notes: All work is to be done in one mobilization in May of 2019. Price excludes permits, bonds, testing. All prices quoted are based on our current insurance limits per the attached sample certificate. If areas of existing asphalt are too broken to allow paving over them, additional charges will be necessary. If areas of existing asphalt exceed the proposed paving thickness, additional charges will be necessary.

Job site info, acceptance of proposal and base bid pricing at the bottom of page 3.

See the back of this page and the following page for our General Specifications.

All of the services we provide are described in these specifications.

Only the services that are listed above are included in this proposal.



Village of Beecher
 PO Box 1154
 625 Dixie Highway
 Beecher, IL 60401-1154

May 17, 2019
 Project No: 140610.60
 Invoice No: 0206073

Client ID BEECH

Total This Invoice: \$27,162.10

Client Manager Raymond Koenig
 Project Manager Koenig, Raymond
 Project 140610.60 WWTP Improvements - CS

Deliverable CS105 Construction Administration

Professional Services

			Hours	Rate	Amount
Engineering, Instrumentation					
Control Systems Integrator II					
Rigos, Lee Rito	4/23/2019		.50	130.00	65.00
Engineering, Structural					
Sr Engineer II					
Bromley, Brian	4/25/2019		1.25	145.00	181.25
Bromley, Brian	5/2/2019		.25	145.00	36.25
Bromley, Brian	5/7/2019		.25	145.00	36.25
Manage Project					
Sr Engineer IV					
Fischer, Carl	4/23/2019		.25	180.00	45.00
Engr Tech V					
Koenig, Raymond	4/15/2019		4.00	150.00	600.00
Koenig, Raymond	4/17/2019		1.00	150.00	150.00
Koenig, Raymond	4/18/2019		1.00	150.00	150.00
Koenig, Raymond	5/2/2019		2.00	150.00	300.00
Koenig, Raymond	5/6/2019		1.00	150.00	150.00
Koenig, Raymond	5/7/2019		5.00	150.00	750.00
Koenig, Raymond	5/10/2019		3.00	150.00	450.00
Word Process and Print					
Administrative Support I					
Sinnott, Beverly	4/15/2019		.25	75.00	18.75
Totals			19.75		2,932.50
Total Labor					2,932.50

Reimbursable Expenses

Travel					
4/2/2019	Koenig, Raymond	travel to site			32.48

Make check payable to Baxter & Woodman, P.O. Box 6192, Carol Stream, IL 60197-6192 or contact Baxter & Woodman's accounting department for wiring instructions. Call 815.459.1260 with questions on this invoice.

Project	140610.60	BEECH - WWTP Improvements - CS	Invoice	0206073
---------	-----------	--------------------------------	---------	---------

Postage/Shipping				
5/1/2019	United Parcel Service	4/22/19	11.42	
	Total Reimbursables		43.90	43.90

Total this Deliverable \$2,976.40

Deliverable	CS107	Designer Reviews
Professional Services		

			Hours	Rate	Amount
Engineering					
Sr Engineer I					
Streicher, Amanda	4/17/2019		.50	130.00	65.00
Streicher, Amanda	4/18/2019		.75	130.00	97.50
Streicher, Amanda	4/24/2019		.75	130.00	97.50
Streicher, Amanda	4/25/2019		1.00	130.00	130.00
Streicher, Amanda	5/1/2019		1.25	130.00	162.50
Streicher, Amanda	5/2/2019		1.50	130.00	195.00
Streicher, Amanda	5/3/2019		.50	130.00	65.00
Engineering, Electrical					
Sr Engineer III					
Harman, Harry	4/17/2019		.25	160.00	40.00
Harman, Harry	4/23/2019		.25	160.00	40.00
Harman, Harry	5/10/2019		.50	160.00	80.00
Engineer III					
Tran, Phung	4/23/2019		1.50	120.00	180.00
Engr Tech V					
Hudspeth, Michael	4/16/2019		1.50	140.00	210.00
Hudspeth, Michael	4/24/2019		1.00	140.00	140.00
Hudspeth, Michael	5/8/2019		3.50	140.00	490.00
Engineering, Instrumentation					
Control Systems Integrator IV					
Gryn, Michael	4/15/2019		.50	170.00	85.00
Gryn, Michael	4/17/2019		.50	170.00	85.00
Gryn, Michael	5/1/2019		2.00	170.00	340.00
Gryn, Michael	5/2/2019		1.00	170.00	170.00
Gryn, Michael	5/6/2019		2.00	170.00	340.00
	Totals		20.75		3,012.50
	Total Labor				3,012.50
				Total this Deliverable	\$3,012.50

Deliverable	CS110	Field Observation
Professional Services		

			Hours	Rate	Amount
Engineering, Field					
Sr Engineer II					
Norton, Jeremy	4/15/2019		8.00	140.00	1,120.00
Norton, Jeremy	4/16/2019		8.00	140.00	1,120.00
Norton, Jeremy	4/17/2019		8.00	140.00	1,120.00

Make check payable to Baxter & Woodman, P.O. Box 6192, Carol Stream, IL 60197-6192 or contact Baxter & Woodman's accounting department for wiring instructions. Call 815.459.1260 with questions on this invoice.

Project	140610.60	BEECH - WWTP Improvements - CS	Invoice	0206073
Norton, Jeremy	4/18/2019	8.00	140.00	1,120.00
Norton, Jeremy	4/19/2019	8.00	140.00	1,120.00
Norton, Jeremy	4/22/2019	8.00	140.00	1,120.00
Norton, Jeremy	4/23/2019	8.00	140.00	1,120.00
Norton, Jeremy	4/24/2019	8.00	140.00	1,120.00
Norton, Jeremy	4/25/2019	8.00	140.00	1,120.00
Norton, Jeremy	4/26/2019	8.00	140.00	1,120.00
Norton, Jeremy	4/29/2019	8.00	140.00	1,120.00
Norton, Jeremy	4/30/2019	8.00	140.00	1,120.00
Norton, Jeremy	5/1/2019	8.00	140.00	1,120.00
Norton, Jeremy	5/2/2019	8.00	140.00	1,120.00
Norton, Jeremy	5/3/2019	3.00	140.00	420.00
Norton, Jeremy	5/6/2019	6.00	140.00	840.00
Norton, Jeremy	5/7/2019	8.00	140.00	1,120.00
Norton, Jeremy	5/8/2019	5.00	140.00	700.00
Norton, Jeremy	5/9/2019	8.00	140.00	1,120.00
Norton, Jeremy	5/10/2019	7.00	140.00	980.00
Totals		149.00		20,860.00
Total Labor				20,860.00

Reimbursable Expenses

Travel

4/15/2019	Norton, Jeremy	Travel	26.10	
4/16/2019	Norton, Jeremy	Travel	26.10	
4/17/2019	Norton, Jeremy	Travel	26.10	
4/18/2019	Norton, Jeremy	Travel	26.10	
4/19/2019	Norton, Jeremy	Travel	26.10	
4/22/2019	Norton, Jeremy	Travel	26.10	
4/23/2019	Norton, Jeremy	Travel	26.10	
4/24/2019	Norton, Jeremy	Travel	26.10	
4/25/2019	Norton, Jeremy	Travel	26.10	
4/26/2019	Norton, Jeremy	Travel	26.10	
4/29/2019	Norton, Jeremy	Travel	26.10	
4/30/2019	Norton, Jeremy	Travel	26.10	
Total Reimbursables			313.20	313.20

Total this Deliverable \$21,173.20

Contract Billing Limits

	Current	Prior	To-Date
Total Billings	27,162.10	344,667.00	371,829.10
Engineers' Fee			628,000.00
Remaining			256,170.90

Total this Invoice \$27,162.10

Outstanding Invoices

Number	Date	Balance
0205471	4/19/2019	30,558.25
Total		30,558.25

Billings to Date

	Current	Prior	Total
Labor	26,805.00	337,287.50	364,092.50

Make check payable to Baxter & Woodman, P.O. Box 6192, Carol Stream, IL 60197-6192 or contact Baxter & Woodman's accounting department for wiring instructions. Call 815.459.1260 with questions on this invoice.

Project	140610.60	BEECH - WWTP Improvements - CS		Invoice	0206073
Expense		357.10	7,379.50		7,736.60
Totals		27,162.10	344,667.00		371,829.10

Make check payable to Baxter & Woodman, P.O. Box 6192, Carol Stream, IL 60197-6192 or contact Baxter & Woodman's accounting department for wiring instructions. Call 815.459.1260 with questions on this invoice.

Custom Brick and Stone Inc.

27328 Wildwood Dr.
Monee, IL 60449
Phone: 708-372-4207
E-Mail: kevincustombrickstone@gmail.com

ESTIMATE

May 22, 2019

Estimate Submitted To:
Irwin Construction
c/o Sonny

Job Address:
Beecher

Scope of Work:

The first two courses above both doors and both openings coming up the stairs will be taken out to expose the existing lintels. These lintels will be taken out and replaced with new galvanized lintels. The reason for the lifting of the existing brick is because the existing lintels are rusting and expanding. Removing only the first two courses will not lower the existing brick above these courses to get them inline with the existing courses. All the cracked mortar joints from this expanding will be ground out and tuckpointed. Both existing doors will be taken out and replaced with new doors that are the same dimensions as the current doors. A copy of the door quote will be attached.

Labor, material, and disposal: **\$5,200.00**

Respectively Submitted By,
Kevin Koehn
708-372-4207

Acceptance of Proposal:

Signature: _____ Date: _____