

Kane, McKenna
and Associates, Inc.

150 North Wacker Drive
Suite 1600
Chicago, Illinois 60606

T: 312.444.1702
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VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED



MEMO

TO: Affected Taxing Districts and DCEO

FROM: Kane, McKenna and Associates, Inc.

RE: Village of Winfield Proposed Town Center 2 TIF District Redevelopment Project Area

DATE: June 8, 2020

On behalf of the Village of Winfield, Kane, McKenna and Associates, Inc. is providing to you the enclosed Notice of Public Hearing and Joint Review Board meeting to consider the proposed designation of the Village of Winfield's Town Center 2 TIF District Redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Act.

Joint Review Board Meeting – July 1, 2020 – 3:00 p.m.

There is hereby convened a joint review board to consider the proposed Redevelopment Plan and Project for and the designation of the proposed Town Center 2 TIF District Redevelopment Project Area and the adoption of tax increment allocation financing therefor. The joint review board shall consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district and county that will have the authority to directly levy taxes on the property within the proposed Town Center 2 TIF District Redevelopment Project Area, a representative selected by the Village, and a public member.

The Village will have a remote participation option available for the joint review board meeting. If you wish to participate remotely please notify Curt Barrett at cbarrett@villageofwinfield.com and you will be sent information on how to participate remotely.

Public Hearing – August 6, 2020 – 7:00 p.m.

Pursuant to the Notice attached, you are invited to participate in the Public Hearing scheduled for 7:00 p.m. on August 6, 2020 at the Village of Winfield Village Hall, 27W465 Jewell Road, Winfield, Illinois 60190.

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MEMO
Page Two

Designated taxing districts as identified on the attached distribution list (see **asterisked governments) are encouraged to send a representative to participate in the Joint Review Board (JRB) meeting, scheduled for July 1, 2020 at 3:00 p.m. at the Village of Winfield Village Hall, 27W465 Jewell Road, Winfield, Illinois 60190.**

These JRB members are:

- College of DuPage 502
- DuPage County
- Grade School District 34
- High School District 94
- Village of Winfield
- Village of Winfield Library District
- Winfield Fire Protection District
- Winfield Park District
- Winfield Township
- Public Member

A chairperson and public member will be selected at the meeting.

An agenda for the JRB meeting is also attached.

Enclosed for your review is a copy of the draft of the proposed TIF Redevelopment Plan. The Plan incorporates a TIF Eligibility Report as an exhibit to the Plan. A map and a legal description of the proposed Town Center 2 TIF District Redevelopment Project Area are included within the attached TIF Redevelopment Plan.

For further information about these proceedings and related documentation, please contact John Schwartz, Assistant to the Village Manager at (630) 933-7107, or Phil McKenna, the Village's TIF Consultant, at (312) 444-1703.

**VILLAGE OF WINFIELD, ILLINOIS
PROPOSED TOWN CENTER 2 TIF DISTRICT
TAXING DISTRICT DISTRIBUTION LIST
TAX CODE 4178**

Dr. Brian W. Caputo
President
College of DuPage 502*
425 Fawell Boulevard
Glen Ellyn, IL 60137

Stephen L. Davis
Chairman
DuPage Airport Authority
2700 International Drive, Suite 200
West Chicago, IL 60185

Dan Cronin
Board Chairman
DuPage County*
421 N County Farm Road
Wheaton, IL 60187

Daniel Hebreard
President
Forest Preserve District of DuPage County
3S580 Naperville Road
Wheaton, IL 60189

Matt Rich
Superintendent
Grade School District 34*
0S150 Winfield Road
Winfield, IL 60190

Dr. Moses Cheng
Superintendent
High School District 94*
157 W Washington Street
West Chicago, IL 60185

Curtis J. Barrett
Village Manager
Village of Winfield*
27W465 Jewell Road
Winfield, IL 60190

Matthew Suddarth
Director
Village of Winfield Library District*
0S291 Winfield Road
Winfield, IL 60190

Dona Smith
President
West Chicago Mosquito Abatement District
421 N County Farm Road
Wheaton, IL 60187

Steve Evans
Fire Chief
Winfield Fire Protection District*
27W530 High Lake Road
Winfield, IL 60190

Mark L. Pawlowski, CPRP
Executive Director
Winfield Park District*
0N020 County Farm Road
Winfield, IL 60190

Dona Smith
Supervisor
Winfield Township*
130 Arbor Avenue
West Chicago, IL 60185

*Joint Review Board member

VILLAGE OF WINFIELD, ILLINOIS
PROPOSED TOWN CENTER 2 TIF DISTRICT
TAXING DISTRICT DISTRIBUTION LIST
TAX CODE 4178 (cont.)

John S. Dusza
Highway Commissioner
Winfield Township Road District
30W575 Roosevelt Road
West Chicago, IL 60185

Erin Guthrie
Acting Director
Illinois Department of Commerce and
Economic Opportunity
100 W Randolph Street – Suite 3-400
Chicago, IL 60601

Erin Guthrie
Acting Director
Illinois Department of Commerce and
Economic Opportunity
500 E Monroe Street
Springfield, IL 62701

*Joint Review Board member

Joint Review Board Meeting
Town Center 2 TIF District Redevelopment Project Area
Village of Winfield
27W465 Jewell Road, Winfield, Illinois 60190
July 1, 2020, 3:00 p.m.

Meeting Agenda

- I. Call to Order (Village)
- II. Introduction of Representatives
- III. Selection of Public Member
- IV. Selection of Chairperson
- V. Review of Joint Review Board Procedures and Duties
- VI. TIF Plan and TIF Eligibility Criteria - Review
- VII. Review of Draft TIF Ordinances
- VIII. Questions / Public Comments (Chairperson)
- IX. Consideration of a Resolution Recommending Approval of the Redevelopment Plan and Project for the Village of Winfield Town Center 2 TIF District Redevelopment Project Area (Chairperson)
- X. Review of Timetable and Next Steps
- XI. Adjournment

To help maintain social distancing during the COVID-19 pandemic, public comments will be accepted in advance in writing until 1:00 p.m. on Wednesday, July 1, 2020 to be read into the public record. Public comments can be sent via email to info@villageofwinfield.com.