

Village of Brookfield: A Great Place to Live, Work, Visit...and Invest

May 28, 2015

Brookfield: A Sound Investment for Real Estate Professionals

- Village has a broad array of community assets to leverage
- Competitive business environment
- Reflected in positive rankings
 - #15 in the State of Illinois - Riverside-Brookfield High School (U.S. News & World Report “2013 Best High Schools”)
 - #40 in the State of Illinois - Lyons Township High School (U.S. News & World Report “2014 Best High Schools”)
 - #3 tier in the national municipal bond rating - Village of Brookfield (A1 rating by Moody’s, 2013 - 3rd highest tier)
 - #1 paid cultural attraction, greater Chicago - Brookfield Zoo (2 million+ visitors to the Brookfield Zoo (2014))

Investing in Brookfield

- Village goal: to find and partner with key developers
- Rational entitlement review process
 - Objective is to provide a clear process with safety for the Village, certainty for the Developer
- Village will dedicate resources to the “entitlement process”, particularly for high visibility projects
 - Community & Economic Development Dept brings team of experienced professionals with multi-disciplinary background
 - Construction
 - TIF
 - Real estate finance
 - Public administration
 - Zoning and planning

Investing in Brookfield - Recent Projects

- Residential rehab
 - The Village like its neighbors is an attractive “target” for tear downs and major renovations; in the past 12 months alone, multiple rehabs started or completed
- Independent retailers and restaurants
 - The Village has partnered with various independent family-owned businesses to redevelop central Brookfield, many in walking distance to our central Metra station
- National chain retailers
 - Brookfield is working with national retailers along Ogden Avenue, helping them with land assembly and expediting new construction
- Fast casual restaurants
 - The Village has collaborated with several businesses (either in facilitator role or co-investor via sales tax sharing) on new construction and renovation projects, including projects with a drive-through component that leverages the robust traffic flow along Ogden Avenue

Available Incentives

- The Village of Brookfield is ready to work with business owners and developers that want to invest - and see a competitive return on their investment
- The Village has available the entire portfolio of legal incentives available to local governments in Illinois
 - Sales tax rebates
 - TIF (will consider re-TIF as needed)
 - Business Districts
 - Property tax abatement
 - Cook County class-based incentives [6(a),, etc]

Next Steps

- Contact the Village staff to learn more
 - Will help you manage your investment risk
 - Can meet on your schedule
 - Can provide more information about:
 - The community/local history
 - Parcels available for development
 - Incentives
- Keith Sbiral, Village Manager
 - ksbiral@brookfieldil.gov or 708-485-1115
- Nick Greifer, Director of Community & Economic Development
 - ngreifer@brookfieldil.gov or 708-485-1113