

VILLAGE OF LA GRANGE PARK, IL

# **31<sup>st</sup> Street/Barnsdale**

## **Redevelopment Project Area**

### **Tax Increment Financing Eligibility Study and Redevelopment Plan and Project**

September 30, 2016

**VILLAGE OF LA GRANGE PARK, IL  
31<sup>st</sup> Street/Barnsdale  
Redevelopment Project Area  
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Redevelopment Plan and Project**

**September 30, 2016**

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**Table of Contents**

<b>SECTION</b>	<b>PAGE</b>
1. Executive Summary .....	1
2. Introduction .....	6
3. Eligibility Analysis .....	11
4. Redevelopment Plan and Project.....	28
5. Financial Plan.....	34
6. Required Findings and Tests .....	41
7. Provisions for Amending Action Plan .....	45
8. Commitment to Fair Employment Practices and Affirmative Action Plan.....	46
Appendix 1: Boundary Legal Description .....	47
Appendix 2: Summary of EAV (by PIN) .....	50

**LIST OF MAPS**

Map 1: Community Context.....	8
Map 2: RPA Boundary .....	9
Map 3: Existing Land Use .....	10
Map 4: Improved Versus Vacant Parcels .....	12
Map 5: Age of Structures .....	18
Maps 6A to 6D: Summary of Improved Eligibility Factors Present to a Major Extent .....	19-22
Maps 7A to 7D: Summary of Vacant Eligibility Factors Present to a Major Extent .....	26-27
Map 8: Proposed Future Land Use .....	32

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# 1. Executive Summary

*SB Friedman Development Advisors (“SB Friedman”)* was engaged by the Village of La Grange Park (the “Village”) to conduct a Tax Increment Financing (“TIF”) Eligibility Study and prepare a Redevelopment Plan and Project (the “Redevelopment Plan”). The establishment of a TIF district would serve as an economic development tool and support the Village’s desire to revitalize the area including the 31<sup>st</sup> Street and Barnsdale Road commercial and industrial corridors, as defined below.

The proposed 31<sup>st</sup> Street/Barnsdale Redevelopment Project Area (“31<sup>st</sup> Street/Barnsdale RPA” or the “RPA”) consists of approximately 94 tax parcels, 67 buildings, and a total of 163 PINs, including one commercial condominium building and several residential condominium buildings. Four parcels comprise railroad right-of-way and are exempt from eligibility analysis. The proposed RPA consists of approximately 56.4 acres of land, of which approximately 40.0 acres are improved, 5.1 acres are vacant, and 11.3 acres are rights-of-way. The proposed RPA is generally located:

- Along East 31<sup>st</sup> Street, from Homestead Road on the west to Blanchan Avenue on the east; and
- Along Homestead Road and Barnsdale Road, from East 31<sup>st</sup> Street on the south to just north of East 26<sup>th</sup> Street.

The RPA currently consists of commercial, residential, industrial, vacant, public/park, and utility uses (see **Maps 1** and **2** on pages 8 and 9).

This report details the eligibility factors found within the proposed 31<sup>st</sup> Street/Barnsdale RPA in support of its designation as a “conservation area” for improved land and as a “blighted area” for vacant land, within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the “Act”).

## Determination of Eligibility

This report concludes that the proposed 31<sup>st</sup> Street/Barnsdale RPA is eligible for TIF designation as a “conservation area” for improved parcels and a “blighted area” for vacant parcels.

Ninety-four percent (94%) of structures on the RPA’s improved land are aged 35 years or older and the following four (4) eligibility factors have been found to be present to a meaningful extent and reasonably distributed throughout the RPA:

1. Lack of Growth in Equalized Assessed Value (“EAV”)
2. Deterioration
3. Inadequate Utilities
4. Presence of Structures below Minimum Code

The RPA’s vacant land was analyzed under the Act’s two-factor test. The vacant land was found to have the following factors present to a meaningful extent and reasonably distributed throughout the RPA:

1. Lack of Growth in Equalized Assessed Value (“EAV”)
2. Obsolete Platting

The factors are defined under the Act at 65 ILCS 5/11-74.4-3 (a) and (b) and are more fully described herein.

## Redevelopment Plan Goal, Objectives and Strategies

The overall goal of the Redevelopment Plan and Project is to reduce or eliminate conditions that qualify the proposed 31<sup>st</sup> Street/Barnsdale RPA as a combination of both a “conservation area” and “blighted area,” and to provide the direction and mechanisms necessary to establish the RPA as a vibrant mixed-use district. Implementing the Redevelopment Plan may stimulate the redevelopment of vacant, obsolete, ill-configured and underutilized parcels, and provide new or improved public infrastructure, facilities and utilities. Redevelopment of the RPA will revitalize the 31<sup>st</sup> Street and Barnsdale Road corridors, strengthen the economic base, and enhance the quality of life of the Village as a whole.

Rehabilitation and redevelopment of the RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use Tax Increment Financing (“TIF”), as well as other funding sources, to reinforce and encourage new private investment.

**OBJECTIVES.** Five (5) objectives support the overall goal of area-wide revitalization of the 31<sup>st</sup> Street/Barnsdale RPA. These objectives include:

1. Facilitate the physical improvement and/or rehabilitation of existing structures and façades within the 31<sup>st</sup> Street/Barnsdale RPA, and encourage the construction of new commercial, civic/cultural and recreational development, where appropriate;
2. Facilitate and encourage development of vacant and underutilized property within the RPA, including assembly, site preparation, environmental clean-up where necessary, and marketing of available sites, as allowed by the Act. The Village may use TIF funds to encourage new private sector development by reimbursing developers for eligible construction costs, such as, but not limited to public improvements, demolition, environmental remediation and site preparation;
3. Foster the replacement, repair, construction and/or improvement of public infrastructure where needed, including public utilities, public park and recreational facilities, sidewalks, streets, curbs, gutters, underground water and sanitary systems, and storm water detention of adequate capacity to create an environment conducive to private investment;
4. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the RPA, create a cohesive identity for the RPA and surrounding area, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas; and
5. Support the goals and objectives of other overlapping plans, including the Village of La Grange Park Comprehensive Strategic Plan published in 2006 (the “2006 Comprehensive Plan”) and other TIF redevelopment plans, and coordinate available federal, state and local resources to further the goals of this Redevelopment Plan and Project.

**STRATEGIES.** These objectives will be implemented through four (4) specific and integrated strategies. These include:

1. **Facilitate Property Assembly, Demolition and Site Preparation.** The Village may acquire and assemble property throughout the RPA to attract future private investment and development, and to meet the goals, policies or objectives of this Redevelopment Plan. Consolidating the ownership of these sites will enhance marketability to potential developers and streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Redevelopment Plan.

Land assemblage by the Village may be done by purchase, exchange, donation, lease, or eminent domain, and may be for the purposes of: (a) public use; (b) sale, lease or conveyance to private developers; or (c) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Before acquiring any properties, the Village may require written development agreements with developers. As appropriate, the Village may devote acquired property to temporary uses until such property is scheduled for disposition and development.

2. **Implement Public Improvements.** A series of public improvements throughout the 31<sup>st</sup> Street/Barnsdale RPA may be designed and implemented to help define and create an identity for the area and prepare sites for anticipated private investment. Public improvement projects create a more conducive environment for new development, as they send a message that the public sector is willing to invest in the area; such improvements can also motivate existing building owners to improve their properties. Public improvements that are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include streetscapes, improved street and sidewalk lighting, resurfacing of sidewalks, streets and other paved surfaces, improvement of underground infrastructure and physical plants, storm water detention of adequate capacity, the creation and/or rehabilitation of parks, trails and open space, and other public improvements and utilities consistent with this Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation or restoration of public improvements on one or more parcels.

3. **Encourage Private Sector Activities.** Through the creation and support of public-private partnerships or through written agreements, the Village may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Redevelopment Plan and Project.
4. **Assist Existing Businesses and Property Owners.** The Village may provide assistance to support existing businesses and property owners in the RPA. This may include financial and other assistance for building rehabilitation, demolition, façade improvements, leasehold

improvements, and construction of private and public facilities, such as plazas and other pedestrian amenities, that are consistent with the goals of this Redevelopment Plan and Project.

## Required Findings and Tests

The required conditions for the adoption of this Redevelopment Plan and Project are found to be present within the 31<sup>st</sup> Street/Barnsdale RPA.

### **FINDING 1:**

*The Village is required to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a Tax Increment Financing district.*

Limited private investment has occurred in the RPA over the last five years. One key indicator of private investment is construction-related permit activity. According to the Village of La Grange Park, there have been no new construction permits during the last five years between 2010 and 2015, though 11 properties within the RPA were issued renovation/remodel and/or alteration/addition permits. Furthermore, despite renovation or maintenance of certain properties, overall equalized assessed value (“EAV”) has declined over the five-year period.. Thus, the RPA has not been subject to growth and private investment.

### **FINDING 2:**

*The Village is required to find that, but for the designation of the TIF district and the use of Tax Increment Financing, it is unlikely that significant investment will occur in the proposed 31<sup>st</sup> Street/Barnsdale RPA.*

Without the support of public resources, the redevelopment objectives for the RPA would most likely not be realized. Infill redevelopment and the area-wide infrastructure improvements needed to redevelop and revitalize the 31<sup>st</sup> Street/Barnsdale RPA as a mixed-use district are extensive and costly, and the private market, on its own, has shown little ability to absorb all of these costs. Public resources to assist with public improvements and project-specific development costs are needed to leverage private investment and facilitate area-wide redevelopment. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area- and Village-wide redevelopment, are unlikely to occur.

**FINDING 3:**

*No redevelopment project area can be designated unless a plan and project are approved prior to the designation of the area; and the area can only include those contiguous parcels that are to be substantially benefited by the proposed redevelopment project improvements.*

The 31<sup>st</sup> Street/Barnsdale RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project.

**FINDING 4:**

*The Redevelopment Plan must conform to the Village’s comprehensive plan and other Village strategic plans, or include land uses that have been approved by the Village.*

Based on a review of the 2006 Comprehensive Plan, the Redevelopment Plan for the proposed 31<sup>st</sup> Street/Barnsdale RPA conforms to and proposes predominant land uses that are consistent with the Village’s Plan.

## 2. Introduction

### The Study Area

This document serves as the Eligibility Study and Redevelopment Plan and Project for the proposed 31<sup>st</sup> Street/Barnsdale RPA. The 31<sup>st</sup> Street/Barnsdale RPA is located within the Village of La Grange Park (the “Village”) in Cook County (the “County”). *SB Friedman* was engaged by the Village to conduct a study of the properties in the RPA to determine whether said properties qualify for TIF designation under the Act.

The location of the proposed 31<sup>st</sup> Street/Barnsdale RPA is shown on **Map 1** on Page 8. The 31<sup>st</sup> Street/Barnsdale RPA consists of approximately 94 tax parcels and 67 buildings. Four parcel comprise railroad right-of-way and are exempt from eligibility analysis. The RPA consists of approximately 56.4 acres of land, of which approximately 40.0 acres are improved, 5.1 acres are vacant, and 11.3 acres are rights-of-way. The proposed RPA is generally located:

- Along East 31<sup>st</sup> Street, from Homestead Road on the west to Blanchan Avenue on the east; and
- Along Homestead Road and Barnsdale Road, from East 31<sup>st</sup> Street on the south to just north of East 26<sup>th</sup> Street.

**Map 2** on page 9 details the boundaries of the 31<sup>st</sup> Street/Barnsdale RPA, which include only those contiguous parcels of real property that are expected to benefit substantially by the redevelopment improvements discussed herein.

*SB Friedman* has found that the improved portions of the RPA suffer from declining equalized assessed value, deterioration, inadequate utilities, and the presence of structures below minimum code standards. The vacant land is characterized by declining equalized assessed value and obsolete platting. These conditions hinder the potential to redevelop the area and capitalize on its unique attributes. In order to establish the 31<sup>st</sup> Street/Barnsdale RPA as a vibrant mixed-use district, it is critical that the appearance and functionality of the RPA be improved. Without the rehabilitation of structures, the encouragement of higher intensity uses appropriate for La Grange Park, and redevelopment of vacant properties, the RPA could fall into further disrepair and potential development opportunities will not be realized. The 31<sup>st</sup> Street/Barnsdale RPA will benefit from a strategy that addresses the conditions of aged buildings and associated infrastructure while improving its overall physical condition.

### Existing Land Use

Based upon *SB Friedman’s* research, eight (8) primary land uses have been identified within the 31<sup>st</sup> Street/Barnsdale RPA:

- Commercial
- Residential
- Public/Institutional
- Park/Open Space

- Industrial
- Vacant Land
- Right-of-Way
- Utility

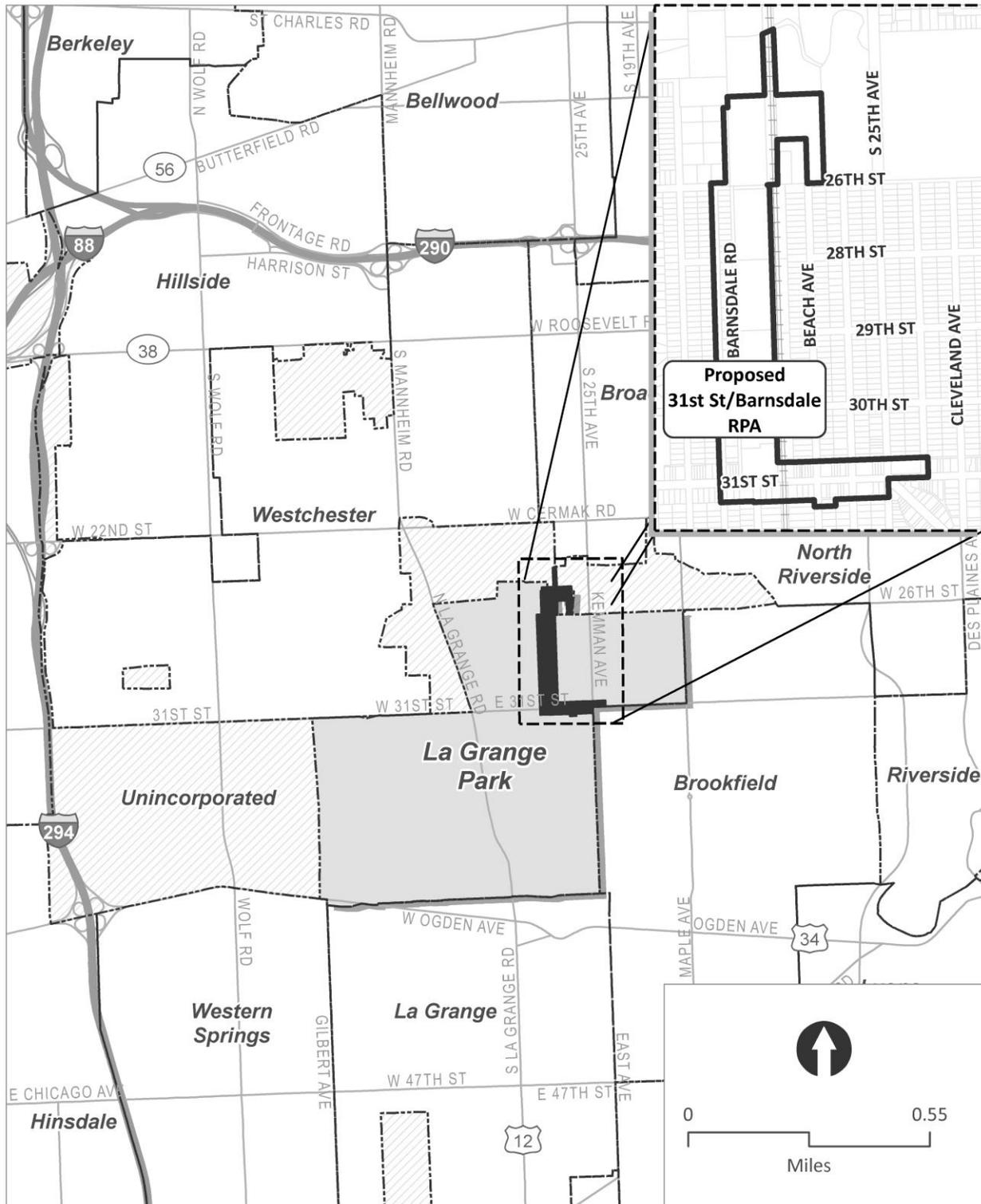
The overall pattern of land use in the 31<sup>st</sup> Street/Barnsdale RPA is shown in **Map 3** on page 10.

## Limitations of the Eligibility Study and Consultant Responsibilities

The Eligibility Study covers events and conditions that were determined to support the designation of the 31<sup>st</sup> Street/Barnsdale RPA as a combination of both a “conservation area” and “blighted area” under the Act at the completion of our field research in June of 2016 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

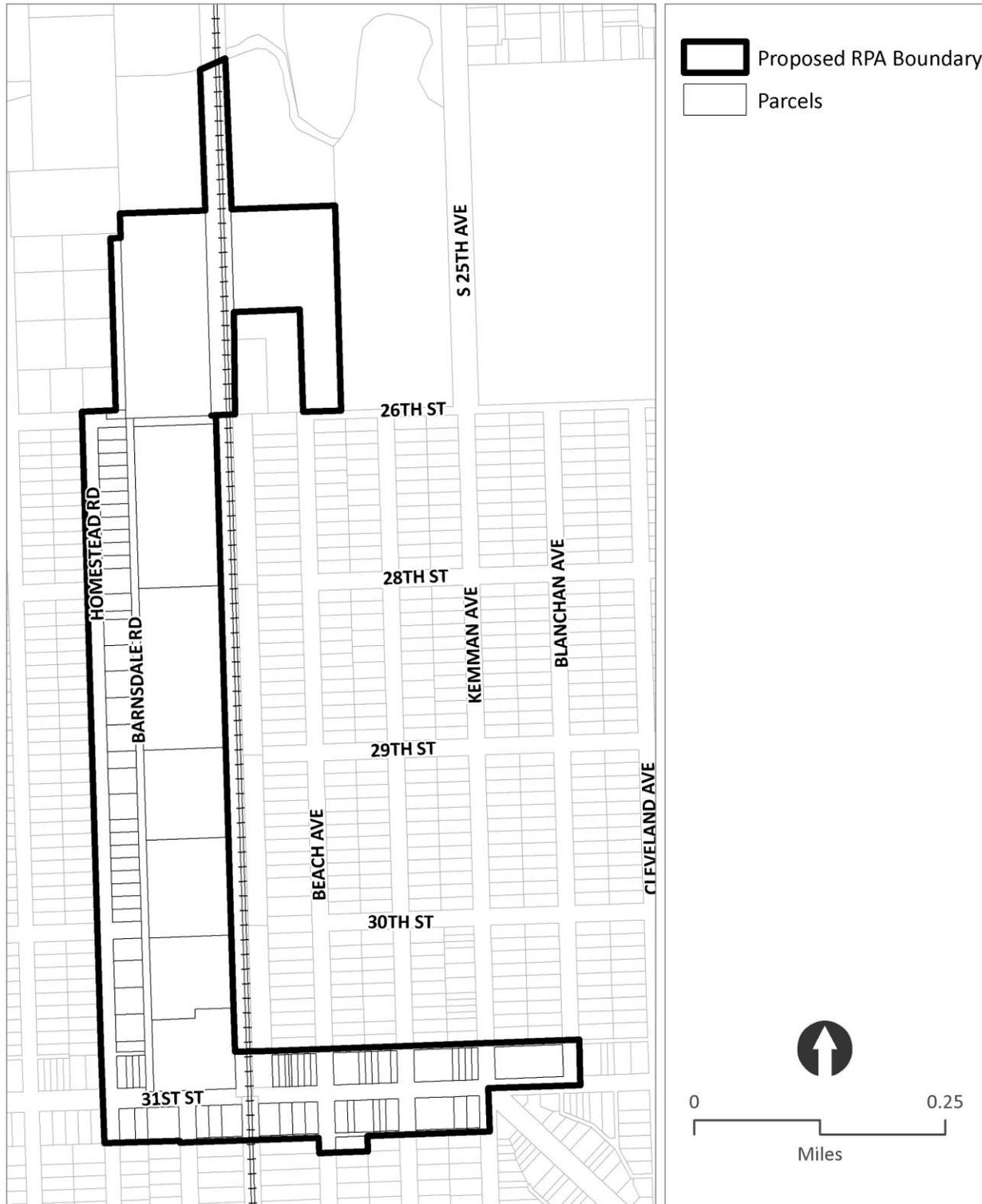
This Eligibility Study and Redevelopment Plan and Project document summarizes the analysis and findings of the consultant’s work, which, unless otherwise noted, is solely the responsibility of *SB Friedman*. The Village is entitled to rely on the findings and conclusions of this Redevelopment Plan in designating the 31<sup>st</sup> Street/Barnsdale RPA as a redevelopment project area under the Act. *SB Friedman* has prepared this Redevelopment Plan with the understanding that the Village would rely: (1) on the findings and conclusions of this Redevelopment Plan in proceeding with the designation of 31<sup>st</sup> Street/Barnsdale RPA and the adoption and implementation of this Redevelopment Plan; and (2) on the fact that *SB Friedman* has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the 31<sup>st</sup> Street/Barnsdale RPA, so that this Redevelopment Plan will comply with the Act, and that the 31<sup>st</sup> Street/Barnsdale RPA can be designated as a redevelopment project area in compliance with the Act.

Map 1: Context Map



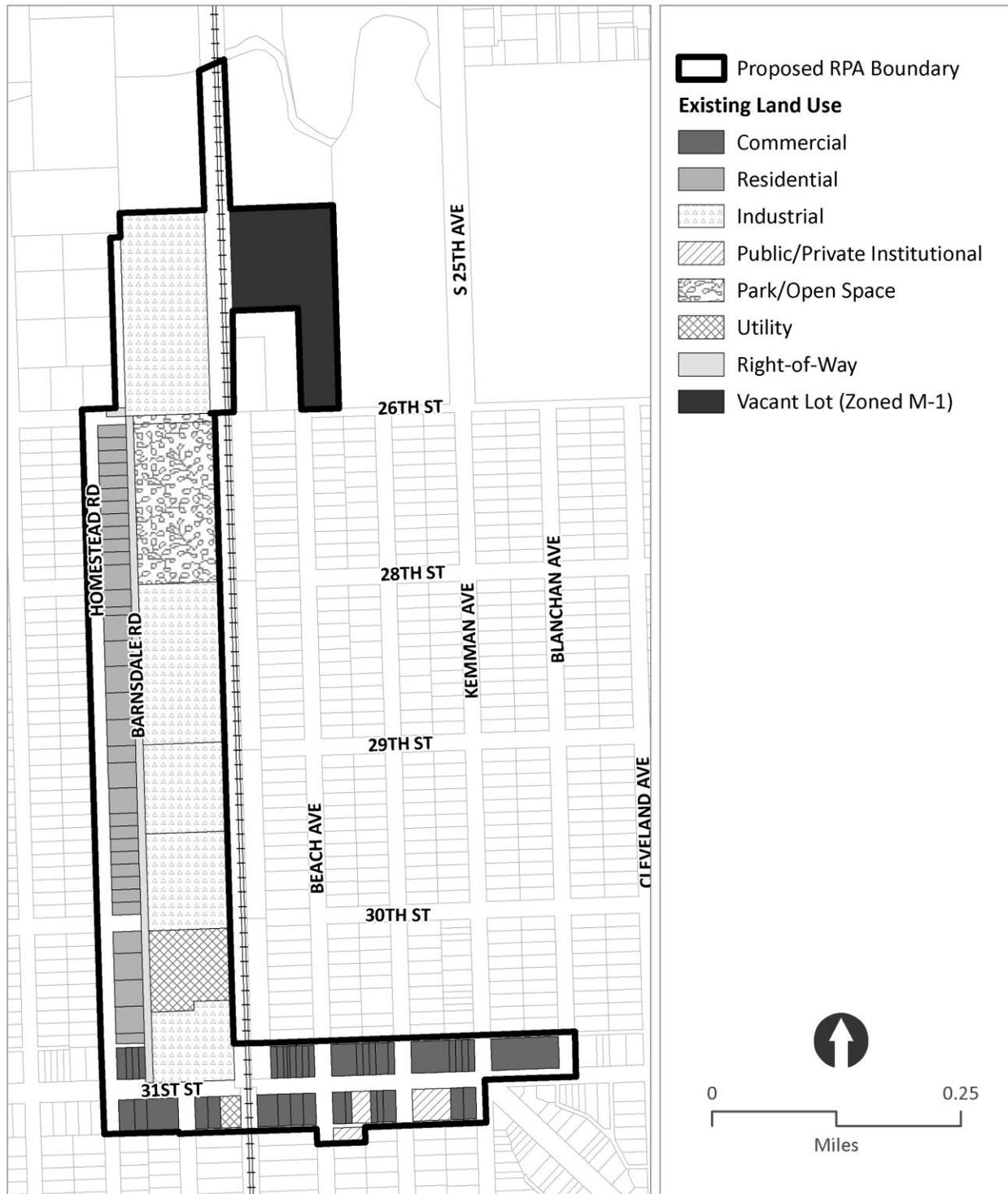
Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 2: Proposed RPA Boundary Map



Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 3: Existing Land Use



Source: Esri, Village of La Grange Park, Cook County, SB Friedman

## 3. Eligibility Analysis

### Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Based upon the conditions found within the proposed 31<sup>st</sup> Street/Barnsdale RPA at the completion of *SB Friedman's* research, it has been determined that the 31<sup>st</sup> Street/Barnsdale RPA meets the eligibility requirements of the Act as a "conservation area" for improved land and "blighted area" for vacant land. The following outlines the provisions of the Act to establish eligibility.

Under the Act, two (2) primary avenues exist to establish eligibility for an area to permit the use of Tax Increment Financing for area redevelopment: declaring an area as a "blighted area" and/or a "conservation area."

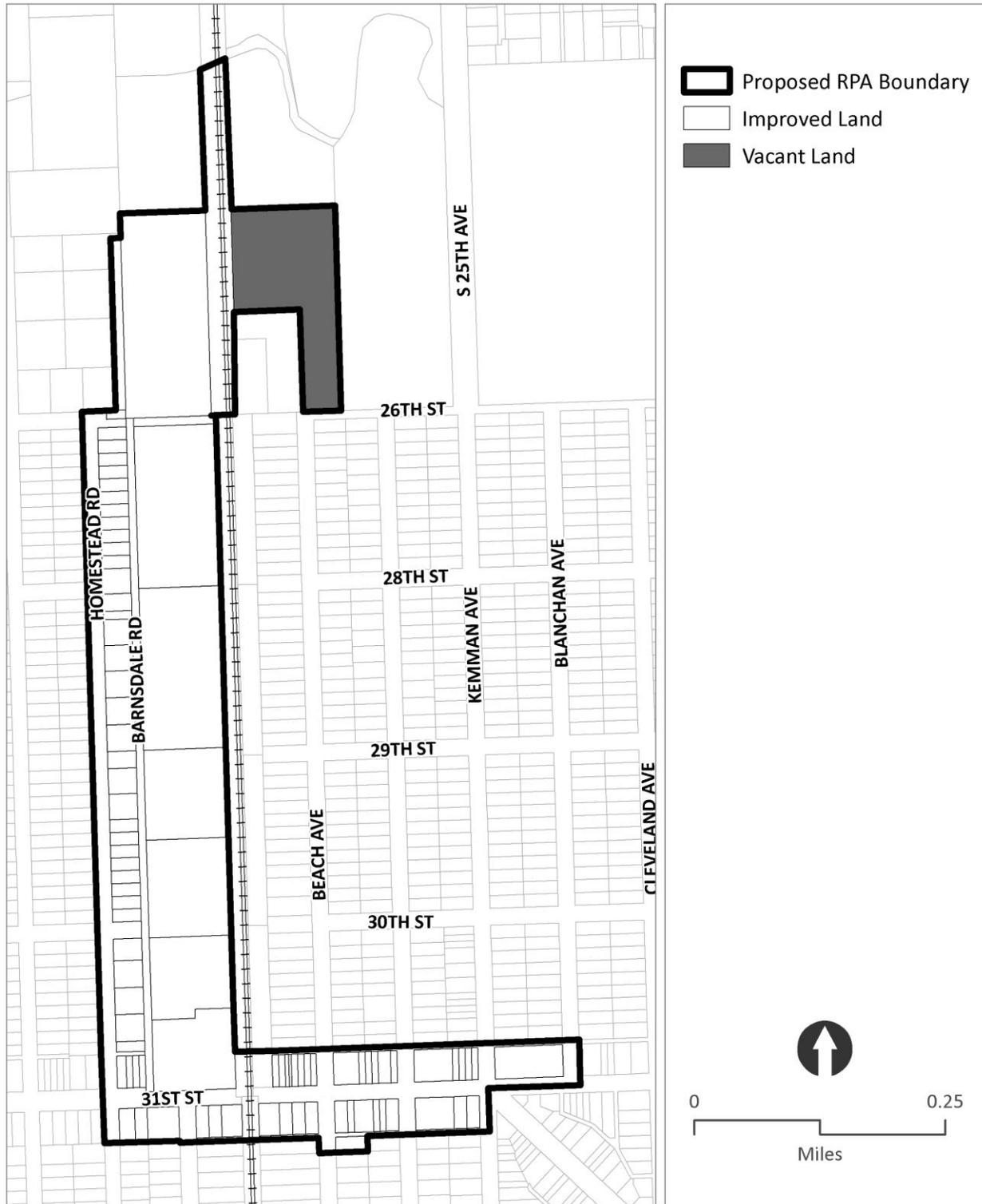
"Blighted areas" are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. "Conservation areas" are those improved areas that are deteriorating and declining and soon may become blighted if the deterioration is not abated.

The statutory provisions of the Act specify how an improved area can be designated as a "conservation area" and/or "blighted area," based upon an evidentiary finding of certain eligibility factors listed in the Act. These factors are identical for each designation.

According to the Act, "blighted areas" for improved land must have a combination of five (5) or more of these eligibility factors acting in concert, which threaten the health, safety, morals or welfare of the proposed district. "Conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors that are detrimental to the public safety, health, morals or welfare, and that could result in such an area becoming a "blighted area." A separate set of factors exists for the designation of vacant land as a "blighted area." There is no provision for designating vacant land as a "conservation area."

**Map 4** on the following page shows which parcels within the RPA are improved and which are vacant.

Map 4: Improved versus Vacant Parcels



Source: Esri, Village of La Grange Park, Cook County, SB Friedman

## Factors for Improved Areas

**Dilapidation.** An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

**Obsolescence.** The condition or process of falling into disuse. Structures have become ill-suited for the original use.

**Deterioration.** With respect to buildings, defects including but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

**Presence of Structures below Minimum Code Standards.** All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

**Illegal Use of Individual Structures.** The use of structures in violation of the applicable federal, state or local laws, exclusive of those applicable to the *Presence of Structures below Minimum Code Standards*.

**Excessive Vacancies.** The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

**Lack of Ventilation, Light or Sanitary Facilities.** The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

**Inadequate Utilities.** Underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

**Excessive Land Coverage and Overcrowding of Structures and Community Facilities.** The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels

must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

**Deleterious Land Use or Layout.** The existence of incompatible land use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive or unsuitable for the surrounding area.

**Environmental Clean-Up.** The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by state or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

**Lack of Community Planning.** The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

**Lack of Growth in Equalized Assessed Value.** The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated; or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

As explained, “blighted areas” must have a combination of five (5) or more of these eligibility factors and “conservation areas” must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors.

## Factors for Vacant Land

According to the Act, there are two ways by which vacant land can be designated as “blighted.” One way is to find that at least two (2) of six (6) factors from the list discussed below under the “Two-Factor Test” are present to a meaningful extent and reasonably distributed throughout the RPA. The second way is to find that at least one (1) of the six (6) factors discussed under the “One-Factor Test” is present to a meaningful extent and reasonably distributed throughout the RPA.

## ONE-FACTOR TEST

Under the provisions of the “blighted area” section of the Act, if the land is vacant, an area qualifies as “blighted” if one (1) or more of the following factors is found to be present to a meaningful extent.

- The area contains unused quarries, strip mines or strip mine ponds;
- The area contains unused rail yards, rail track, or railroad rights-of-way;
- The area, prior to its designation, is subject to or contributes to chronic flooding;
- The area contains unused or illegal dumping sites;
- The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres, and is 75% vacant land; or
- The area qualified as blighted prior to becoming vacant.

## TWO-FACTOR TEST

Under the provisions of the “blighted area” section of the Act, if the land is vacant, an area qualifies as “blighted” if a combination of two (2) or more of the following factors may be identified, which combine to impact the sound growth of the redevelopment project area.

**Obsolete Platting of Vacant Land.** This includes parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys or other public rights-of-way, or that omitted easements for public utilities.

**Diversity of Ownership.** Diversity of ownership is when adjacent properties are owned by multiple parties. This factor applies when diversity of ownership of parcels of vacant land is sufficient in number to retard or impede the ability to assemble the land for development.

**Tax and Special Assessment Delinquencies.** Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five years.

**Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land.** Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development has not previously occurred on the vacant parcels.

**Environmental Contamination.** The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation, has determined a need for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by state or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

**Lack of Growth in Equalized Assessed Value.** The total equalized assessed value (“EAV”) of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated; or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban

Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

## Methodology Overview and Determination of Eligibility

*SB Friedman* conducted the following analysis to determine whether the RPA qualifies for TIF designation:

- Parcel-by-parcel fieldwork documenting external property conditions;
- Analysis of historic trends in equalized assessed value (EAV) for the last six years (five year-to-year periods) for which data are available and final (2010-2015) from the Cook County Assessor's Office;
- Review of municipal and county codes, building permit records (2010-2015), and code violation records as of January 2016;
- Review of GIS parcel shape file data made available by Cook County;
- Review of municipal and county codes, building permit records, and code violation records;
- Review of utility data provided by the Village regarding present service locations, and ages and conditions of water, storm water and sanitary sewer infrastructure;
- Review of the Village of La Grange Park Combined Sewer Overflows Operational and Maintenance Plan (revised August 2009);
- Interviews with Village staff and its engineering consultants, Hancock Engineering, regarding the conditions of existing utilities and presence of building code violations; and
- Review of current and prior comprehensive plans provided by the Village (from 1930, 1971, 1976, 1977, and the current plan from 2006).

All properties were examined for qualification factors consistent with either “blighted area” or “conservation area” requirements of the Act. Based upon these criteria, *SB Friedman* concluded that the properties within the 31<sup>st</sup> Street/Barnsdale RPA contain the necessary eligibility factors to qualify for TIF district designation as a “conservation area” for improved parcels and “blighted area” for vacant parcels, as defined by the Act.

To arrive at this designation, *SB Friedman* calculated the number of eligibility factors present on a building-by-building or parcel-by-parcel basis, and analyzed the spatial distribution of the eligibility factors. When appropriate, we calculated the presence of eligibility factors on infrastructure and ancillary properties associated with the structures. The eligibility factors were correlated to buildings using aerial photographs, property files created from field observations, and record searches. The information was then graphically plotted on a parcel map of the 31<sup>st</sup> Street/Barnsdale RPA to establish the distribution of eligibility factors, and to determine which factors were present to a major or minor extent and reasonably distributed throughout the RPA.

## Conservation Area Findings – Improved Parcels

As required by the Act, in order to be designated as a “conservation area,” 50% or more of the structures within the RPA must be 35 years of age or older, and at least three (3) of the thirteen (13) eligibility factors must be found present to a meaningful extent within the RPA.

Of the 67 buildings in the 31<sup>st</sup> Street/Barnsdale RPA, 63 buildings (94%) are 35 years of age or older, as they were constructed before 1981. **Map 5** shows the location of buildings that are 35 years or older.

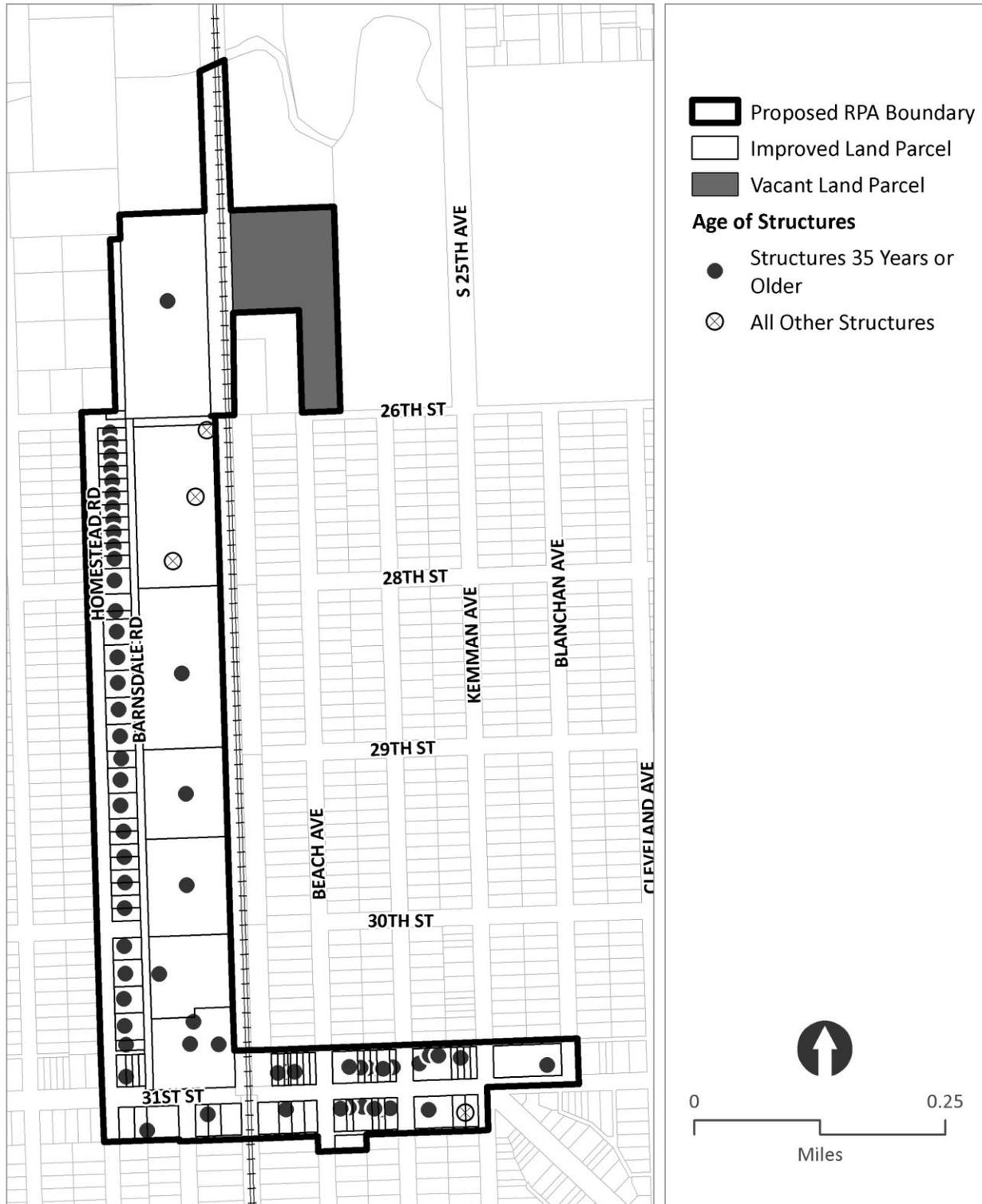
In addition, our research indicates that the following four (4) factors are present to a meaningful extent and reasonably distributed throughout the RPA:

1. Lack of Growth in Equalized Assessed Value (“EAV”)
2. Deterioration
3. Inadequate Utilities
4. Presence of Structures below Minimum Code Standards

Based on the presence of these factors, the RPA’s improved parcels meet the requirements of a “conservation area” under the Act.

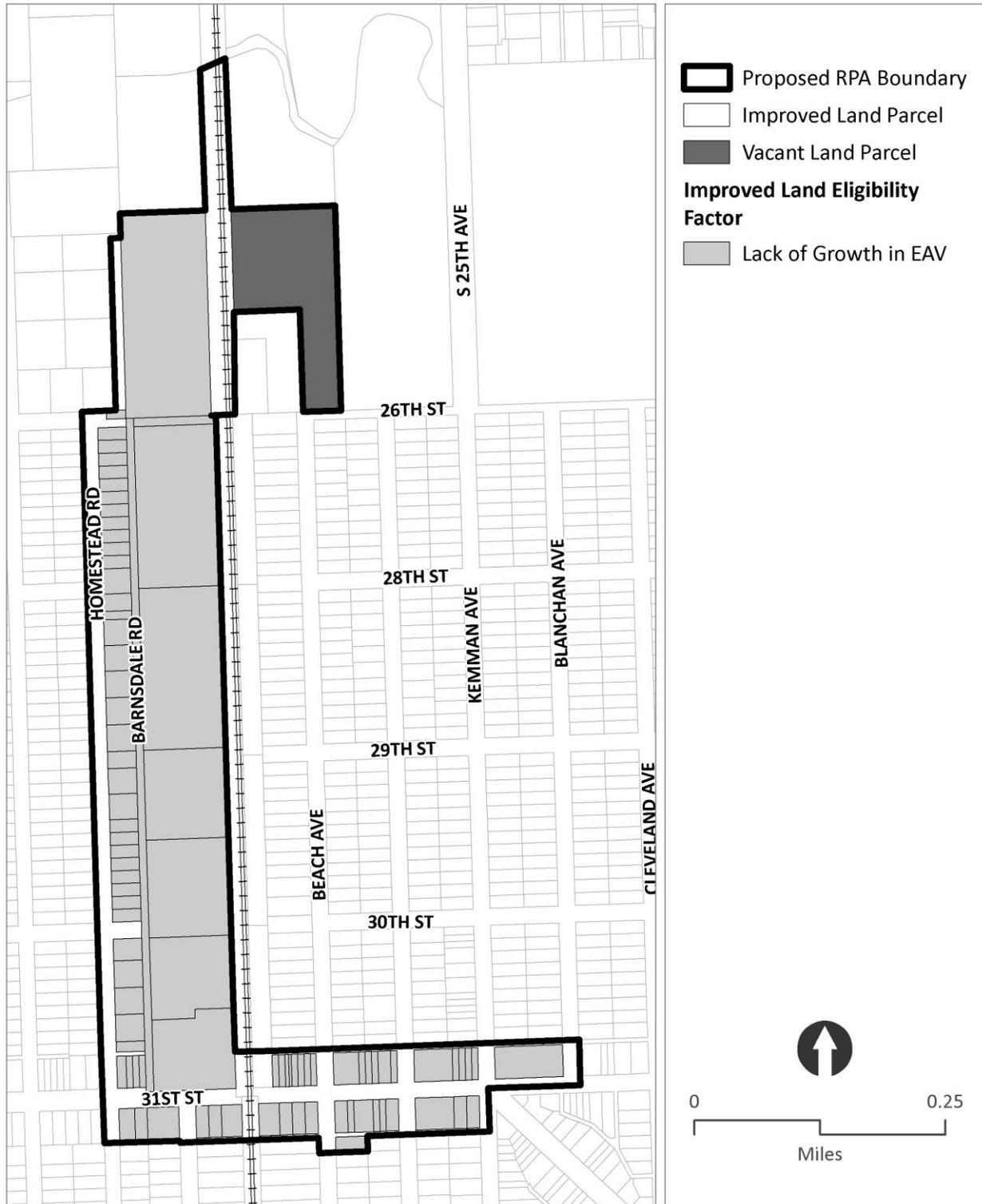
**Maps 6A** through **6D** illustrate the distribution of eligibility factors found within the RPA by indicating each parcel where the respective factors were found to be present to a meaningful degree. The sections that follow **Maps 6A** through **6D** summarize our research as it pertains to each of the identified eligibility factors found within the 31<sup>st</sup> Street/Barnsdale RPA.

Map 5: Improved Factor - Age



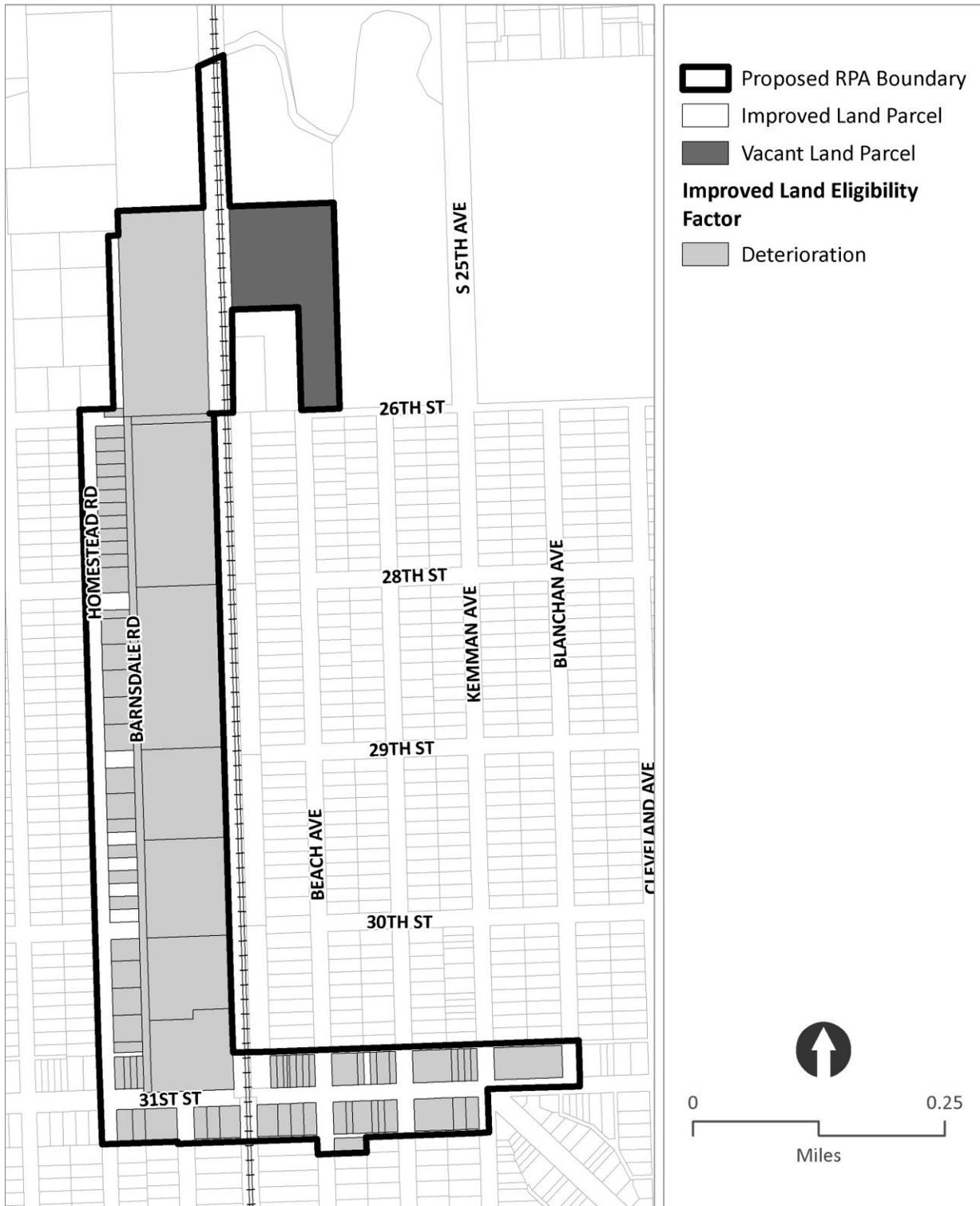
Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 6A: Improved Factor - Lack of Growth in Equalized Assessed Value



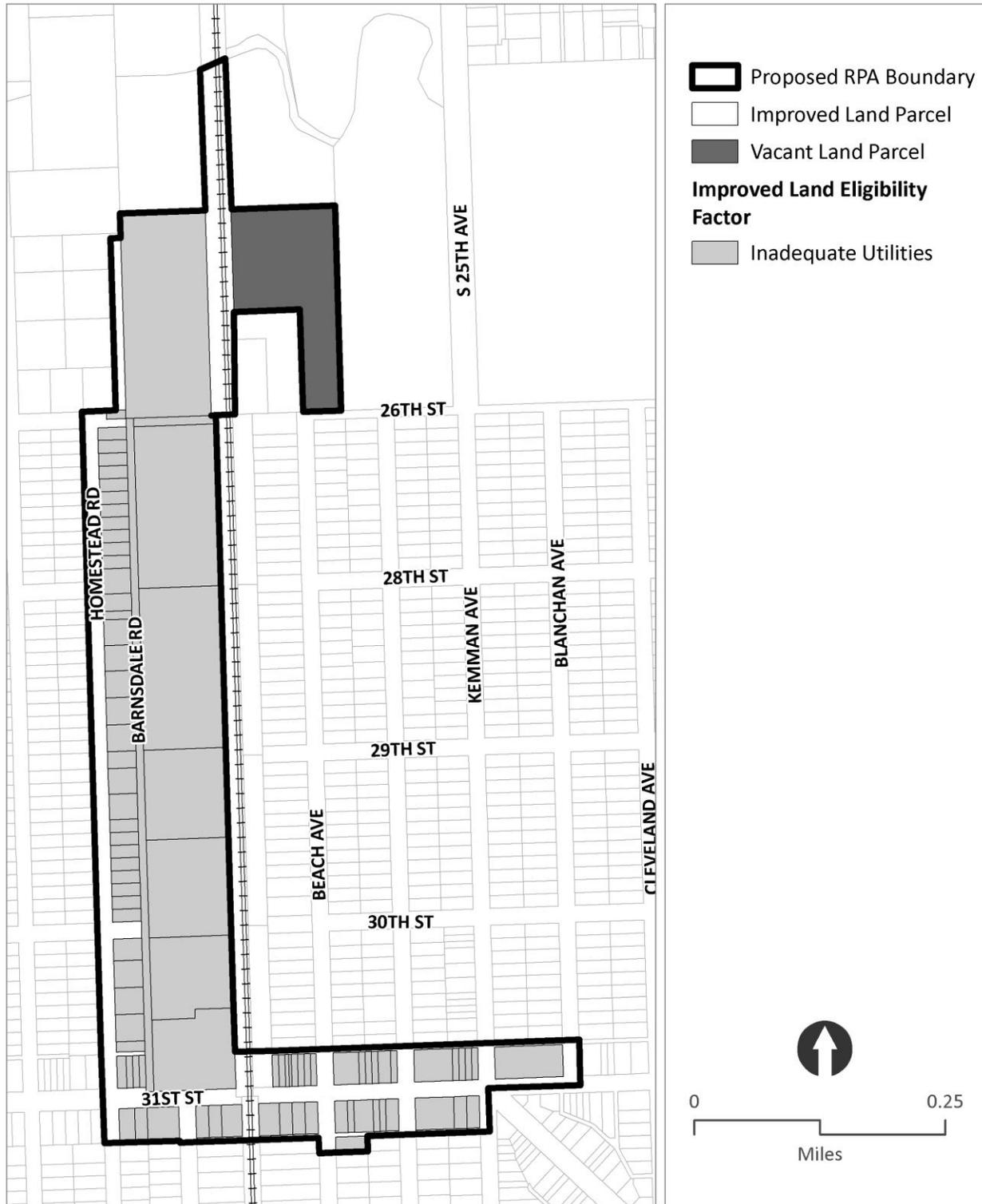
Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 6B: Improved Factor – Deterioration



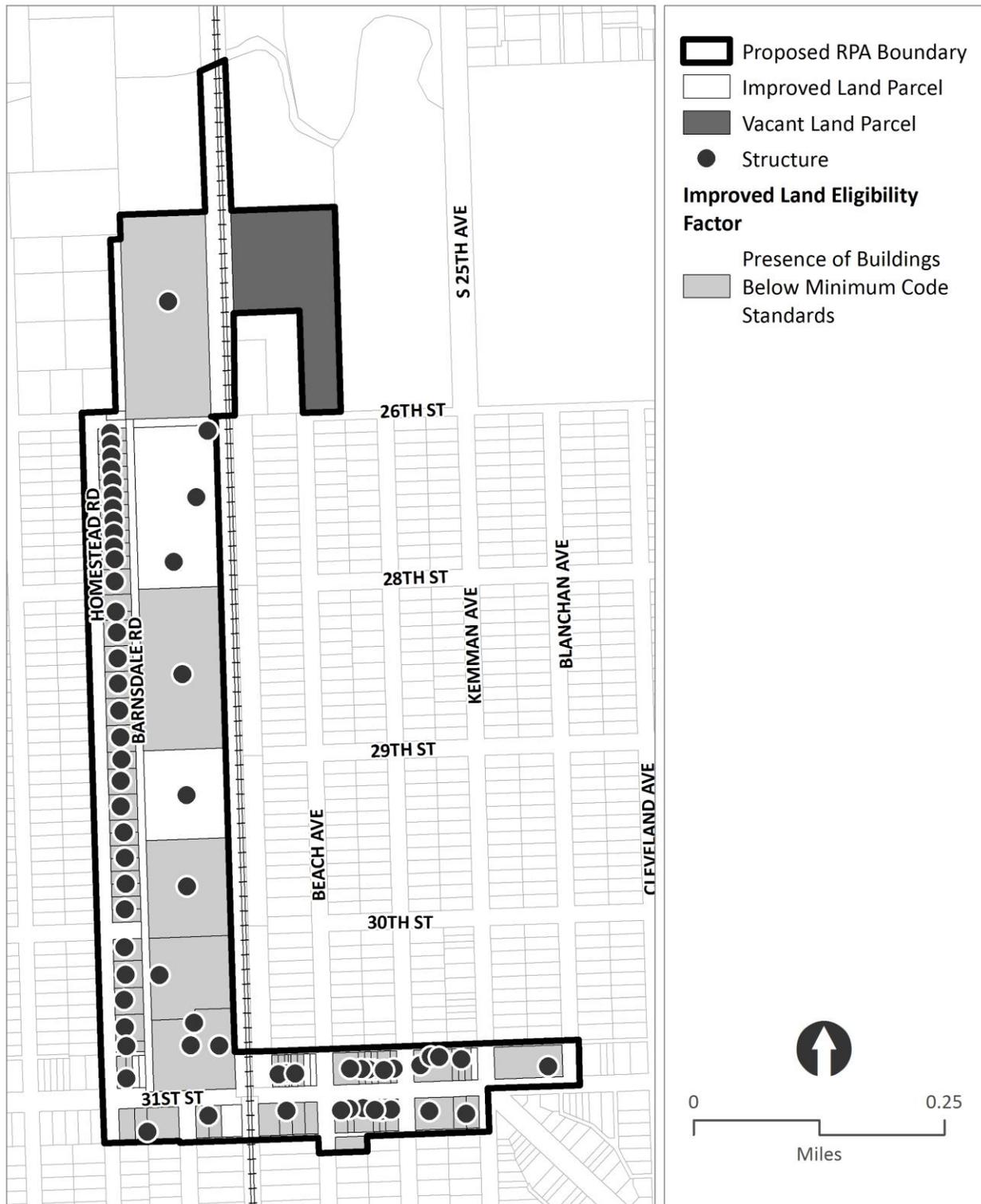
Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 6C: Improved Factor - Inadequate Utilities



Source: Esri, Village of La Grange Park, Cook County, SB Friedman

Map 6D: Improved Factor – Presence of Structures below Minimum Code Standards



Source: Esri, Village of La Grange Park, Cook County, SB Friedman

## 1. LACK OF GROWTH IN EQUALIZED ASSESSED VALUE

The total equalized assessed value (“EAV”) is a measure of the property value in the 31<sup>st</sup> Street/Barnsdale RPA. The EAV history of all the included improved tax parcels in the RPA was tabulated for the last six years (five year-to-year periods) for which assessed values and EAV were available. The most recent year for which final information was available is 2015. A lack of growth in EAV has been identified for the RPA in that:

- 1) The total EAV of improved parcels within the area has declined for five (5) of the last five (5) year-to-year periods;
- 2) The EAV growth rate of the RPA parcels has been less than the growth rate of the balance of the Village of La Grange Park for four (4) of the last five (5) year-to-year periods; and
- 3) The EAV growth rate has been less than the growth rate of the Consumer Price Index for five (5) of the last five (5) year-to-year periods.

The basis for these findings is summarized in **Table 1** below. Lack of growth in EAV within the RPA is one of the strongest indicators that the area as a whole has lacked growth and investment. This eligibility factor was analyzed area-wide and is considered to be present to a meaningful extent for all parcels within the 31<sup>st</sup> Street/Barnsdale RPA.

**Table 1: Percent Change in Annual Equalized Assessed Value for Improved Parcels**

	2010 - 2011	2011 - 2012	2012 - 2013	2013-2014	2014-2015
<b>RPA Parcels</b>	-14.3%	-11.2%	-6.2%	-0.01%	-3.9%
<b>Decline</b>	YES	YES	YES	YES	YES
<b>Village EAV less RPA Parcels</b>	-23.2%	-6.0%	-5.9%	0.6%	-2.8%
<b>RPA Parcels Growth Less than Village</b>	NO	YES	YES	YES	YES
<b>Consumer Price Index (CPI)</b>	2.7%	1.5%	1.1%	1.7%	-0.3%
<b>RPA Parcels Growth Less than CPI</b>	YES	YES	YES	YES	YES

Source: Cook County Assessor; Bureau of Labor Statistics, CPI: Midwest Size Class D, All Consumer Items; *SB Friedman*

## 2. DETERIORATION

Of the 89 total parcels (90 less the parcel containing the railroad right-of-way) in the RPA, physical deterioration was observed on 83 parcels (93%). The most common form of deterioration was on surface improvements, including parking, alleys and storage areas. Catalogued deterioration included cracks, alligating, crumbling curbs and protruding weeds. Building deterioration included stair stepping in brick, missing tuck-pointing, cracked foundations, deterioration to roof shingles, and leaking gutters. This factor was found to be meaningfully present and reasonably distributed throughout the RPA.

## 3. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Per the Act, structures below minimum code standards are those that do not meet applicable standards of zoning, subdivision, building, fire and other governmental codes. The principal purpose of such codes is to protect the health and safety of the public. As such, structures below minimum code standards may

jeopardize the health and safety of building occupants, pedestrians, or occupants of neighboring structures.

According to a review of building age data and interviews with the Village’s Building Department, all of the structures in the RPA were constructed prior to the adoption of the Village’s current Building Code (adopted in 1995 and amended in 2001, 2003, 2004 and 2013) and thus do not meet current codes. This factor is present on 78 of 89 improved parcels (88%) and in 63 of 67 buildings (94%). Although the development of these properties predates current codes and standards of the Village, the buildings may not be in direct violation of all ordinances, as they may have been “grandfathered in.” However, those structures developed without the benefit of current development standards may present a health or safety hazard. They may also reduce the overall competitiveness and economic viability of the area. Thus, we have concluded that this factor is present to a meaningful extent for 88% of parcels and 94% of buildings and is reasonably distributed throughout the RPA.

#### **4. INADEQUATE UTILITIES**

The Act defines inadequate utilities as underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electrical services, which are:

- 1) Of insufficient capacity to serve the uses in the redevelopment project area;
- 2) Deteriorated, antiquated, obsolete, or in disrepair; or
- 3) Lacking within the redevelopment project area.

Based on information provided by the Village in the Village of La Grange Park Combined Sewer Overflows Operational and Maintenance Plan (revised August 2009), as well as discussions with Village staff, eighty-nine (89) of 89 (100%) of improved parcels have inadequate utilities, including inadequate size of storm sewer main, resulting in flooding (area-wide) and a lack of stormwater management facilities on many parcels.

Based on these conditions, the inadequate utilities factor was found to be present to a meaningful extent for 100% of the improved parcels in the RPA.

### **Blighted Area Findings – Vacant Parcels**

To qualify as a “blighted area” under the Act, either one of the one-factor vacant land eligibility factors or two of the two-factor eligibility factors must be found present to a meaningful extent on the vacant parcel within the 31<sup>st</sup> Street/Barnsdale RPA. We have found the following factors under the two-factor eligibility test that meet these criteria:

1. Lack of Growth in Equalized Assessed Value
2. Obsolete Platting

**Maps 7A** and **7B** illustrate the vacant eligibility factors found to be present within the RPA, as a whole, by indicating each parcel where the respective factors were found to be present to a meaningful degree.

## 1. LACK OF GROWTH IN EQUALIZED ASSESSED VALUE

Similar to the improved parcels within the RPA boundary, the vacant parcel within the RPA has also experienced lack of growth in EAV. The vacant parcel in the RPA meets the relevant criteria in the following ways:

- 1) The EAV for the vacant parcel has declined in absolute terms for four (4) of the last five (5) year-to-year periods; and
- 2) The growth rate in EAV for the vacant parcel has been less than that of the Consumer Price Index for four (4) of the last five (5) year-to-year periods.

**Table 2** below displays the trends in EAV growth for vacant property over the last six years (five year-to-year periods). This eligibility factor is present to a meaningful extent for the one vacant parcel within the 31<sup>st</sup> Street/Barnsdale RPA.

**Table 2: Percent Change in Annual EAV for Vacant Parcels**

	2011	2012	2013	2014	2015
Vacant EAV	267,069	252,235	239,333	245,015	239,909
Annual Change in EAV	-72.9%	-5.6%	-5.1%	2.4%	-2.1%
<b>Decline in EAV</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>NO</b>	<b>YES</b>
<b>Consumer Price Index (CPI)</b>	2.7%	1.5%	1.1%	1.7%	-0.3%
<b>Growth Less than CPI</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>NO</b>	<b>YES</b>

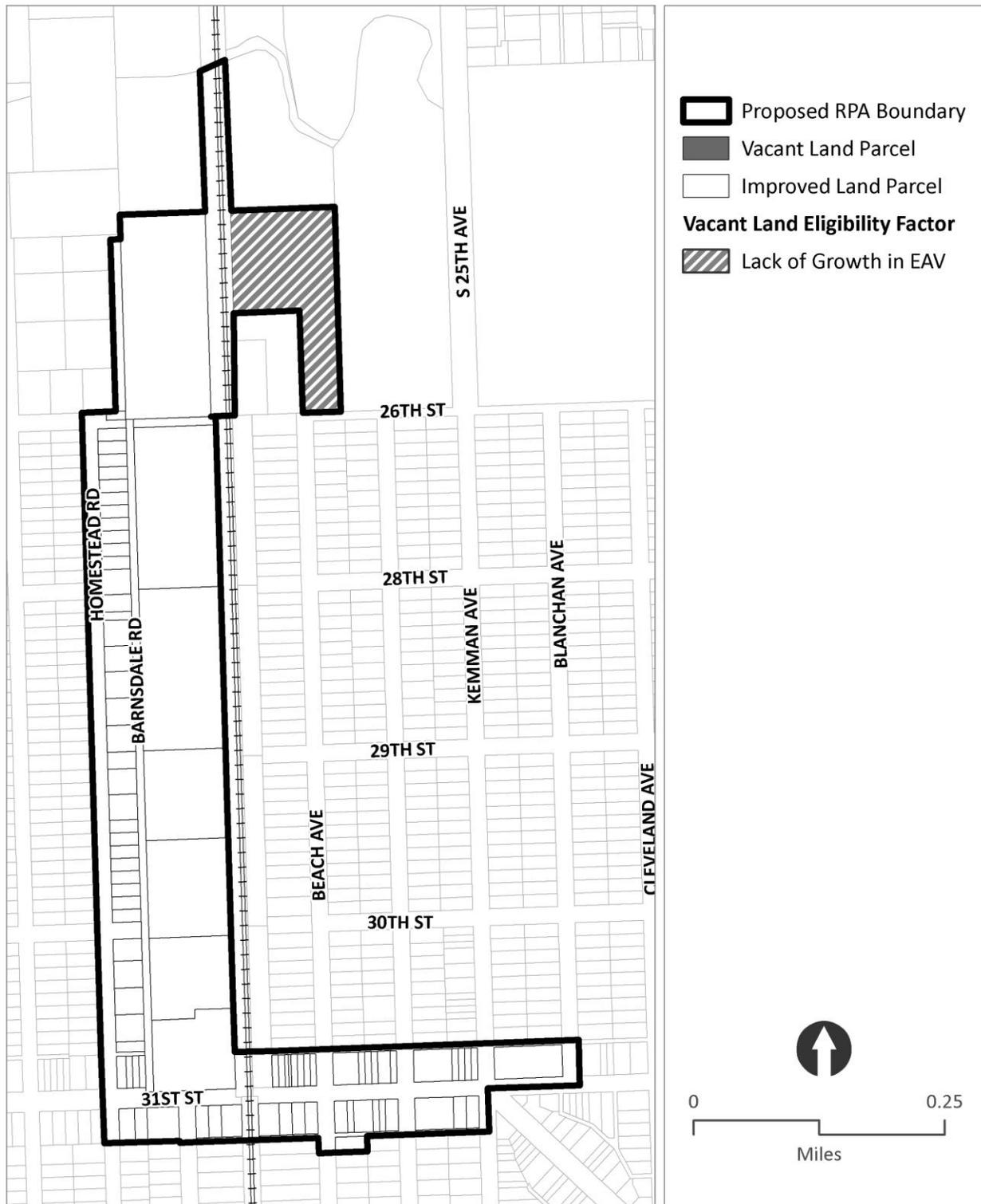
Source: Bureau of Labor Statistics, CPI: Midwest Size Class D, All Consumer Items; Cook County Assessor's Office; *SB Friedman*

## 2. OBSOLETE PLATTING

The one vacant land parcel within the RPA is characterized by obsolete platting and has remained vacant without plans for redevelopment. The existing platting does not meet the needs of the contemporary industrial users, particularly given that this parcel is accessible from only residential streets, does not allow for sufficient access to and frontage along the nearest right-of-way, and is largely located behind structures on adjacent parcels, which limits visibility. Therefore, this parcel is not compatible with contemporary development standards.

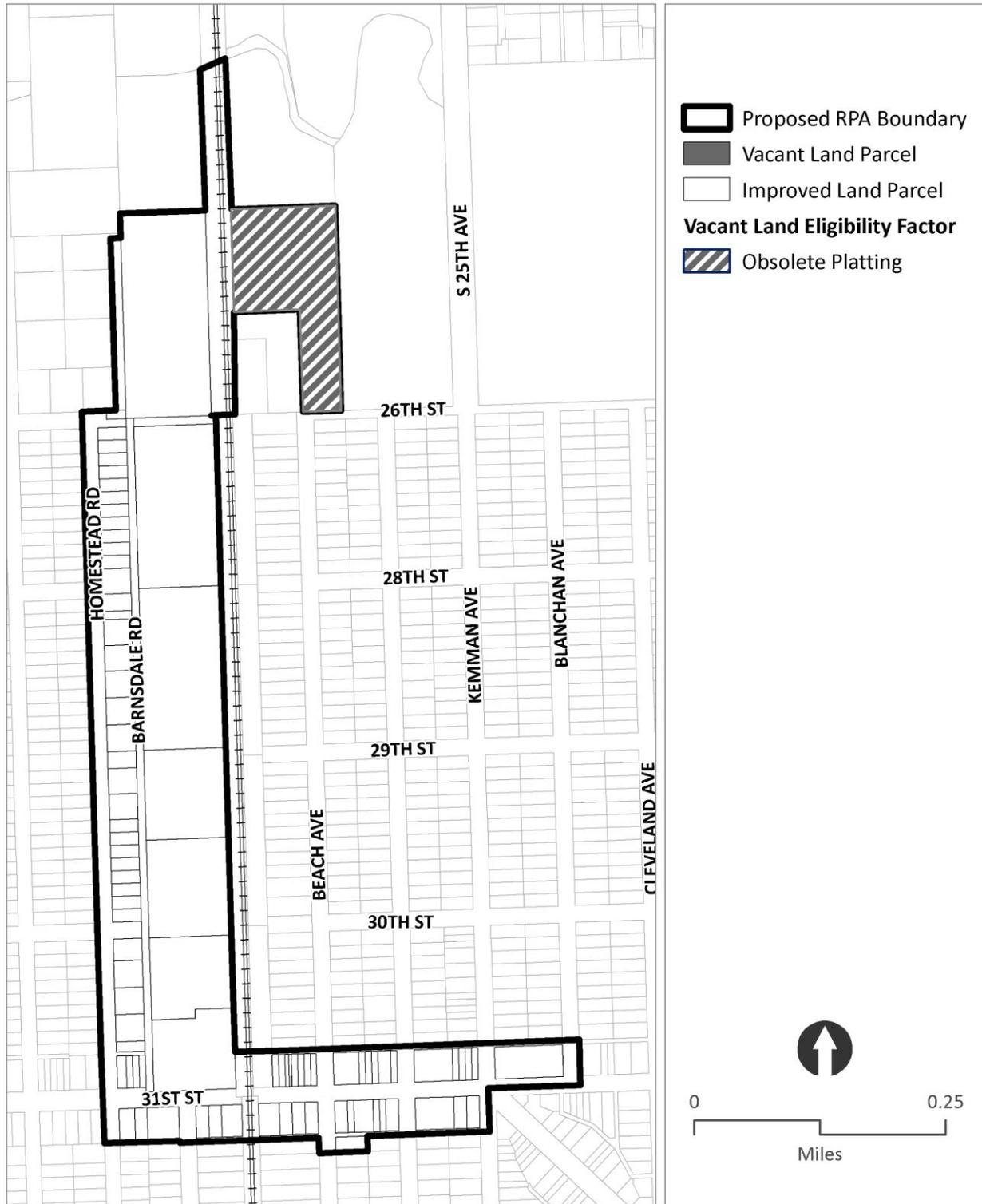
This factor was found to be present on the one vacant land parcel, or 100% of the vacant land area within the RPA.

Map 7A: Vacant Factor – Lack of Growth in EAV



Source: Esri, Village of La Grange Park, Cook County, SB Friedman

**Map 7B: Vacant Factor – Obsolete Platting**



Source: Esri, Village of La Grange Park, Cook County, SB Friedman

## 4. Redevelopment Plan and Project

### Redevelopment Needs of the 31<sup>st</sup> Street/Barnsdale RPA

The land use and existing conditions for the RPA suggest six (6) major redevelopment needs of the area:

1. Capital improvements that further the objectives set forth in this Redevelopment Plan;
2. Site preparation, environmental remediation and storm water management;
3. Redevelopment of vacant and underutilized parcels;
4. Streetscape and infrastructure improvements, including utilities and burying overhead power lines;
5. Rehabilitation of existing buildings; and
6. Resources for commercial, residential and public development.

Currently, the RPA is characterized by aging buildings and a vacant parcel that are characterized by a lack of growth in property values, deterioration, failure to meet current code standards, obsolescence, and inadequate utilities. These conditions reduce the value of the commercial and industrial properties in the area and make the RPA less competitive, overall, with commercial and industrial property in other communities, thus limiting local area employment opportunities, and contributing to the lack of new investment in the RPA.

The public improvements outlined in this Redevelopment Plan will create an environment conducive to private investment and redevelopment within the 31<sup>st</sup> Street/Barnsdale RPA. The goals, objectives and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the 31<sup>st</sup> Street/Barnsdale RPA.

### Goals, Objectives and Strategies

Goals, objectives and strategies, designed to address the needs of the community, form the overall framework of this Redevelopment Plan and consider the use of anticipated tax increment funds generated within the 31<sup>st</sup> Street/Barnsdale RPA.

**GOAL.** The overall goal of this TIF Eligibility Study and Redevelopment Plan and Project is to reduce or eliminate conditions that qualify the 31<sup>st</sup> Street/Barnsdale RPA as both a “conservation area” for improved parcels and a “blighted area” for vacant parcels, and to provide the direction and mechanisms necessary to re-establish the RPA as a vibrant mixed-use district. Implementing the Redevelopment Plan may stimulate the redevelopment of obsolete, ill-configured and underutilized parcels, and provide new or improved public infrastructure, facilities and utilities. Redevelopment of the RPA will revitalize the area around the 31<sup>st</sup> Street and Barnsdale corridors, strengthen the economic base, and enhance the quality of life of the Village as a whole.

Rehabilitation and redevelopment of the RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use Tax Increment Financing, as well as other funding sources, to reinforce and encourage further private investment.

**OBJECTIVES.** Five (5) objectives support the overall goal of area-wide revitalization of the 31<sup>st</sup> Street/Barnsdale RPA. These objectives include:

1. Facilitate the physical improvement and/or rehabilitation of existing structures and façades within the 31<sup>st</sup> Street/Barnsdale RPA, and encourage the construction of new commercial, industrial, civic/cultural and recreational development, where appropriate;
2. Facilitate and encourage development of vacant and underutilized property within the RPA, including assembly, site preparation, environmental clean-up where necessary, and marketing of available sites, as allowed by the Act. The Village may use TIF funds to encourage new private sector development by reimbursing developers for eligible construction costs, such as, but not limited to public improvements, demolition, environmental remediation and site preparation;
3. Foster the replacement, repair, construction and/or improvement of public infrastructure where needed, including public utilities, public park and recreational facilities, sidewalks, streets, curbs, gutters, underground water and sanitary systems, and storm water detention of adequate capacity to create an environment conducive to private investment;
4. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the RPA, create a cohesive identity for the RPA and surrounding area, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas; and
5. Support the goals and objectives of other overlapping plans, including the Village of La Grange Park Comprehensive Strategic Plan published in 2006 (the “2006 Comprehensive Plan”) and other TIF redevelopment plans, and coordinate available federal, state and local resources to further the goals of this Redevelopment Plan and Project.

**STRATEGIES.** These objectives will be implemented through four (4) specific and integrated strategies. These include:

1. **Facilitate Property Assembly, Demolition, and Site Preparation.** The Village may acquire and assemble property throughout the RPA to attract future private investment and development, and to meet the goals, policies or objectives of this Redevelopment Plan. Consolidating ownership of these sites will enhance marketability potential developers and streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Redevelopment Plan.

Land assemblage by the Village may be done by purchase, exchange, donation, lease, or eminent domain, and may be for the purposes of: (a) public use; (b) sale, lease or conveyance to private developers; or (c) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Before acquiring any properties, the Village may require written development agreements with developers. As appropriate, the Village may devote acquired property to temporary uses until such property is scheduled for disposition and development.

2. **Implement Public Improvements.** A series of public improvements throughout the 31<sup>st</sup> Street/Barnsdale RPA may be designed and implemented to help define and create an identity for the area and prepare sites for anticipated private investment. Public improvement projects create a more conducive environment for new development, as they send a message that the public sector is willing to invest in the area; such improvements can also motivate existing building owners to improve their properties as well. Public improvements that are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include streetscapes, improved street and sidewalk lighting, resurfacing of sidewalks, streets and other paved surfaces, improvement of underground infrastructure and physical plants, storm water detention of adequate capacity, the creation and/or rehabilitation of parks, trails and open space, and other public improvements and utilities consistent with this Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation or restoration of public improvements on one or more parcels.

3. **Encourage Private Sector Activities.** Through the creation and support of public-private partnerships or through written agreements, the Village may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Redevelopment Plan and Project.
4. **Assist Existing Businesses and Property Owners.** The Village may provide assistance to support existing businesses and property owners in the RPA. This may include financial and other assistance for building rehabilitation, façade improvements, leasehold improvements, and construction of private and public facilities, such as plazas and other pedestrian amenities, that are consistent with the goals of this Redevelopment Plan and Project.

## Proposed Future Land Use

The proposed future land use of the 31<sup>st</sup> Street/Barnsdale RPA reflects the objectives of this Redevelopment Plan, which are to support the improvement of the RPA as an active mixed-use district and to support other improvements that serve the redevelopment interests of the local community, current business owners and the Village. The proposed objectives are compatible with historic land use patterns and support current development trends in the area.

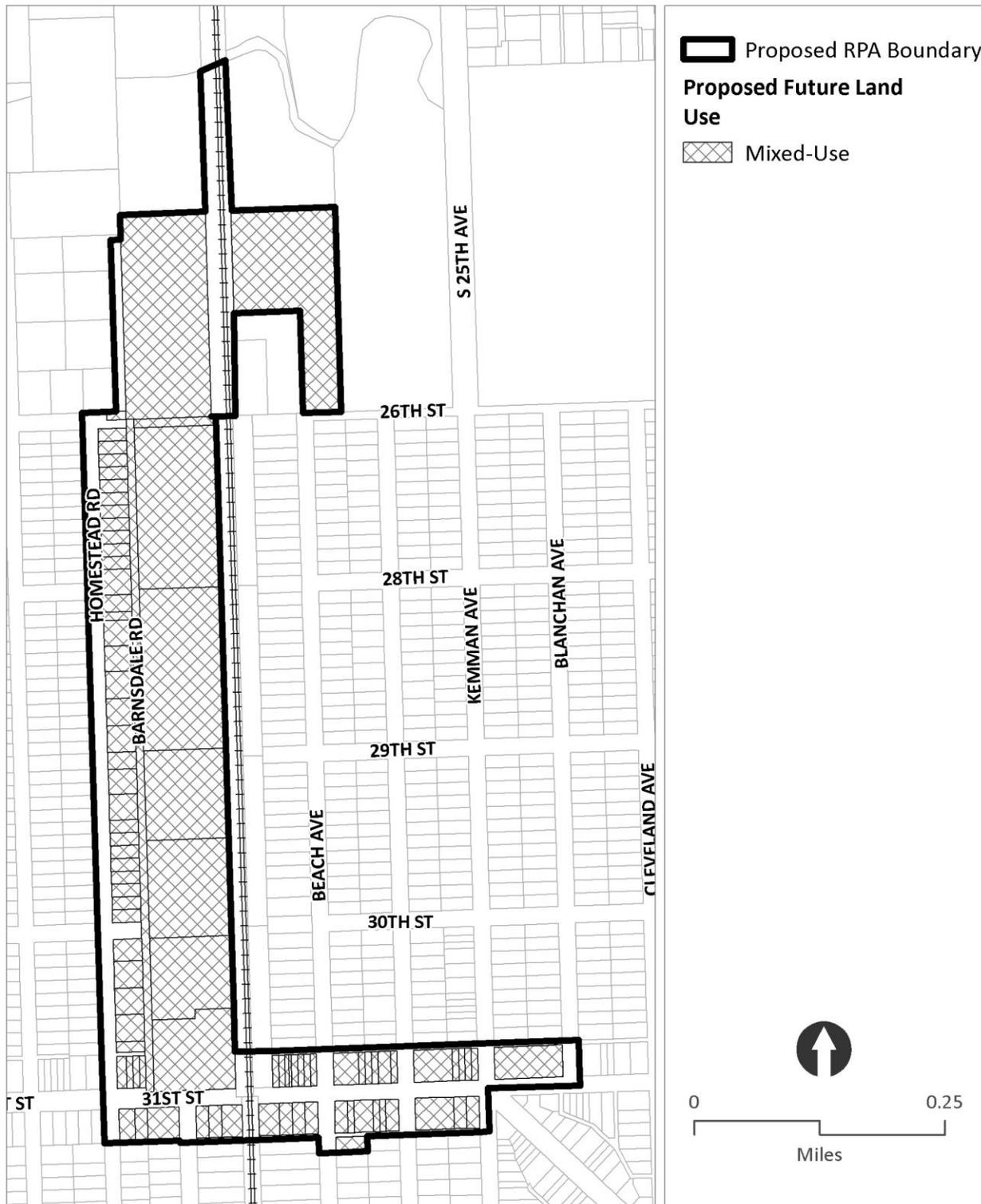
The proposed land uses are detailed in **Map 8**, which shows a mixed-use designation throughout the RPA. For the purposes of this plan, the mixed-use designation is meant to allow for a variety of uses throughout the RPA, in a manner that is consistent with the 2006 Comprehensive Plan and other Village Board-approved planning documents guiding land use. The mixed-use designation allows for the following land uses within the RPA:

- Commercial
- Industrial
- Residential

- Public/Private Institutional (Including Public Facilities)
- Community Facilities
- Park/Open Space
- Right-of-Way
- Utility

It is anticipated that the majority of new development will be mixed-use in nature. Institutional facilities and parks/open space may also be developed or redeveloped throughout the RPA. The uses listed above are to be predominant uses for the area indicated and are not exclusive of any other uses. The future land uses outlined above are consistent with the 2006 Comprehensive Plan and the future land use designation does not supersede the area's underlying zoning.

Map 8: Proposed Future Land Use



Source: Esri, Village of La Grange Park, Cook County, SB Friedman

## Housing Impact and Related Matters

As set forth in the Act, if a redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a Housing Impact Study and incorporate the study into the Redevelopment Plan and Project document.

The consultant's field survey found that there are 181 housing units within the RPA. The Village of La Grange Park hereby certifies that no displacement will occur as a result of activities pursuant to this Redevelopment Plan. Therefore, a Housing Impact Study is not required under the Act.

# 5. Financial Plan

## Eligible Costs

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan pursuant to the Act. The Village proposes to realize its goals and objectives of redevelopment through public finance techniques, including, but not limited to, Tax Increment Financing, and by undertaking certain activities and incurring certain costs. The Village may also reimburse private entities for certain costs incurred in the development and/or redevelopment process. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, and 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 (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(1).
2. The costs of marketing sites within the RPA to prospective businesses, developers and investors.
3. 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, 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 as more fully set forth in 65 ILCS 5/11-74.4-3(q)(2).
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(3); and the costs 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.
5. Costs of the construction of public works or improvements, subject to the limitations in Section 11-74.4-3(q)(4) of the Act.
6. Costs of job training and retraining projects, including the costs of “welfare to work” programs implemented by businesses located within the RPA, and such proposals that feature a community-based training program, which ensures maximum reasonable opportunities for residents of the Village, with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills, including residents of public and other subsidized housing and people with disabilities, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(5).

7. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and that may include payment of interest on any obligations issued thereunder, including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto.
8. 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 this Redevelopment Plan.
9. 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, or by Section 11-74.4-3(n)(7) of the Act.
10. Payment in lieu of taxes as defined in the Act.
11. Costs of job training, retraining, 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, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the RPA; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a.
12. Interest costs incurred by a developer, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(11), related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - a. Such costs are to be paid directly from the special tax allocation fund established, pursuant to the Act;
  - b. Such payments in any one year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer with regard to the development project during that year;
  - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  - d. The total of such interest payments paid, pursuant to the Act, may not exceed thirty percent (30%) of the total of: (i) cost paid or incurred by the developer for the

- redevelopment project; and (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the Village, pursuant to the Act;
- e. For the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of seventy-five percent (75%) shall be substituted for thirty percent (30%) in subparagraphs 12b and 12d above; and
  - f. Instead of the interest costs described above in paragraphs 12b and 12d, a municipality may pay from tax incremental revenues up to fifty percent (50%) of the cost of construction, renovation and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act.
13. An elementary, secondary or unit school district's increased per pupil tuition costs attributable to net new pupils added to the district living in assisted housing units will be reimbursed, as further defined in the Act.
  14. A library district's increased per patron costs attributable to net new persons eligible to obtain a library card living in assisted housing units, as further defined in the Act.

Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

If a Special Service Area is established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

## Estimated Redevelopment Project Costs

The estimated eligible costs of this Redevelopment Plan are shown in **Table 3** on the following page. The total of eligible redevelopment costs provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan. Additional funding in the form of state and federal grants, private developer contributions, and other outside sources may be pursued by the Village as a means of financing improvements and facilities, which are of benefit to the general community.

**Table 3: Estimated TIF-Eligible Redevelopment Project Costs**

<b>Project/Improvement</b>	<b>Estimated Project Costs</b>
Administration and Professional Service Costs	\$500,000
Costs of Studies, Surveys, Plans, etc. as Authorized in the Act	\$250,000
Site Marketing Costs	\$200,000
Property Assembly Costs (including acquisition and site preparation)	\$3,000,000
Costs of Building Rehabilitation	\$3,000,000
Costs of Construction of Public Works or Improvements	\$7,000,000
Costs of Job Training or Retraining (Businesses)	\$50,000
Financing Costs	\$100,000
Taxing District Capital Costs [1]	\$50,000
Relocation Costs	\$100,000
Payments in Lieu of Taxes	\$100,000
Costs of Job Training (Community College)	\$50,000
Interest Costs (Developer or Property Owner)	\$250,000
<b>TOTAL REDEVELOPMENT PROJECT COSTS [2] [3] [4]</b>	<b>\$14,650,000</b>

[1] This category may include paying for or reimbursing capital costs of taxing districts impacted by the redevelopment of the RPA. As permitted by the Act, to the extent the Village by written agreement accepts and approves the same, the Village may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Redevelopment Plan.

[2] Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest, costs of issuance, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

[3] The amount of the Total Redevelopment Project Costs that can be incurred in the RPA may be reduced by the amount of Redevelopment Project Costs incurred in contiguous RPAs, or those separated from the RPA only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the RPA, but may not be reduced by the amount of Redevelopment Project Costs incurred in the RPA that are paid from incremental property taxes generated in contiguous RPAs or those separated from the RPA only by a public right-of-way.

[4] All costs are in 2016 dollars and may be increased by 5% after adjusting for annual inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers in U.S. Cities, published by the U.S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

Adjustments to the estimated line item costs in **Table 3** are expected and may be made by the Village without amendment to this Redevelopment Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs because of changed redevelopment costs and needs.

## Phasing and Scheduling of the Redevelopment

Each private project within the 31<sup>st</sup> Street/Barnsdale RPA receiving TIF benefits shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the Village. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs are estimated to be retired, no later than December 31 of the year in which the payment to the Village Finance Director 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 redevelopment project area is adopted (by December 31, 2041, if the ordinances establishing the RPA are adopted during 2017).

## Sources of Funds to Pay Costs

Funds necessary to pay for redevelopment project costs and/or municipal obligations, which may be issued or incurred to pay for such costs, are to be derived principally from tax increment revenues and/or proceeds from municipal obligations, which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the Village may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The Village may incur redevelopment project costs that are paid from the funds of the Village other than incremental taxes, and the Village then may be reimbursed for such costs from incremental taxes.

The tax increment revenue, which will be used to fund tax increment obligations and eligible redevelopment project costs, shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current equalized assessed value of each taxable lot, block, tract, or parcel of real property in the RPA over and above the certified initial equalized assessed value of each such property. Without the use of such incremental revenues, the RPA is not likely to redevelop.

Other sources of funds, which may be used to pay for development costs and associated obligations issued or incurred, include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

The 31<sup>st</sup> Street/Barnsdale RPA may be or become contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act (65 ILCS 5/11 74.4 4 et. seq.). The Village may utilize net incremental property tax revenues received from the 31<sup>st</sup> Street/Barnsdale RPA to pay eligible redevelopment project costs, or 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 31<sup>st</sup> Street/Barnsdale RPA 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 within the 31<sup>st</sup> Street/Barnsdale RPA, shall not at any time exceed the Total Redevelopment Project Costs described in **Table 3** of this Redevelopment Plan.

If necessary, the redevelopment plans for other contiguous redevelopment project areas that may be or already have been created under the Act may be drafted or amended, as applicable, to add appropriate and parallel language to allow for sharing of revenues between such districts.

## Issuance of Obligations

To finance project costs, the Village may issue bonds or obligations secured by the anticipated tax increment revenue generated within the 31<sup>st</sup> Street/Barnsdale RPA, or such other bonds or obligations as the Village may deem as appropriate. The Village may require the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired within the timeframe described under “Phasing and Scheduling of the Redevelopment” above. Also, the final maturity date of any such obligations that are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the Village shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves and bond sinking funds. To the extent that real property tax increment is not required for such purposes, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act.

## Most Recent Equalized Assessed Value of Properties in the RPA

The purpose of identifying the most recent EAV of the 31<sup>st</sup> Street/Barnsdale RPA is to provide an estimate of the initial EAV, which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the 31<sup>st</sup> Street/Barnsdale RPA. The 2015 EAV (the most recent year in which assessed values and the equalizer were available) of all taxable parcels in the 31<sup>st</sup> Street/Barnsdale RPA is \$14,457,365. This total EAV amount by PIN is summarized in **Appendix 2**. The EAV is subject to verification by the Cook County Assessor. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the “Certified Initial EAV” from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County.

## Anticipated Equalized Assessed Value

By tax year 2040 (collection year 2041), the total taxable EAV for the 31<sup>st</sup> Street/Barnsdale RPA is anticipated to be approximately \$23 million. This estimate is based on several key assumptions, including: (1) an inflation factor of 2.0% per year on the EAV of all properties within the 31<sup>st</sup> Street/Barnsdale RPA; (2) an equalization factor of 2.6685; and (3) no significant redevelopment occurring within the RPA.

## 6. Required Findings and Tests

### Lack of Growth and Private Investment

The Village is required to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a Tax Increment Financing district.

Limited private investment has occurred in the 31<sup>st</sup> Street/Barnsdale RPA during the past five years (2010-2015). One key indicator of private investment is construction-related permit activity. An analysis of building permit data provided by the Village of La Grange Park shows, there have been no new construction permits during the last five years between 2010 and 2015, though 11 properties within the RPA were issued renovation/remodel and/or alteration/addition. All other permits were issued for routine maintenance. Furthermore, despite renovation or maintenance of certain properties, overall equalized assessed value (“EAV”) has declined over the five-year period. Overall, the redevelopment activity has been piecemeal and isolated.

As outlined in the preceding sections and shown in **Table 4** below, the RPA as a whole has lagged behind the growth and development experienced elsewhere in the Village. This conclusion is demonstrated by the following:

- 1) The total EAV of improved parcels within the area has declined for four (4) of the last five (5) year-to-year periods;
- 2) The EAV growth rate of the RPA parcels has been less than the growth rate of the balance of the Village of La Grange Park for four (4) of the last five (5) year-to-year periods; and
- 3) The EAV growth rate has been less than the growth rate of the Consumer Price Index for five (5) of the last five (5) year-to-year periods.

Lack of growth in EAV is one of the strongest indicators that an area is suffering from decline and a lack of private investment.

**Table 4: Percent Change in Annual EAV for All RPA Parcels**

	2010 - 2011	2011 - 2012	2012 - 2013	2013-2014	2014-2015
<b>RPA Parcels</b>	-17.0%	-11.1%	-6.2%	0.03% [1]	-3.9%
<b>Decline</b>	YES	YES	YES	NO	YES
<b>Village EAV less RPA Parcels</b>	-23.1%	-6.0%	-5.9%	0.6%	-2.8%
<b>RPA Parcels Growth Less than Village</b>	NO	YES	YES	YES	YES
<b>Consumer Price Index (CPI)</b>	2.7%	1.5%	1.1%	1.7%	-0.3%
<b>RPA Parcels Growth Less than CPI</b>	YES	YES	YES	YES	YES

Source: Cook County Assessor; Bureau of Labor Statistics, CPI: Midwest Size Class D, All Consumer Items; *SB Friedman*

**Finding:** *The 31<sup>st</sup> Street/Barnsdale RPA 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 the adoption of this Redevelopment Plan.*

## But for...

The Village is required to find that, but for the designation of the TIF district and the use of Tax Increment Financing, it is unlikely that significant investment will occur in the 31<sup>st</sup> Street/Barnsdale RPA.

Without the support of public resources, the redevelopment objectives for the RPA would most likely not be realized. Infill redevelopment and the area-wide infrastructure improvements needed to redevelop and revitalize the 31<sup>st</sup> Street/Barnsdale RPA as a vibrant mixed-use district are extensive and costly, and the private market, on its own, has shown little ability to absorb all of these costs.

The inadequate public utilities infrastructure, deterioration, and presence of structures below minimum code standards in sections of the RPA affect all of La Grange Park, as the area is a central commercial node for the community, and negatively impact the redevelopment potential of the RPA. Public resources to assist with rehabilitation of aged buildings and public infrastructure improvements are needed to leverage private investment. Public infrastructure investments are costly and necessary pre-conditions to bringing private development. The Village's general fund has not been able to fund all of the needed improvements. In addition, infill redevelopment is challenging, especially given the diverse ownership and need to assemble multiple parcels. TIF funds can be used to fund infrastructure and streetscape improvements, site assembly and preparation, and building rehabilitation. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur.

**Finding:** *But for the adoption of this Redevelopment Plan, critical resources will be lacking that would otherwise support the redevelopment of the 31<sup>st</sup> Street/Barnsdale RPA, and the 31<sup>st</sup> Street/Barnsdale RPA would not reasonably be anticipated to be developed.*

## Conformance to the Plans of the Village

The 31<sup>st</sup> Street/Barnsdale RPA and Redevelopment Plan must conform to the comprehensive plan for the Village, conform to the strategic plans, or include land uses that have been approved by the Village Council.

The 2006 Comprehensive Plan identifies the RPA as one of two major commercial areas. As indicated in the vision statement, "the 31<sup>st</sup> Street Business District is a more traditional street environment featuring a variety of restaurants, antique shops, a hardware store, and an assortment of professional and medical offices." Further detail recommends that the RPA remain with a mixture of land uses. Those land uses include: retail, office, medical businesses, residential and open space. The 2006 Plan states that 31<sup>st</sup> Street "will foster a pedestrian-friendly environment that serves as a retail, professional and personal services center." Thus, the Redevelopment Plan conforms to this vision.

## Estimated Dates of Completion

The estimated dates of completion of a project and retirement of obligations are described in “Phasing and Scheduling of the Redevelopment” in Section 5 above. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2041, if the ordinances establishing the RPA are adopted during 2017.

## Financial Impact of the Redevelopment Project

As explained above, without the adoption of this Redevelopment Plan and Tax Increment Financing, the 31<sup>st</sup> Street/Barnsdale RPA is not expected to be redeveloped by private enterprise. Additionally, there is a genuine threat that the conservation area may become blighted, and that the entire area will become a less attractive place to maintain and improve existing buildings and sites. The lagging growth of property values also may lead to a decline of property values in surrounding areas and could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the Village to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the 23-year life of the 31<sup>st</sup> Street/Barnsdale RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting rehabilitation and development in the 31<sup>st</sup> Street/Barnsdale RPA.

This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when Tax Increment Financing is utilized, real estate tax increment revenues from the increases in EAV over and above the Certified Initial EAV (established at the time of adoption of this document) may be used to pay eligible redevelopment project costs for the 31<sup>st</sup> Street/Barnsdale RPA. At the time when the 31<sup>st</sup> Street/Barnsdale RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the RPA will be distributed to all taxing district levying taxes against property located in the RPA. These revenues will then be available for use by the affected taxing districts.

## Demand on Taxing District Services and Program to Address Financial and Service Impact

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such financial impacts or increased demand.

The Village intends to monitor development in the area and, with the cooperation of the affected taxing districts, work to address any increased needs in connection with any particular development.

Given the preliminary nature of this Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the

scope of this Plan. The following major taxing districts presently levy taxes on properties within the 31<sup>st</sup> Street/Barnsdale RPA:

- Cook County
- Forest Preserve of Cook County
- Proviso Township
- Village of La Grange Park
- Community Park District of La Grange Park
- La Grange Park Public Library District
- Metro Water Reclamation District of Greater Chicago
- Des plaines Valley Mosquito Abatement District
- School District 94
- School District 95
- School District 102
- Lyons Township High School District 204
- Riverside Brookfield High School District 208
- Proviso Township High School District 209
- DuPage Community College District 502
- Triton Community College District 504

Replacement of vacant and underutilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. At this time, no special programs are proposed for these taxing districts. Should demand increase, the Village will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

## 7. Provisions for Amending Action Plan

This Redevelopment Plan and Project document may be amended pursuant to the provisions of the Act.

## **8. Commitment to Fair Employment Practices and Affirmative Action Plan**

The Village of La Grange Park hereby affirms its commitment to fair employment practices and an affirmative action plan. All agreements with outside contractors and/or developers and partners will be required to follow all applicable laws concerning these issues.

# Appendix 1: Boundary Legal Description

## Of Property Described As:

1. THAT PART OF SECTIONS 27, 28 AND 33 IN TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:
2. BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF 31<sup>ST</sup> STREET WITH THE CENTER LINE OF KENMAN AVENUE, BEING ALSO THE NORTHEAST CORNER OF SECTION 33 AFORESAID;
3. THENCE SOUTH ALONG SAID CENTER LINE OF KENMAN AVENUE, AND THE EAST LINE OF SECTION 33 AFORESAID TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 31<sup>ST</sup> STREET;
4. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 31<sup>ST</sup> STREET TO THE NORTHEAST CORNER OF LOT 19 IN BLOCK 2 IN H.O. STONE AND COMPANY'S ADDITION TO LA GRANGE IN SECTION 33 AFORESAID;
5. THENCE SOUTH ALONG THE EAST LINE OF LOT 19 IN BLOCK 2 IN H.O. STONE AND COMPANY'S ADDITION TO LA GRANGE TO THE SOUTH LINE THEREOF;
6. THENCE WEST ALONG SAID SOUTH LINE OF LOT 19 IN BLOCK IN H.O. STONE AND COMPANY'S ADDITION TO LA GRANGE AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF BEACH AVENUE;
7. THENCE NORTH ALONG SAID WEST LINE OF BEACH AVENUE TO THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 31<sup>ST</sup> STREET;
8. THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 31<sup>ST</sup> STREET AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF BARNSDALE ROAD;
9. THENCE NORTH ALONG SAID WEST LINE OF BARNSDALE ROAD TO THE CENTER LINE OF THE VACATED 16 FOOT WIDE ALLEY SOUTH OF 31<sup>ST</sup> STREET;
10. THENCE WEST ALONG SAID CENTER LINE OF THE VACATED 16 FOOT WIDE ALLEY SOUTH OF 31<sup>ST</sup> STREET TO THE EAST LINE OF LOT 3 IN BLOCK 13 IN LA GRANGE PARK HOMESITES, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER LYING EAST OF THE CENTER LINE OF 5<sup>TH</sup> AVENUE IN SECTION 33 AFORESAID;
11. THENCE NORTH ALONG SAID EAST LINE OF LOT 3 IN BLOCK 13 IN LA GRANGE PARK HOMESITES TO THE NORTH LINE THEREOF;
12. THENCE WEST ALONG SAID NORTH LINE OF LOT 3 IN BLOCK 13 IN LA GRANGE PARK HOMESITES AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF HOMESTEAD ROAD;
13. THENCE NORTH ALONG SAID WEST LINE OF HOMESTEAD ROAD TO THE NORTH LINE OF 26<sup>TH</sup> STREET;

14. THENCE EAST ALONG SAID NORTH LINE OF 26<sup>TH</sup> STREET AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF BARNSDALE ROAD;
15. THENCE NORTH ALONG SAID WEST LINE OF BARNSDALE ROAD TO THE NORTH LINE THEREOF;
16. THENCE EAST ALONG SAID NORTH LINE OF BARNSDALE ROAD TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28 AFORESAID;
17. THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 28 TO THE NORTH LINE OF THE SOUTH 800 FEET OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID;
18. THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 800 FEET OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK TO A LINE WHICH IS 25 FEET WEST OF AND PARALLEL WITH THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY;
19. THENCE NORTH ALONG SAID LINE WHICH IS 25 FEET WEST OF AND PARALLEL WITH THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY TO THE CENTER LINE OF SALT CREEK;
20. THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF SALT CREEK TO THE EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY;
21. THENCE SOUTH ALONG SAID EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY TO THE NORTH LINE OF THE SOUTH 800 FEET OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID;
22. THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 800 FEET OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID TO THE EAST LINE OF LOT 1 AFORESAID;
- THENCE SOUTH ALONG SAID EAST LINE OF LOT 1 IN THE DIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF SALT CREEK IN SECTION 28 AFORESAID TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;
23. THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 TO A POINT BEING 632 FEET WEST OF THE EAST LINE OF THEREOF, BEING ALSO THE CENTER LINE OF BEACH AVENUE EXTENDED NORTH;
24. THENCE NORTH ALONG SAID CENTER LINE OF BEACH AVENUE EXTENDED NORTH TO A LINE 400 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 AFORESAID;
25. THENCE WEST ALONG SAID LINE 400 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 TO THE EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD;

26. THENCE SOUTH ALONG SAID EAST LINE OF THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 AFORESAID;
27. THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 TO THE A LINE WHICH IS 25 FEET WEST OF AND PARALLEL WITH THE ORIGINAL 75 FOOT RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD COMPANY;
28. THENCE SOUTH ALONG SAID WEST LINE OF THE INDIANA HARBOR BELT RAILROAD RIGHT OF WAY TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 31<sup>ST</sup> STREET;
29. THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 31<sup>ST</sup> STREET TO THE EAST LINE OF BLANCHAN AVENUE;
30. THENCE SOUTH ALONG SAID EAST LINE OF BLANCHAN AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO THE CENTER LINE OF 31<sup>ST</sup> STREET, BEING ALSO THE NORTH LINE OF SECTION 33 AFORESAID;
31. THENCE WEST ALONG SAID CENTER LINE OF 31<sup>ST</sup> STREET AND THE NORTH LINE OF SECTION 33 TO ITS INTERSECTION WITH THE CENTER LINE OF KENMAN AVENUE, BEING ALSO THE NORTHEAST CORNER OF SECTION 33 AFORESAID, AND THE POINT OF BEGINNING;
32. IN COOK COUNTY, ILLINOIS.

## Appendix 2: Summary of EAV (by PIN)

Record #	PIN	2015 EAV
1	15-27-324-030-0000	481,998
2	15-28-204-008-0000	1,180,966
3	15-28-204-009-0000	239,909
4	15-28-212-011-0000	-
5	15-28-405-010-0000	-
6	15-28-405-013-0000	478,836
7	15-28-405-014-0000	301,138
8	15-28-405-015-0000	-
9	15-28-405-016-0000	-
10	15-28-405-017-0000	988,463
11	15-28-405-018-0000	1,246,408
12	15-28-405-019-0000	740,509
13	15-28-421-023-0000	124,707
14	15-28-421-024-0000	124,707
15	15-28-421-026-0000	106,697
16	15-28-421-027-0000	69,645
17	15-28-421-028-0000	14,407
18	15-28-421-029-0000	13,404
19	15-28-421-032-0000	83,620
20	15-28-421-033-0000	42,677
21	15-28-428-010-0000	103,412
22	15-28-428-011-0000	75,887
23	15-28-428-012-0000	75,887
24	15-28-428-013-0000	-
25	15-28-429-023-0000	127,765
26	15-28-429-024-0000	173,762
27	15-28-429-025-0000	68,714
28	15-28-429-028-0000	129,689
29	15-28-429-030-0000	165,447
30	15-28-429-032-1001	77,096
31	15-28-429-032-1002	77,096
32	15-28-429-032-1003	77,096
33	15-28-429-032-1004	119,322
34	15-28-430-034-0000	21,500
35	15-28-430-035-0000	35,534
36	15-28-430-036-0000	35,534

Record #	PIN	2015 EAV
37	15-28-430-037-0000	17,492
38	15-28-430-041-0000	524,390
39	15-33-204-001-0000	94,622
40	15-33-204-002-0000	87,260
41	15-33-204-003-0000	246,812
42	15-33-205-001-0000	112,899
43	15-33-205-002-0000	105,235
44	15-33-205-003-0000	4,838
45	15-33-205-004-0000	48,705
46	15-33-205-005-0000	196,228
47	15-33-205-006-0000	196,228
48	15-33-205-007-0000	201,322
49	15-33-206-001-0000	246,407
50	15-33-206-002-0000	131,191
51	15-33-206-006-0000	158,047
52	15-33-206-007-0000	71,100
53	15-33-206-008-0000	97,710
54	15-33-206-025-0000	-
55	15-33-207-004-0000	222,321
56	15-33-207-005-0000	222,321
57	15-33-207-025-0000	771,802
58	15-33-206-009-0000	-
59	15-28-404-001-0000	64,180
60	15-28-404-002-0000	83,564
61	15-28-404-003-0000	84,207
62	15-28-404-004-0000	70,435
63	15-28-404-005-0000	72,090
64	15-28-404-006-0000	65,549
65	15-28-404-007-0000	70,435
66	15-28-404-008-0000	65,469
67	15-28-404-009-0000	66,037
68	15-28-404-010-0000	86,494
69	15-28-404-011-0000	66,035
70	15-28-404-013-0000	193,325
71	15-28-413-013-0000	25,284
72	15-28-413-016-0000	94,673
73	15-28-413-018-0000	101,558

Record #	PIN	2015 EAV
74	15-28-413-019-0000	125,518
75	15-28-413-020-0000	90,393
76	15-28-413-021-1001	19,480
77	15-28-413-021-1002	25,407
78	15-28-413-021-1003	25,407
79	15-28-413-021-1004	25,631
80	15-28-413-021-1005	25,836
81	15-28-413-021-1006	25,407
82	15-28-413-021-1007	25,407
83	15-28-413-021-1008	25,836
84	15-28-413-022-1001	17,588
85	15-28-413-022-1002	17,588
86	15-28-413-022-1003	17,588
87	15-28-413-022-1004	14,597
88	15-28-413-022-1005	17,588
89	15-28-413-022-1006	17,588
90	15-28-413-022-1007	14,597
91	15-28-413-022-1008	17,588
92	15-28-413-023-1001	-
93	15-28-413-023-1002	18,151
94	15-28-413-023-1003	18,172
95	15-28-413-023-1004	23,440
96	15-28-413-023-1005	23,325
97	15-28-413-023-1006	18,151
98	15-28-413-023-1007	18,151
99	15-28-413-023-1008	23,440
100	15-28-413-023-1009	-
101	15-28-413-023-1010	-
102	15-28-413-023-1011	5,150
103	15-28-413-023-1012	5,150
104	15-28-413-023-1013	5,150
105	15-28-413-023-1014	5,150
106	15-28-413-023-1015	5,150
107	15-28-413-023-1016	5,150
108	15-28-413-023-1017	5,150
109	15-28-413-023-1018	5,150
110	15-28-413-023-1019	5,150
111	15-28-413-023-1020	5,150
112	15-28-420-005-0000	36,174
113	15-28-420-006-0000	36,174

Record #	PIN	2015 EAV
114	15-28-420-007-0000	41,194
115	15-28-420-008-0000	41,194
116	15-28-420-009-0000	44,385
117	15-28-420-010-0000	44,385
118	15-28-420-011-0000	57,672
119	15-28-420-012-0000	57,672
120	15-28-420-013-0000	85,702
121	15-28-420-014-1001	21,513
122	15-28-420-014-1002	21,706
123	15-28-420-014-1003	21,620
124	15-28-420-014-1004	21,577
125	15-28-420-014-1005	21,831
126	15-28-420-014-1006	21,706
127	15-28-420-014-1007	21,620
128	15-28-420-014-1008	6,661
129	15-28-420-014-1009	6,661
130	15-28-420-014-1010	6,661
131	15-28-420-014-1011	6,661
132	15-28-420-014-1012	6,661
133	15-28-420-014-1013	6,661
134	15-28-420-014-1014	6,661
135	15-28-420-014-1015	6,661
136	15-28-420-014-1016	6,661
137	15-28-428-009-0000	63,294
138	15-28-428-014-0000	99,404
139	15-28-428-015-0000	79,711
140	15-28-428-016-0000	79,711
141	15-28-428-018-1001	17,887
142	15-28-428-018-1002	13,457
143	15-28-428-018-1003	13,660
144	15-28-428-018-1004	17,903
145	15-28-428-018-1005	17,887
146	15-28-428-018-1006	13,473
147	15-28-428-018-1007	13,660
148	15-28-428-018-1008	17,887
149	15-28-428-018-1009	3,808
150	15-28-428-018-1010	3,808
151	15-28-428-018-1011	3,808
152	15-28-428-018-1012	3,808
153	15-28-428-018-1013	3,808

Record #	PIN	2015 EAV
154	15-28-428-018-1014	3,808
155	15-28-428-018-1015	3,808
156	15-28-428-018-1016	3,808
157	15-28-428-018-1017	3,808
158	15-28-428-018-1018	3,808
159	15-28-428-018-1019	3,808
160	15-28-500-002-0000	0

Record #	PIN	2015 EAV
161	15-28-500-003-0000*	0
162	15-28-405-006-0000*	0
163	15-33-500-001-0000*	0
<b>Total</b>		<b>14,457,365</b>

\* Only a portion of the PIN will be located within the RPA  
 Source: Cook County